

# PALM DESERT OFFICE PLAZA

12725 W. INDIAN SCHOOL ROAD | AVONDALE, AZ 85392

**AVAILABLE FOR LEASE**



## **BUILDING D AVAILABLE**

- 7,405 SF Freestanding Building
- Divisible to  $\pm$ 3,000 SF
- \$17.50/SF/NNN
- Available 09/01/2020
- Class A, 50,277 SF, 6 Building Professional Office and Office Medical Project with Executive Suite and Retail Component
- C-2, City of Avondale Zoning
- Building Signage Available
- 5/1000 Parking Ratio / Covered Available
- Located on the Southwest Corner of Indian School Road and Santa Fe Trail in Close Proximity to I-10 & Loop 101
- Great Visibility, Located Directly Facing Indian School Road
- Great Demographics and Traffic Counts

## **EXCLUSIVE CONTACT:**

Ron Schooler  
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M 602.469.3750  
rschooler@cpiaz.com



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CFR PAC International

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

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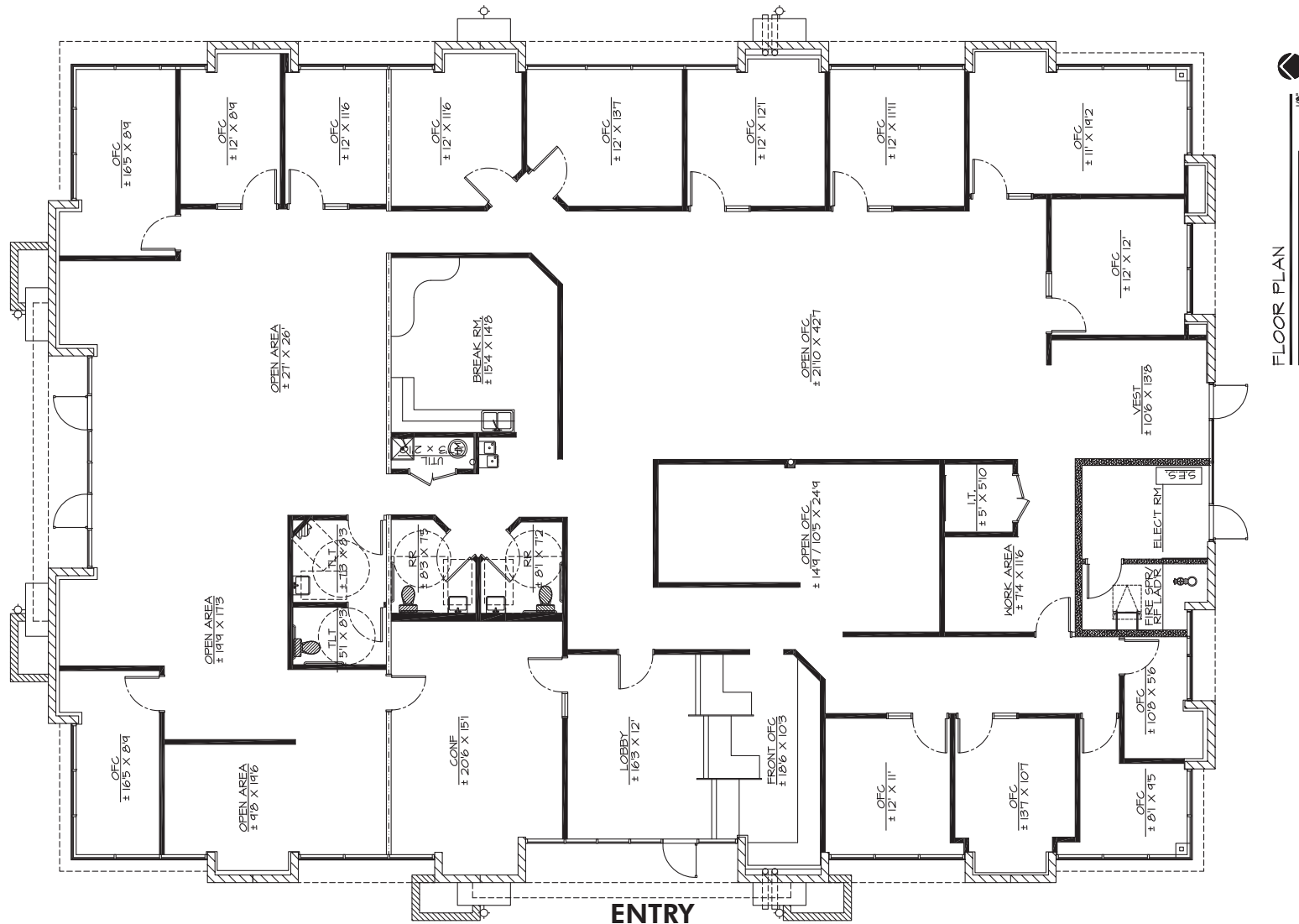


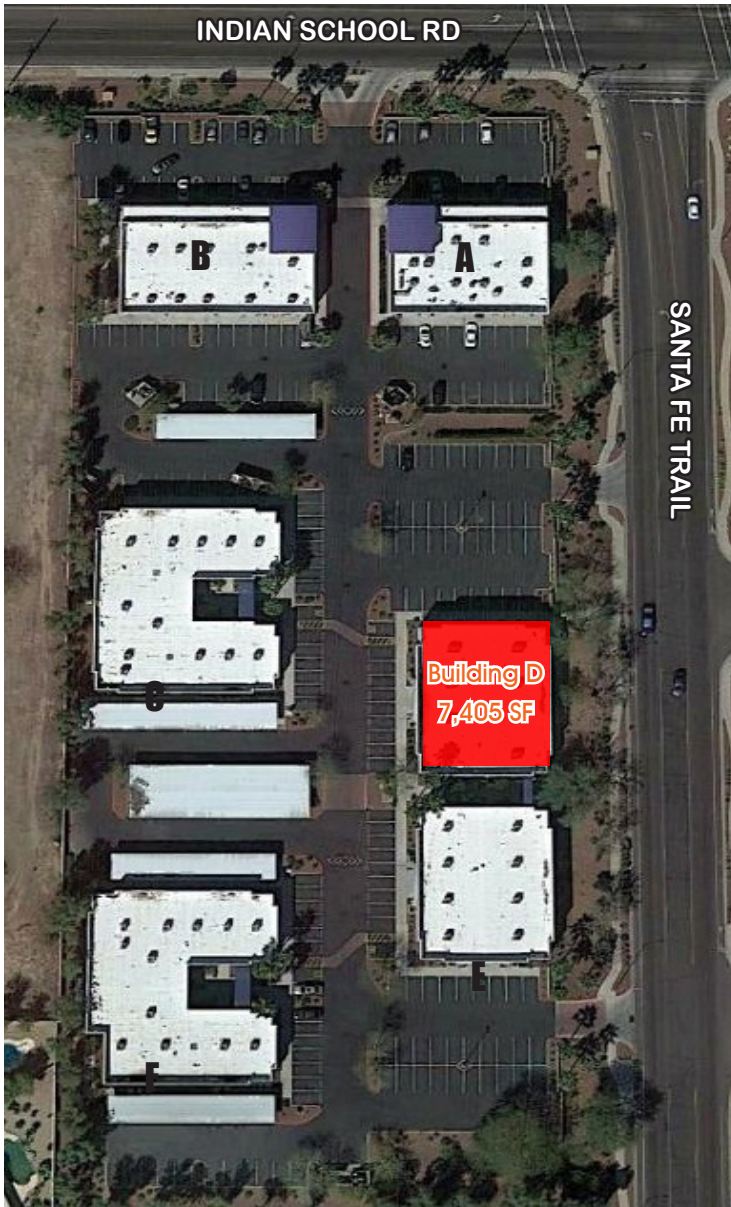
**LEASE RATE \$17.50/SF/NNN**

Building D: ±7,405 SF | NNNs ±\$5.50/SF (Tenant responsible for electric/janitorial)

Available 09/01/2020

(not to scale)





The beautiful Lux Executive Suites consist of private (100 to 276 SF) and virtual offices, conference, training and teleconference facilities, office support, etc.

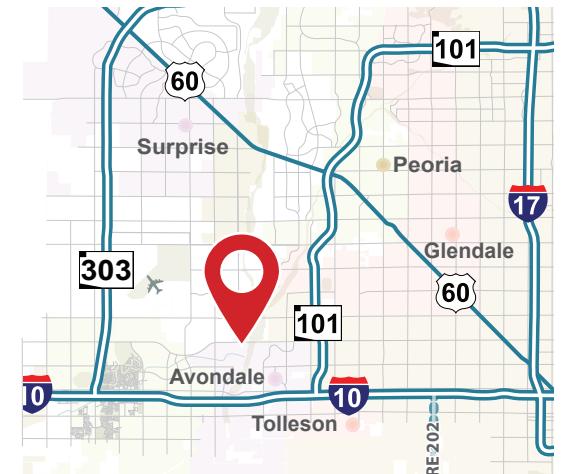
Please Contact Regina Directly for Services, Availability and Pricing  
623-512-4900 or [www.luxoffices.com](http://www.luxoffices.com)

**Demographics:**

Source CoStar - 2019	1-Mile	3-Miles	5-Miles
Population	17,262	84,546	192,907
Avg. HH Income	\$95,182	\$91,378	\$78,709

**Traffic Counts (2018):**

W Indian School Rd/N El Mirage Rd	20,311 VPD
W Indian School Rd/N Dysart Rd	21,588 VPD
N Santa Fe Trail/W Flower St	4,248 VPD
N Dysart Rd/N Plaza Cir	22,500 VPD
N Dysart Rd/W Indian School Rd	22,730 VPD



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