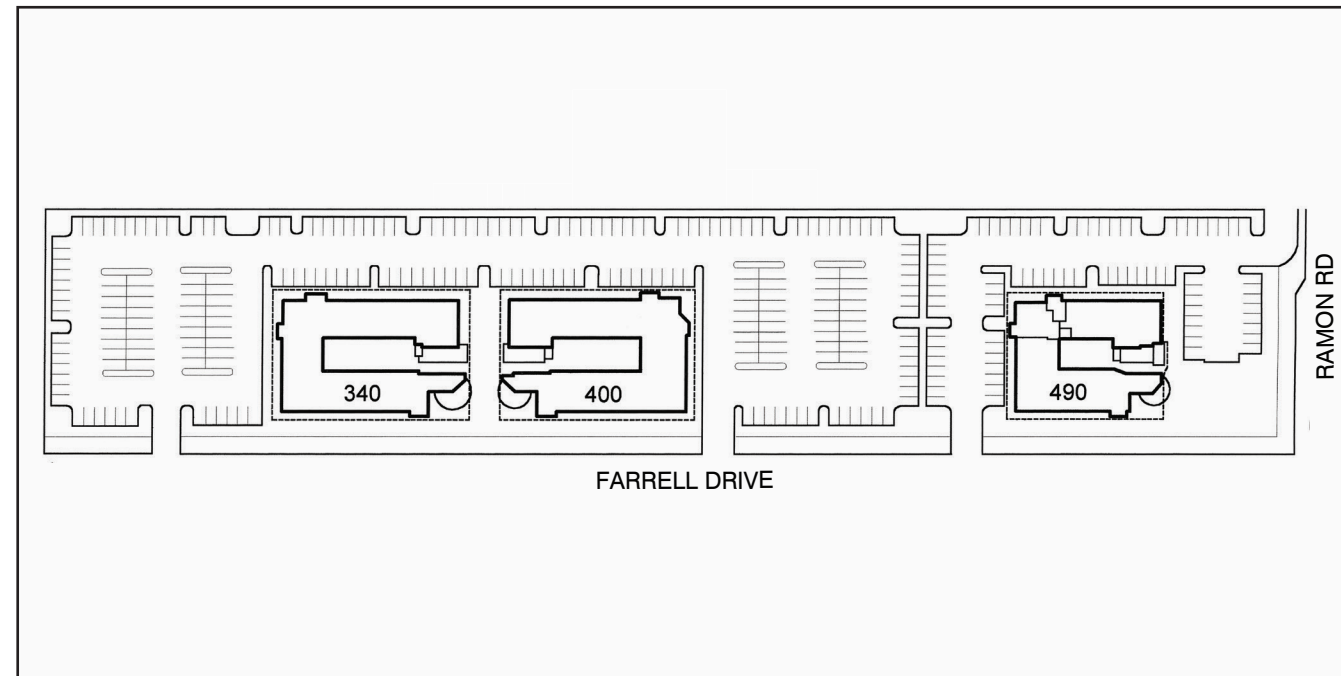


SITE PLAN



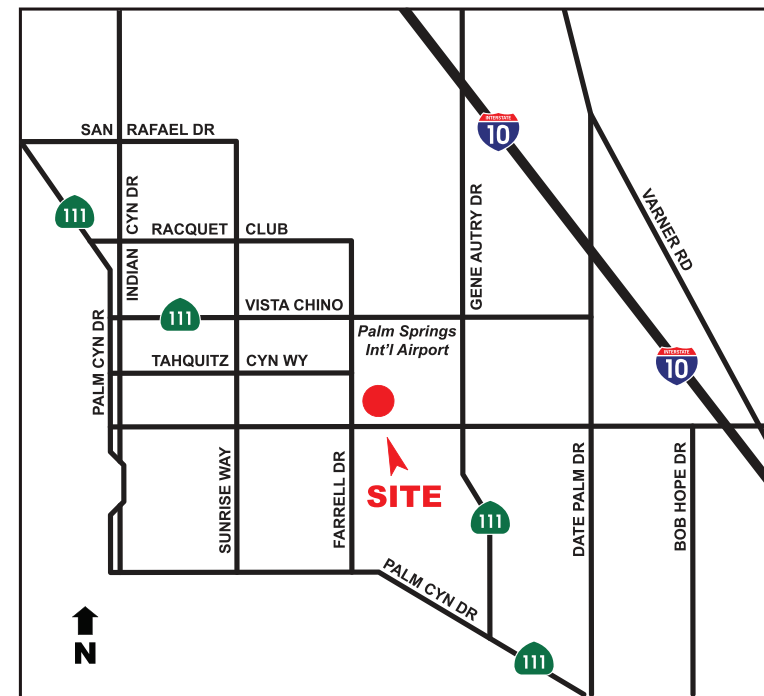
ON-SITE LEASING OFFICE

490 S. Farrell Drive, Suite C108
 Palm Springs, California 92262
 760.320.2050 Main

CORPORATE OFFICE

12447 Lewis Street, Suite 203
 Garden Grove, CA 92840
 562.435.2100 Main
 562.435.2109 Fax

www.TheAbbeyCo.com



MAP



THE ABBEY CENTER

340, 400 & 490 S. FARRELL DRIVE, PALM SPRINGS, CA 92262

TENANT IMPROVEMENTS AVAILABLE

FREE RENT CONCESSIONS ON NEW DEALS

The information contained within has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guaranty, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



PROPERTY HIGHLIGHTS

The Abbey Center is an elegant, institutional-quality complex located in beautiful Palm Springs. The center consists of three, two-story, multi-tenant office and medical buildings.

- Situated with perfect visibility at the high identity intersection of Ramon Road and South Farrell Drive
- Newly remodeled suites available for immediate occupancy
- Lease rates are full service and include HVAC, electrical and janitorial service, during normal building hours, as well as all other base year operating expenses
- Professional and responsive on-site leasing and property management teams
- Beautifully landscaped
- Strong medical tenant mix
- A wide array of space accommodations
- Convenient access to Downtown Palm Springs and leisure activities
- Directory signage available
- Abundant parking available
- Less than 1 mile to Palm Springs International Airport & Downtown Palm Springs
- A total of four vehicular entrances/exits, one located on Ramon Road and three located on South Farrell Drive
- On-site USPS, FedEx & Norco Delivery Drop Boxes
- Hourly bus service onsite from 6:30 a.m. - 7:40 p.m.



NEW SUITES MOVE IN READY



LOCATION SUMMARY

The Abbey Center enjoys a premier location within one mile of the Palm Springs International Airport and just 10 minutes from the I-10 Freeway, providing tremendous access to the entire Coachella Valley. It is situated with perfect visibility at the high-identity intersection of Ramon Road and South Farrell Drive, both major thoroughfares in the City of Palm Springs. The Abbey Center's location, free parking, and competitive occupancy costs make it a desirable location in the Palm Springs and Coachella Valley office and medical markets. Additionally, nearby restaurants, shops, golf courses, hiking trails, and a range of hospitality accommodations are easily accessible.

PROPERTY INFORMATION

ADDRESS 340, 400 & 490 S. Farrell Drive, Palm Springs, CA 92262	LAND AREA 4.61 Acres	PROPERTY TYPE Multi-Tenant Medical Office	ELEVATORS Yes	ZONING P (Professional Zone District)
CONSTRUCTION Concrete block and stucco	OFFICE/ MEDICAL PERCENTAGE 100%	BUILDINGS 3	PARKING 4.60/1,000	
TOTAL SF 67,635 SF	FLOORS 2-Stories	YEAR BUILT 1982	SPRINKLERS Yes	



AREA OVERVIEW

Palm Springs lies on the western edge of the Coachella Valley in the Colorado Desert. The city is located approximately 107 miles southeast of Los Angeles and 123 miles northeast of San Diego. The permanent year-round population is about 45,000, but it doubles during the winter season. Palm Springs has invested in a new downtown with stylish hotels, restaurants, and entertainment venues. When combined with 360 warm days and balmy nights atop nature's dramatic scenery, it is no wonder that Palm Springs has experienced an incredible boom in both business and tourism.