

PRIME OFFICE SPACE AVAILABLE

PLAZA AT POINT HAPPY

78370 Highway 111 La Quinta, CA 92253



LEASE RATE \$1.40 - 1.75 SF/month

Curtis Barlow
(760) 899-7700
CalDRE #01380247

Marta Ward Blodgett
(310) 493-0580
CalDRE #01309501

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COMMERCIAL
LYLE & ASSOCIATES,
LP

OVERVIEW

PLAZA AT POINT HAPPY

78370 Highway 111 La Quinta, CA 92253



OFFERING SUMMARY

Lease Rate:	\$1.40 - 1.75 SF/month (NNN; MG)
Building Size:	43,000 SF
Available SF:	1,124 - 1,343 SF
Lot Size:	1.68 Acres
Number of Units:	25
Year Built:	2005
Zoning:	C1
Market:	Inland Empire
Submarket:	Coachella Valley

PROPERTY OVERVIEW

Elevate Your Business in La Quinta's Premier Office & Retail Destination! Two-story Mediterranean design building with office over retail. Great views, covered parking. On-site services include banking, restaurants, gas station.

Prestige look for your office in a convenient location in La Quinta. Great rental rates available in an upscale environment. Be among the lucky businesses that are located at Point Happy.

Affluent population - \$84,700 median household income-5 mile radius.

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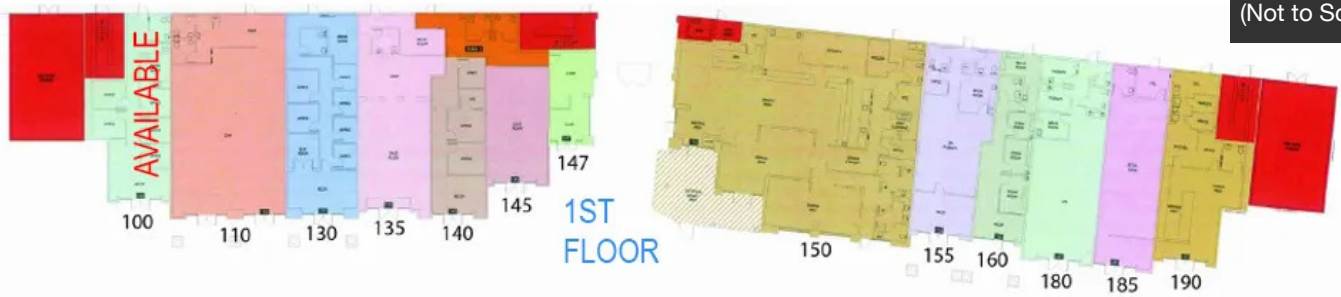
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AVAILABLE

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(Not to Scale)



FLOORPLANS WITH AVAILABLE SPACES



LEASE INFORMATION

Lease Type:	NNN; MG	Lease Term:	36 months
Total Space:	1,124 - 1,343 SF	Lease Rate:	\$1.40 - \$1.75 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1st Floor Ste 100	Available	1,343 SF	NNN	\$1.75 SF/month	Suite has 6 offices and an in-suite restroom. \$1.75/SF/month. NNN \$.70/SF/month. Minimum lease term three years.
2nd Floor Ste 270	Available	1,124 SF	Modified Gross	\$1.40 SF/month	Small office space with an in-suite restroom. 976 sf usable sq. ft.

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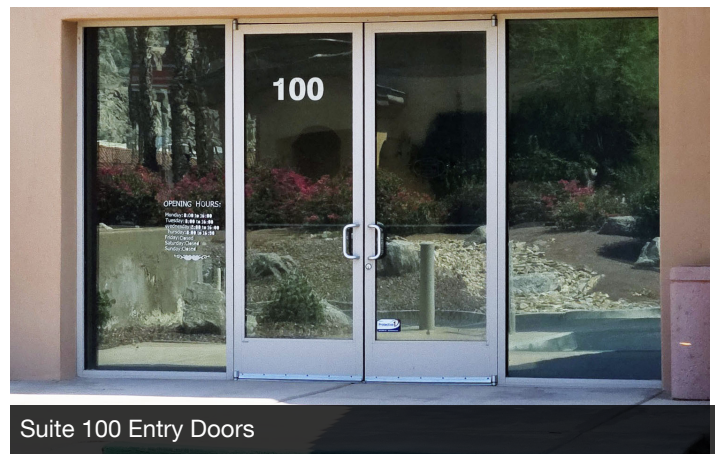
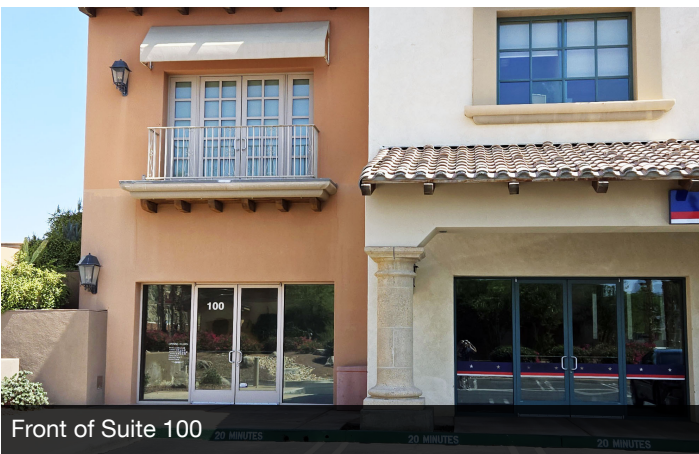
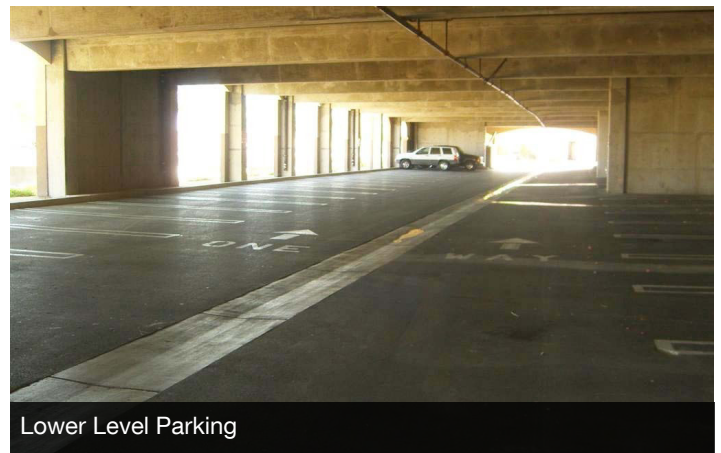
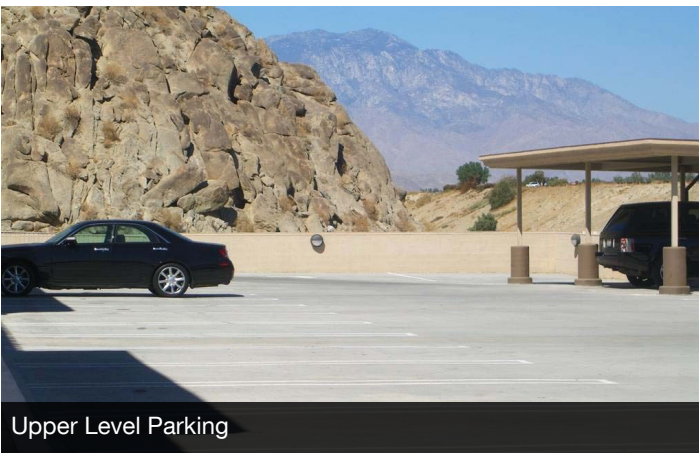
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PHOTOS

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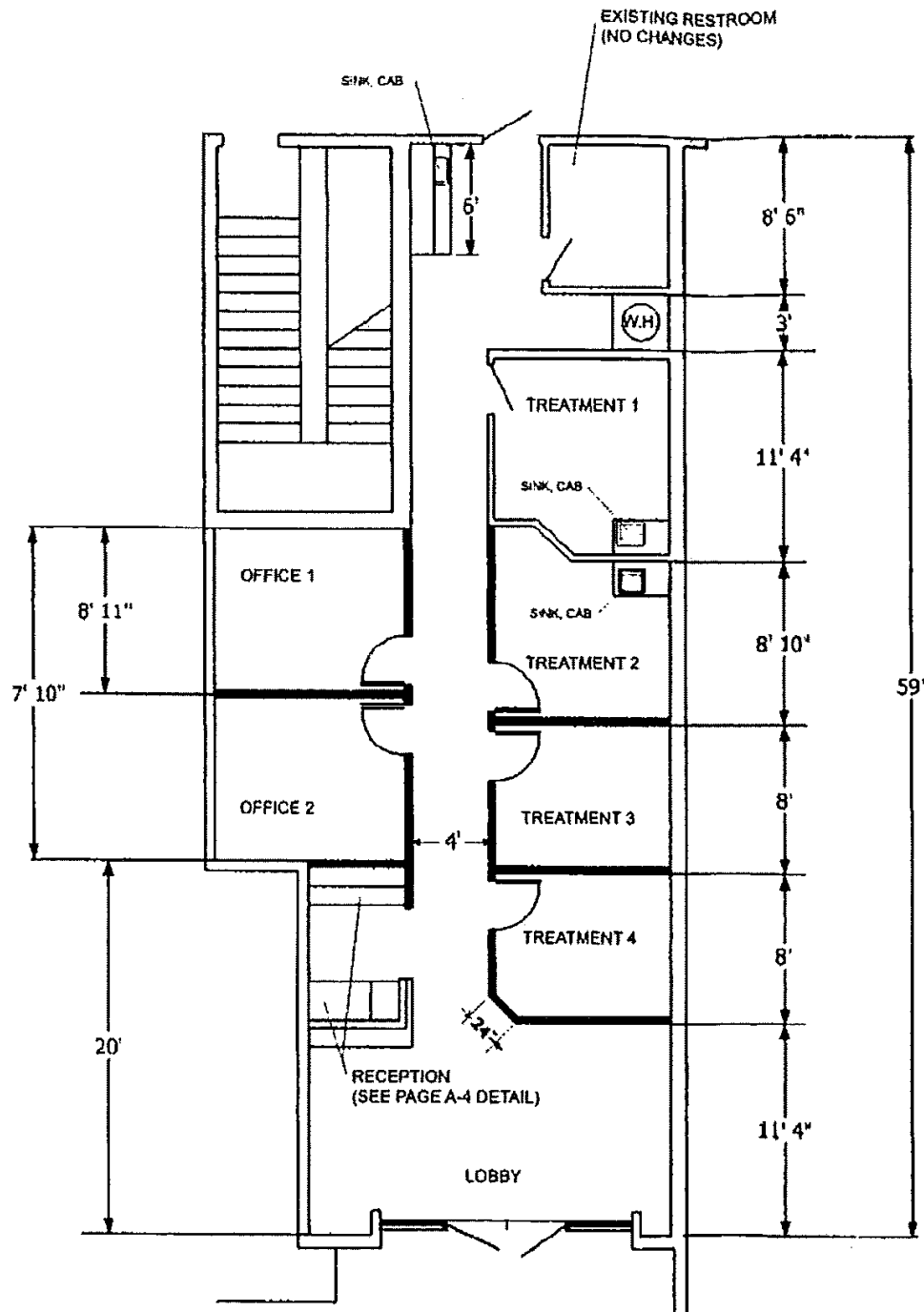
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SUITE 100

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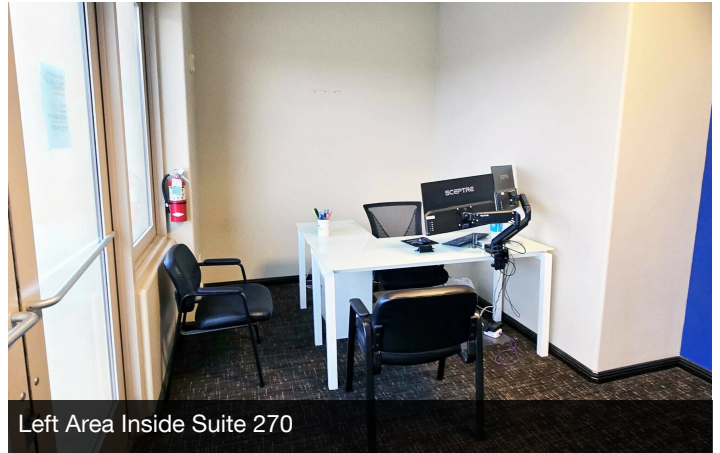
PHOTOS

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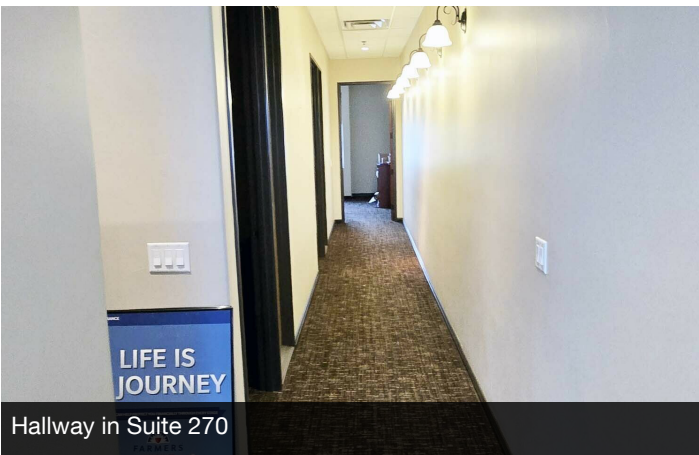
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Front of Suite 270



Left Area Inside Suite 270



Hallway in Suite 270



Interior Office of Suite 270



Interior Office of Suite 270



Restroom Suite 270

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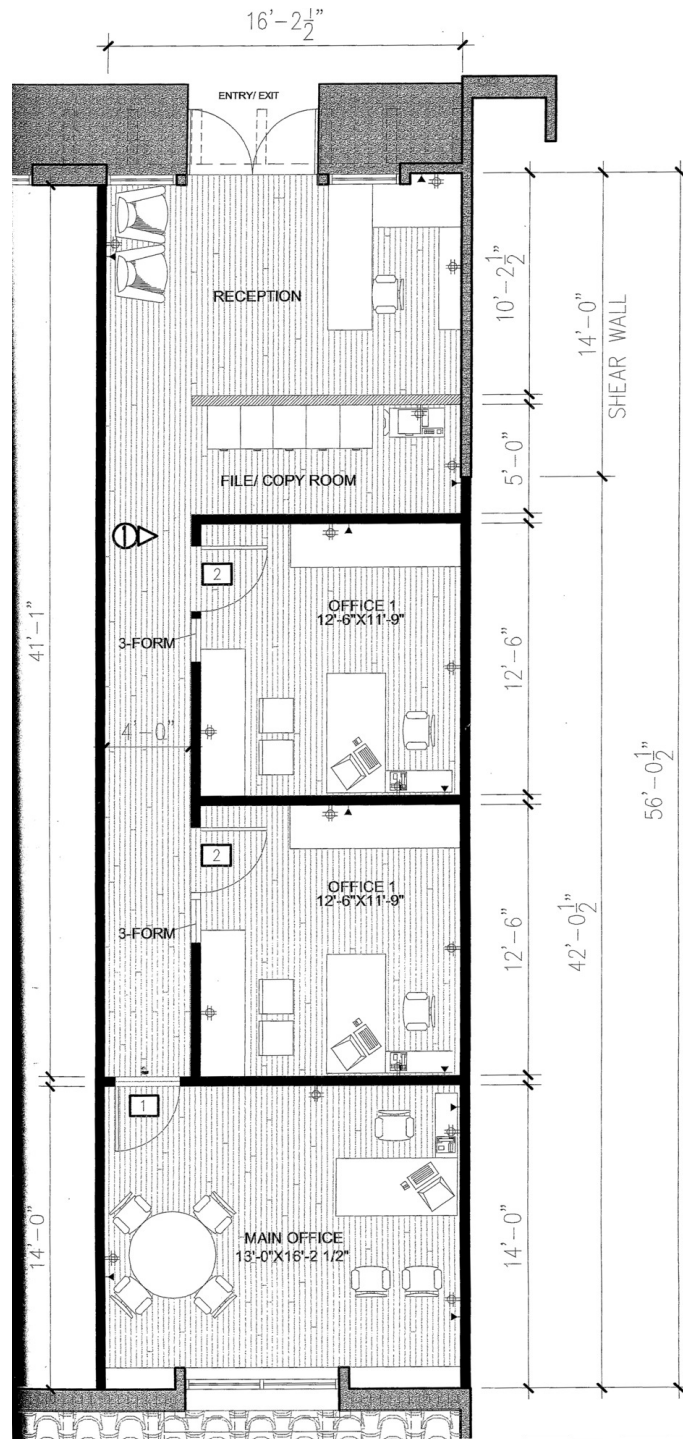


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SUITE 270

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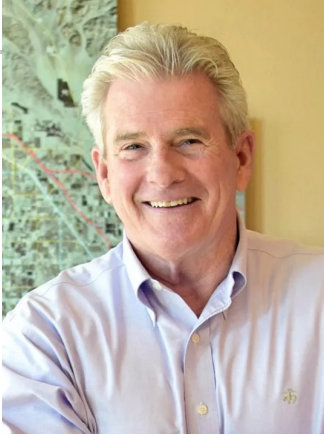


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