

DISTRESS SALE - OWNER MUST SELL!

BUSINESS PARK OF THE DESERT

41-990 COOK STREET, SUITE 2004 | PALM DESERT, CA



SUITE 2004 OFFICE CONDO

± 2,838 RSF

(Can be expanded for a
total of 5,613 RSF)

SALE: ~~\$710,000.00~~

**REDUCED TO
\$625,000.00!**

MAGGIE MONTEZ

mmontez@leedesert.com
760.346.2520
LIC #01070683

SHALYN MONTES

smontes@leedesert.com
760.346.2523
LIC #01844043

BUSINESS PARK OF THE DESERT

- Fully built out office condo available now!
- Double-door entry near the elevator
- Beautiful westerly views
- Suite includes 4 private offices, 2 conference rooms, reception area, break room and workroom
- 2,265 usable SF
- Central Palm Desert location, minutes from I-10 and Highway 111
- Well maintained professional office complex
- Sale is subject to a Certificate of Discharge from the IRS



DISTRESS SALE - OWNER MUST SELL!

BUSINESS PARK OF THE DESERT

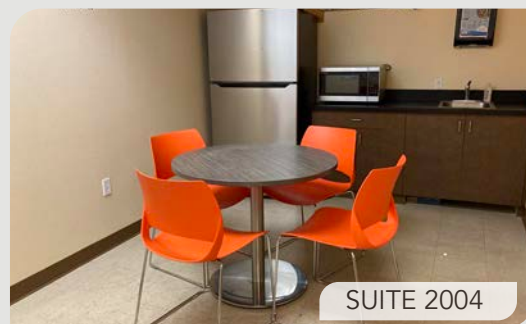
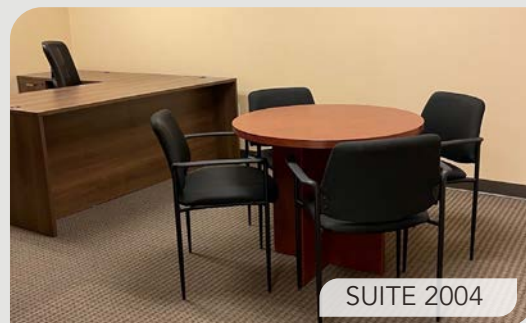
41-990 COOK STREET, SUITE 2004 | PALM DESERT, CA



PROPERTY FEATURES

- Double door entry near the elevator
- High-quality finishes throughout building
- Covered parking
- Beautiful western views
- Building signage available
- Adjacent Suite 2003 also for lease for a total of 5,613 RSF

SUITE 2004 FLOOR PLAN



MAGGIE MONTEZ

mmontez@leedesert.com

760.346.2520

LIC #01070683

SHALYN MONTES

smontes@leedesert.com

760.346.2523

LIC #01844043



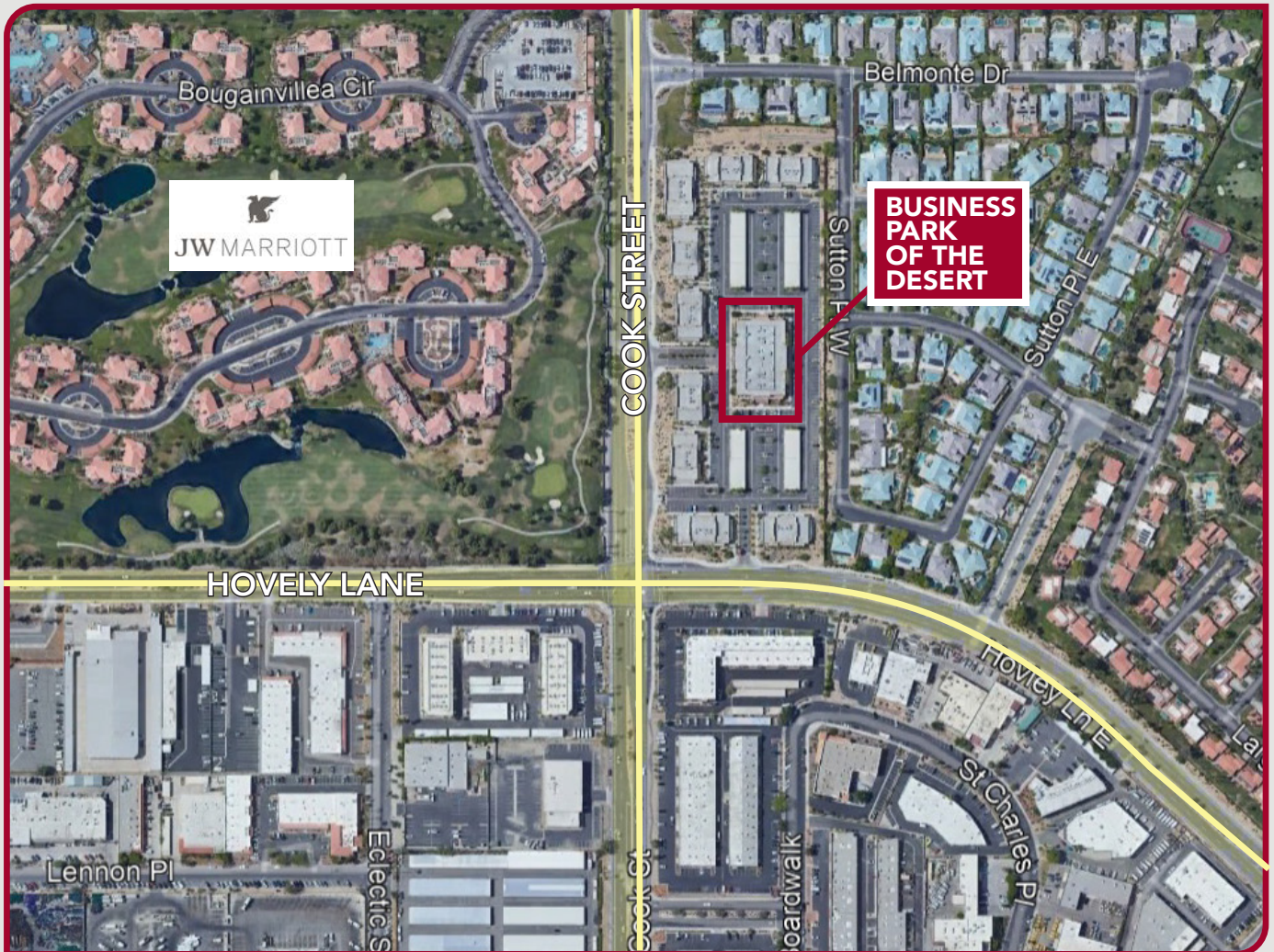
DISTRESS SALE - OWNER MUST SELL!

BUSINESS PARK OF THE DESERT

41-990 COOK STREET, SUITE 2004 | PALM DESERT, CA



AERIAL



MAIN LOBBY



SUITE 2004



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.