

VILLAGE COURT PROFESSIONAL BUILDING FOR SALE OR LEASE

Beautifully Designed to Address the Valley's New Growth of Financial and Professional Business

FOR SALE:

Total Size: 16,984 SF

\$5,100,000

FOR LEASE:

Total Size: Variety

\$1.75/SF + NNN



44801 Village Court, Palm Desert, CA 92260

Prestigious Professional Building in the Valley's Most Acclaimed Upscale Business Setting



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First Time On Market!

Irene DiVito

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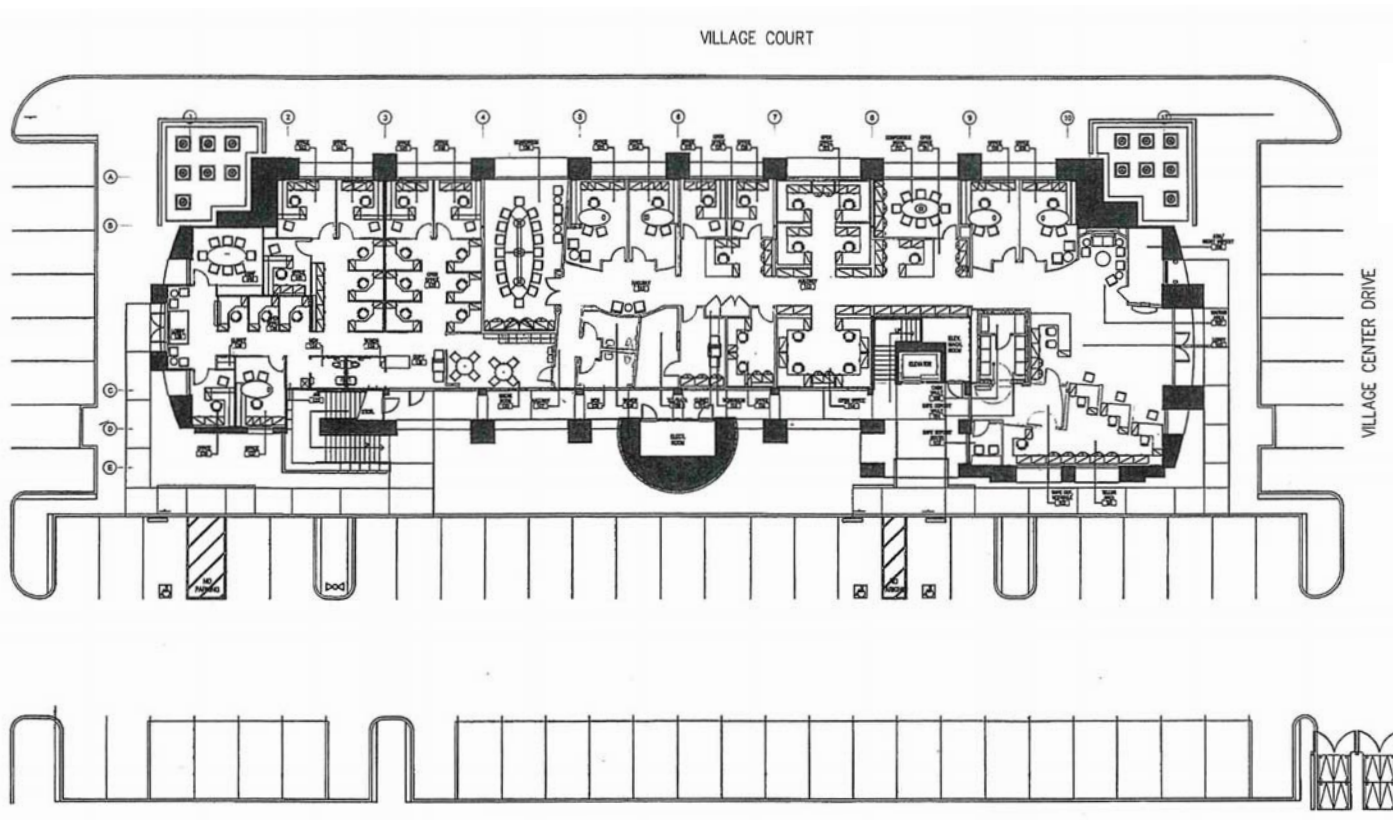
DRE License # 01369784

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First Floor Luxurious Bank Amenities Include:

- Large Reception / Foyer
- Bullpen with 5-Teller Station
- Total of Over 10 Private Offices with Accompanying Cubicle Offices
- Elaborate Conference Room
- Built-In Designer Office Furniture Including Filing Systems
- Large Vault
- 4 Restrooms
- Kitchen
- Multiple Storerooms



FORMER BANK

Suite 101 - 6,590 SF (Bank)

Suite 102 - 2,802 SF (Office)

Total Size: 9,392 SF

(Can be Combined)

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Second Floor (Elevator)

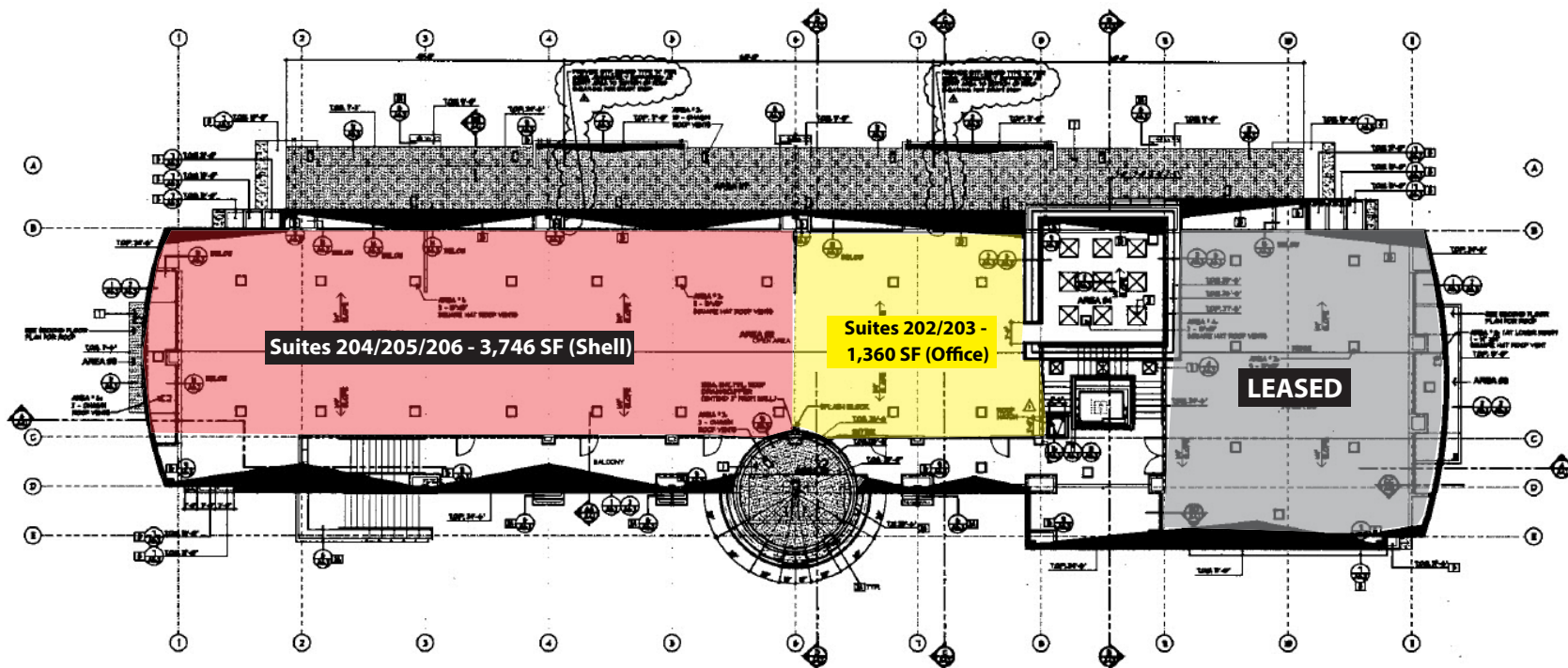
~~Suite 201 - 2,486 SF (Office) LEASED~~

Suites 202/203 - 1,360 SF (Office)

Suites 204/205/206 - 3,746 SF (Shell)



2nd Floor Includes Private Office Suites with Bullpen and One Large Unfinished Suite Ready for a Variety of Uses



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Bank Interior

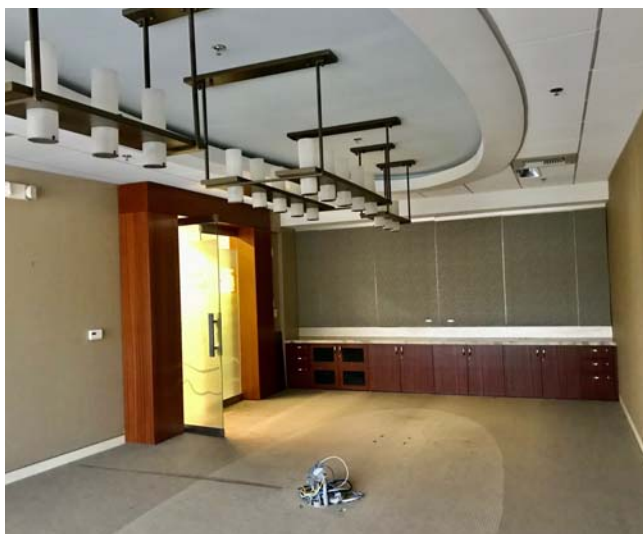


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VILLAGE COURT 2-STORY PROFESSIONAL BUILDING FOR LEASE

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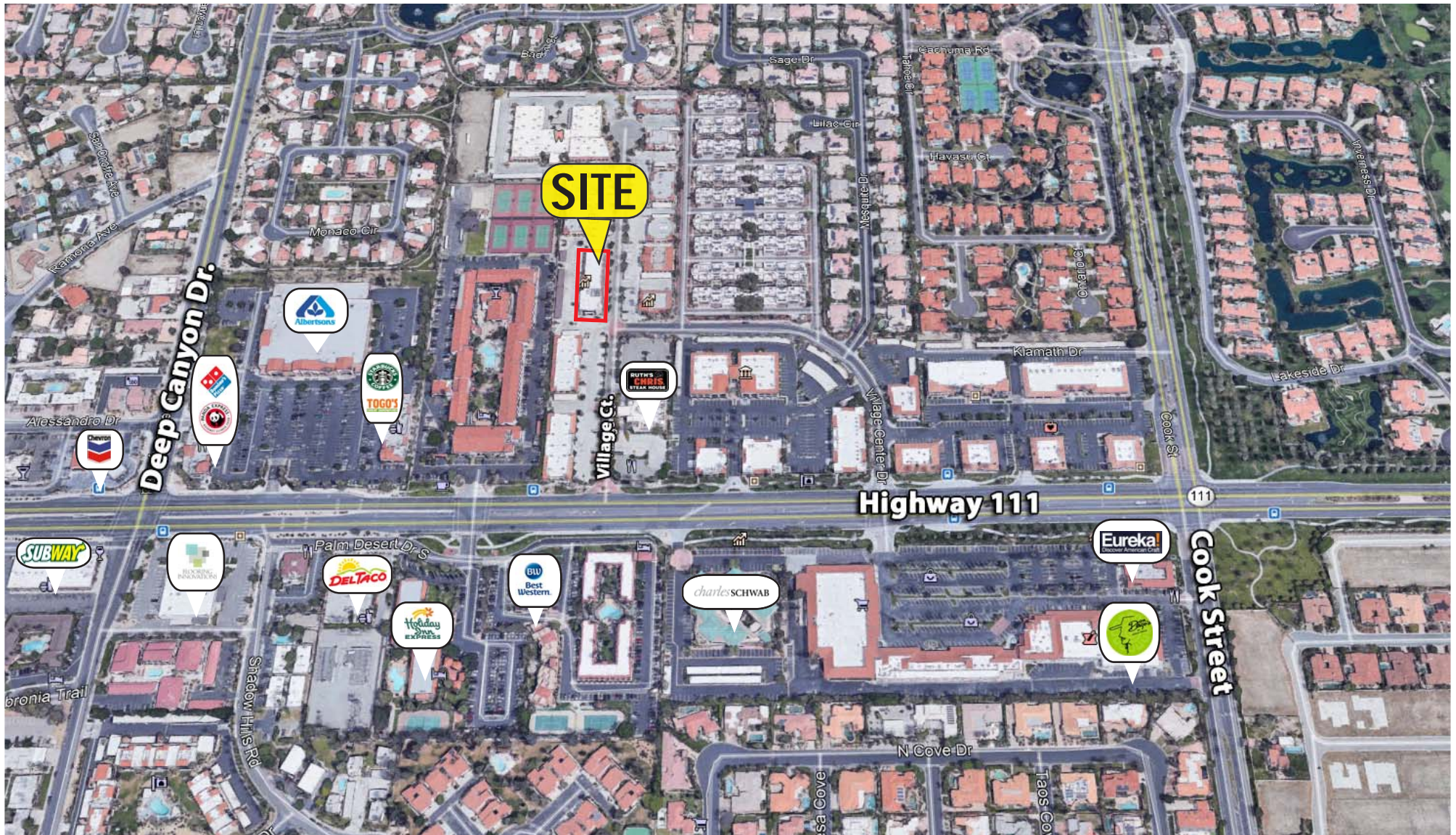
Bank Interior



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Property tours must be arranged with Irene Di Vito of Baxley Properties, Inc.