

Medical & Surgery
Space FOR LEASE

73-950 Alesandro Drive, Palm Desert CA 92660

DESERT AURORA MEDICAL

YOUR
LOGO
HERE

73-950

FREEMAN  ASSOCIATES

Brad Freeman



877.300.4289



Brad@Freeman-Associates.com

Medical Office Building For Lease with Additional Potential to Access Surgery Center for Qualified Tenants

**PRIME LOCATION IN THE CENTER OF THE COACHELLA VALLEY IN PALM DESERT
JUST A BLOCK AWAY FROM HIGHWAY 111 AND PUBLIC TRANSPORTATION**

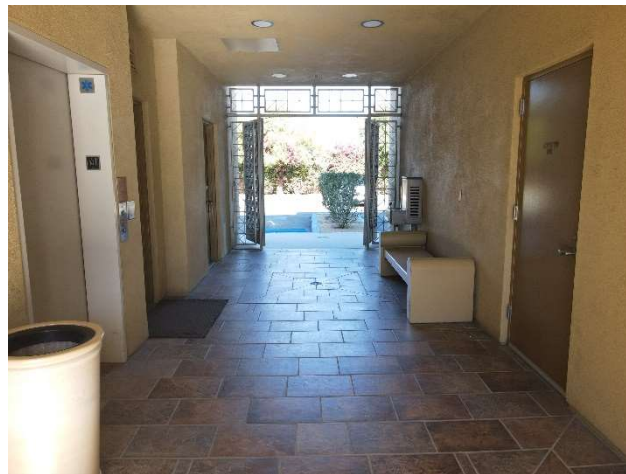
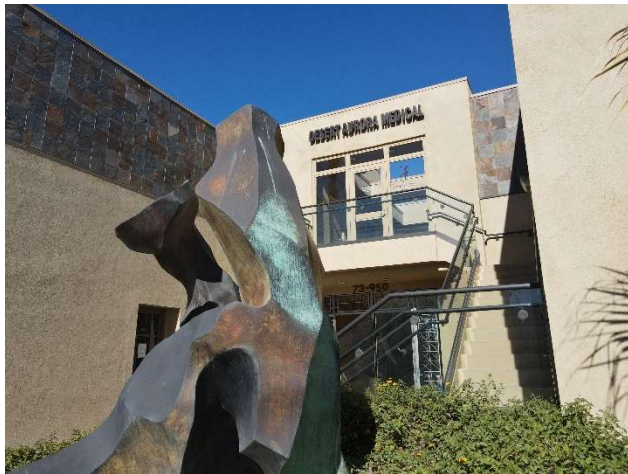
Opportunity to lease 1st and 2nd Floor suites in this State of the Art Medical Building. Prime two-story, elevator-served medical office building built in 2001 which includes a ±4,535 square foot ambulatory surgery center in a ±12,027 square feet building. The remainder of the building is comprised of medical suites. The building has 60 surface secure, gated parking stalls (eight of which are covered). The parking ratio is ±5.0 spaces per 1,000 square feet, which meets Palm Desert's medical requirement ratio for medical.

Aurora Medical Building was meticulously constructed in 2001 with first-class improvements and includes medical finishes throughout with two operating rooms, a six-bed post-anesthesia care unit, multiple treatment rooms, an X-ray room, surgical scrub sinks, and sterile utility room. Only tenants authorized by the board may have additional access to the surgery center on an agreed to and extra contracted basis to be negotiated, in addition to the lease and use of the tenant's individual suite. Building has been designed for energy-efficient heating and cooling and has been impeccably maintained.

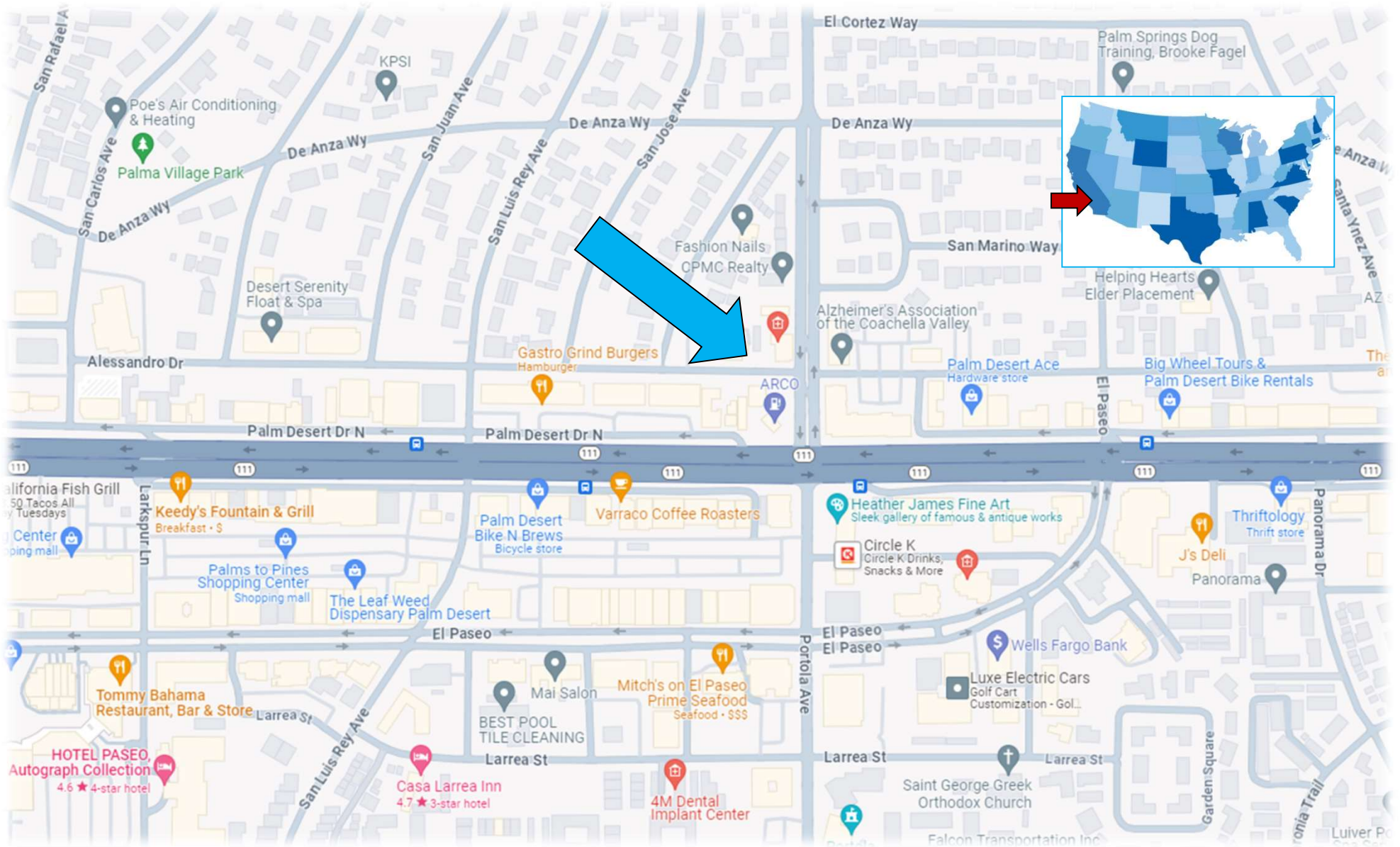
1st Floor opportunities to lease include 996 SF and 1,311 SF, and 2nd Floor includes 1,550 SF and 1,775 SF.

This information has been obtained from sources deemed reliable. We have not verified and make no guarantee, warranty or representation. Any projections, opinions, assumptions or estimates are for example only and do not represent the future performance of the property. Consult with your advisors to determine to your satisfaction and suitability of the property for your needs.

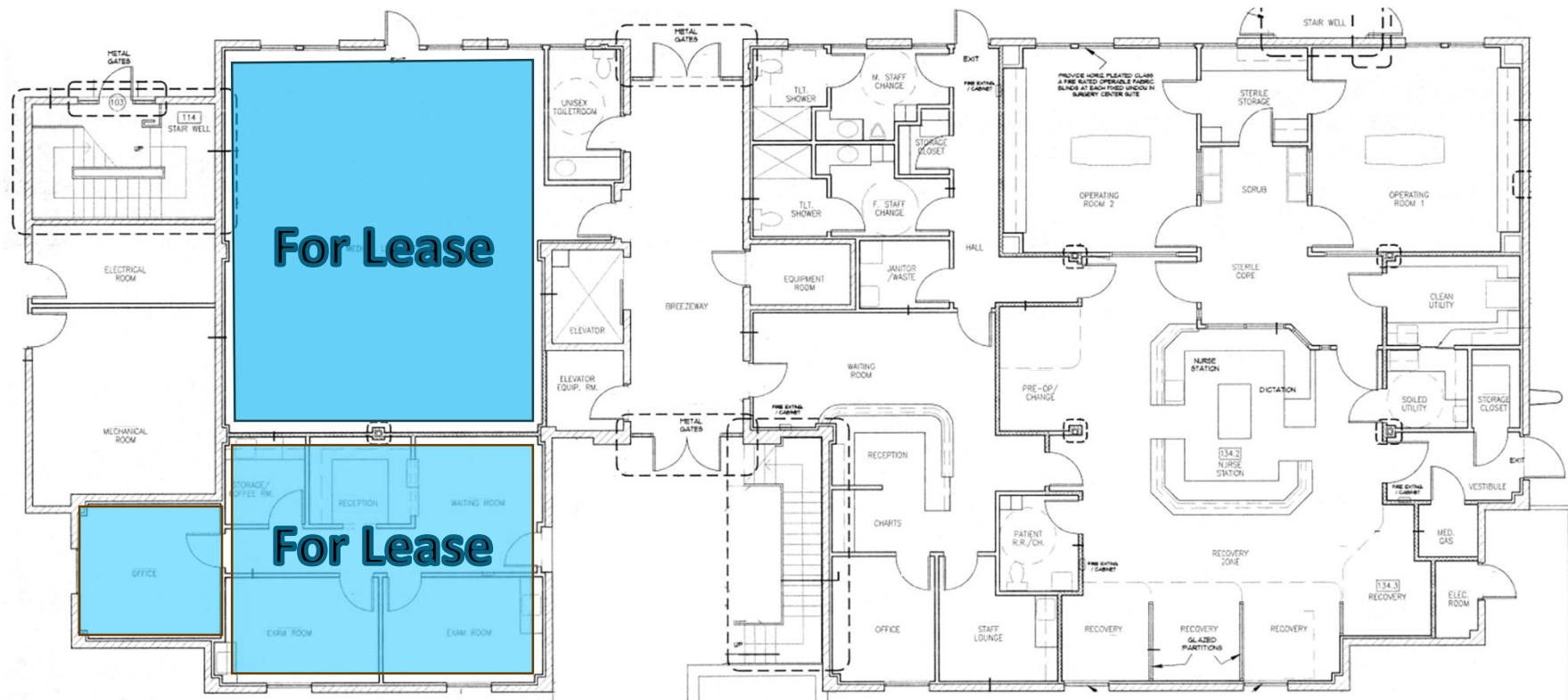
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1st Floor opportunities to lease include 996 SF and 1,311 SF



2nd Opportunities to Lease Floor Include 1,550 SF and 1,775 SF

