



**ONE EL PASEO NORTH, L.L.C.**  
A CALIFORNIA LIMITED LIABILITY COMPANY

## **For Lease**

### **West Building - Suite 105**

One El Paseo Plaza, home of several Fortune 500 Companies, is the Desert's finest Class "A" office complex, located within the valley's demographic and economic heart at the prime intersection of two of the Desert's most prominent streets – El Paseo Drive and Highway 111. Suite 105 within the West Building on the first floor is built out to the highest Class "A" configuration including slab granite reception station, two private offices, several work station areas as well as a conference room. The suite features solid wood doors and high capacity phone and data, and many more amenities. One El Paseo Plaza with its two luxurious, two-story office buildings is situated on approximately 5 acres of grounds. Both buildings feature prestigious lobbies with granite, custom design flooring and many more well appointed amenities. The project is surrounded by lush landscaping, fountains and many architectural highlights in the common area. One El Paseo Plaza offers desirable covered and assigned parking.

#### **Suite 105 now available – suite information below:**

<b>Suite Net Rentable SF:</b>	1,518 net rentable square feet
<b>Suite Usable SF:</b>	1,343 usable square feet
<b>Market Rental Rate:</b>	\$2.25/SF plus approximate \$0.81/SF Triple Net Fee
<b>Building Type:</b>	Two-Story Class "A" Office Building (West)
<b>Building Address:</b>	74-199 El Paseo Drive, Palm Desert, CA 92260
<b>Type:</b>	Class "A" fully built out office space
<b>Project Area:</b>	5 Acres
<b>Total Project SF:</b>	86,836 square feet
<b>West Building SF:</b>	47,990 net rentable square feet
<b>Built in:</b>	2001
<b>Tenant Mix:</b>	Class "A" Fortune 500 Companies
<b>Average Household Income (2008 estimate):</b>	\$97,310 (5 mile radius)
<b>Parking Ratio:</b>	5 spaces per 1,000 square feet
<b>Traffic Count:</b>	Approx. 50,000 cars per day
<b>Available:</b>	Immediately.

**For more leasing information or a private showing please contact:**

Samuel Rasmussen at 858-273-6600 ext. 101 or  
e-mail at [srasmussen@oceanprop.net](mailto:srasmussen@oceanprop.net)

**One El Paseo Plaza**  
**Aerial Property Photos**  
**74-199 El Paseo Drive, Palm Desert, CA**





**One El Paseo Plaza**  
**Exterior Property Photos**  
**74-199 El Paseo Drive, Palm Desert, CA**





**One El Paseo Plaza**  
**Exterior Property Photos**  
**74-199 El Paseo Drive, Palm Desert, CA**





**One El Paseo Plaza**  
**Exterior Property Photos**  
**74-199 El Paseo Drive, Palm Desert, CA**

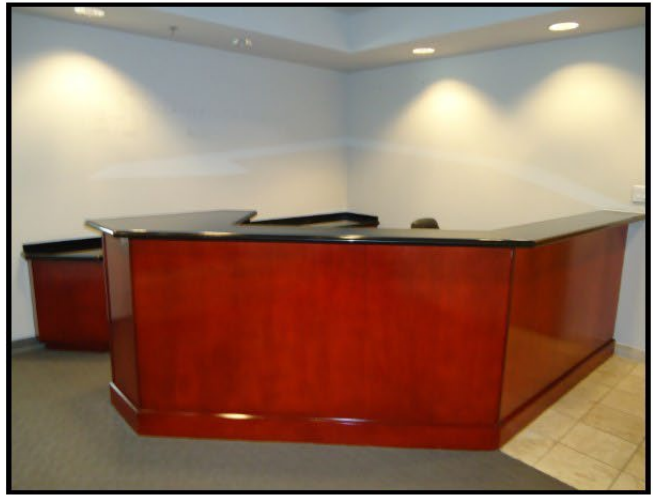




**One El Paseo Plaza**  
**Interior Property Photos**  
**74-199 El Paseo Drive, Palm Desert, CA**



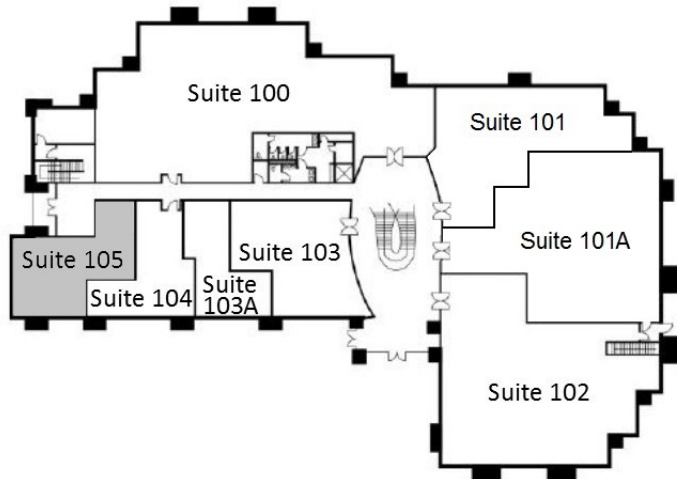
**One El Paseo Plaza**  
**Suite 105 – Interior Suite Photos**  
**74-199 El Paseo Drive, Palm Desert, CA**



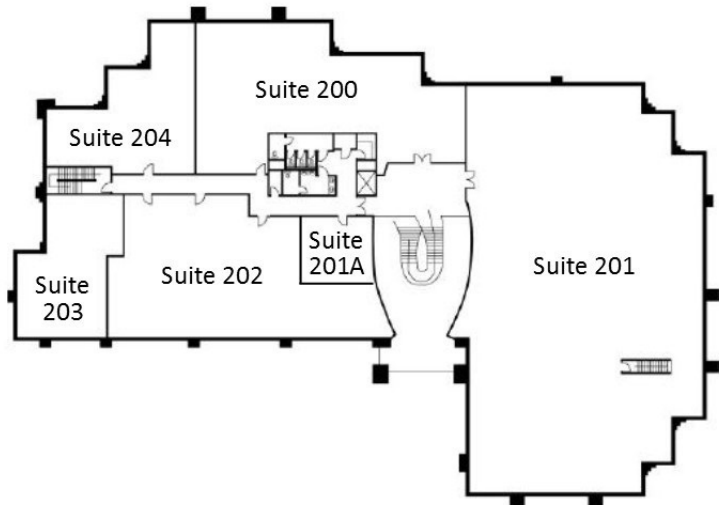
**One El Paseo Plaza**  
**West Building**  
**74-199 El Paseo Drive, Palm Desert, CA**

**Suite 105 (Floor Plan)**  
(1,518 net rentable square feet)

**First Floor**



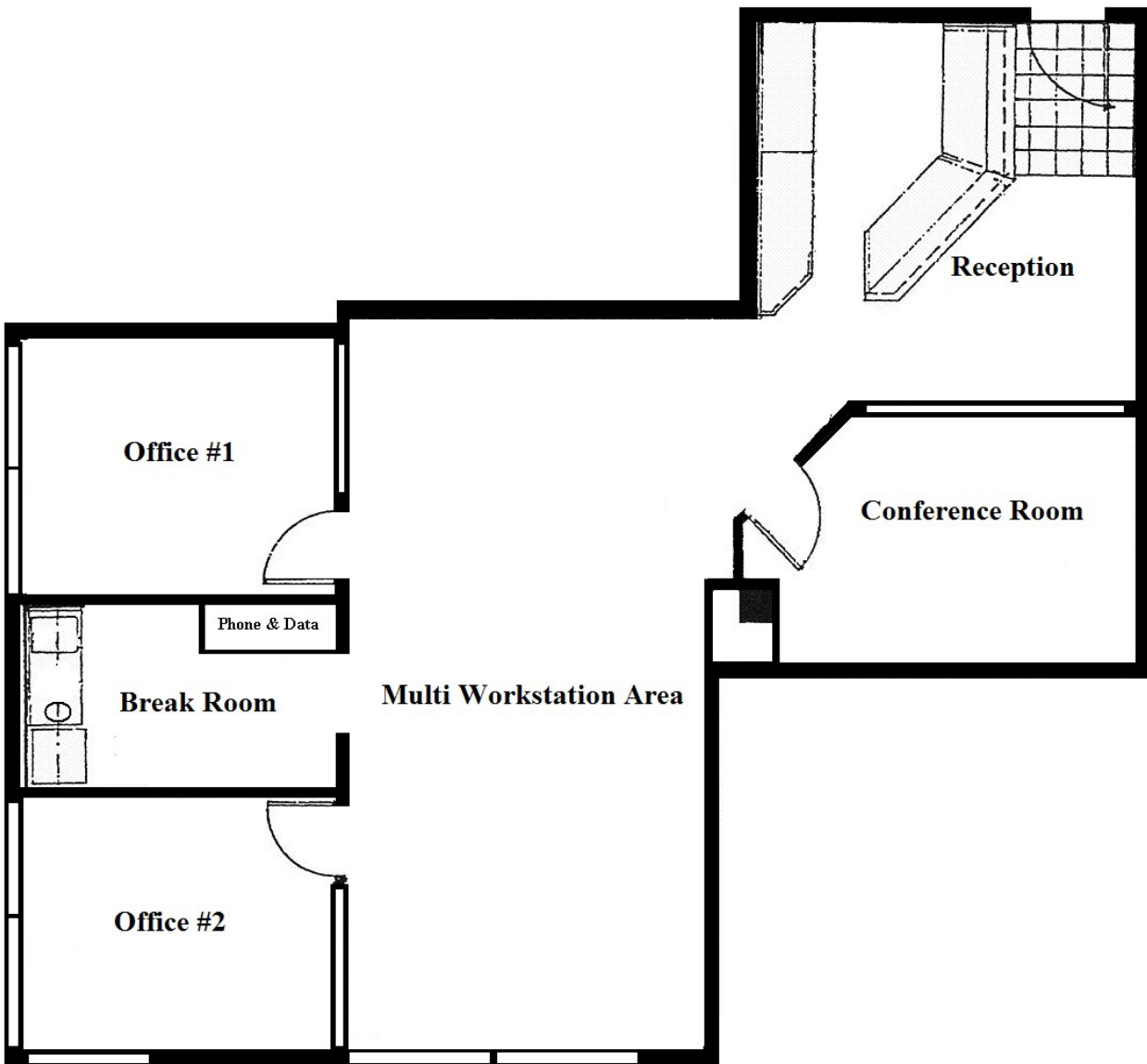
**Second Floor**





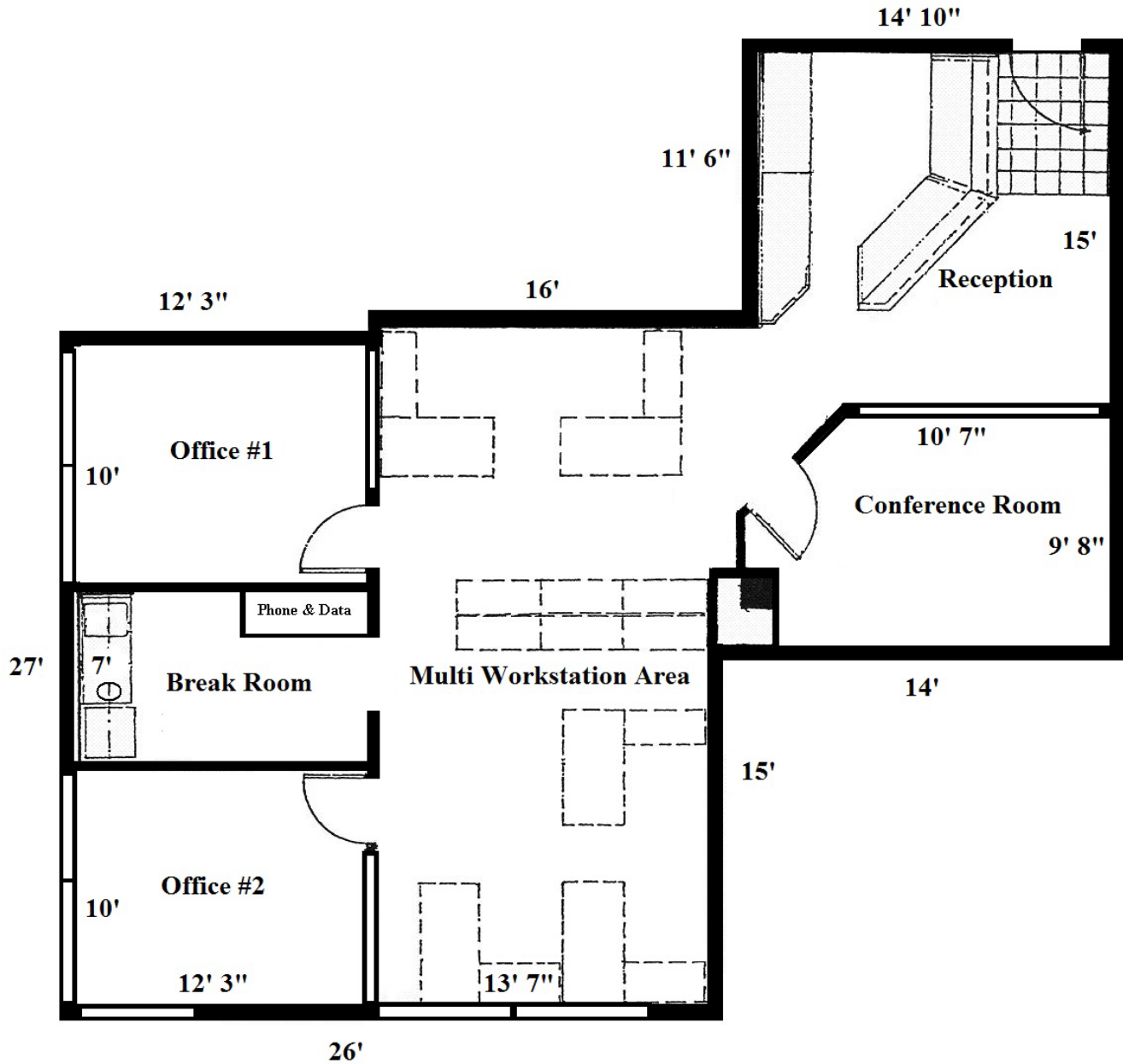
**One El Paseo Plaza**  
**West Building**  
**74-199 El Paseo Drive, Palm Desert, CA**

**Suite 105 (Current Space Plan)**  
(1,518 net rentable square feet)



**One El Paseo Plaza**  
**West Building**  
**74-199 El Paseo Drive, Palm Desert, CA**

**Suite 105 (Space Plan with Dimensions)**  
(1,518 net rentable square feet)





**One El Paseo Plaza**  
**Site Plan**







**ONE EL PASEO PLAZA** is the Desert's finest class "A" full service office complex. Serving the business communities of Rancho Mirage, Palm Desert, Indian Wells and La Quinta, the project combines high visibility frontage and signage on the Coachella Valley's main traffic artery—Highway 111—with the stature and elegance of its El Paseo Drive address.

Centrally located within the valley's demographic and economic heart—One El Paseo Plaza is a short drive to all Desert businesses and recreational facilities, including the Palm Springs Regional Airport. Within walking distance of this project are literally dozens of shops and restaurants to service the daily needs of our facility.



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DEVELOPMENT CORPORATION  
SAN DIEGO, CA • PHONE (858) 273-6600