

# PORTOLA CENTER: OFFICE & RESTAURANT SPACE



REDUCED RENT

Your Name Here

Your Name Here

Portola Avenue



**FEATURES: RESTAURANT SPACE, FIRST-FLOOR OFFICE SPACE AND 2ND FLOOR OFFICE SPACE WITH RENTAL ABATEMENT**

**SPINELLO**  
COMMERCIAL  
REAL ESTATE, INC.

[www.SPINELLOCOMPANIES.com](http://www.SPINELLOCOMPANIES.com)

DRE #00656284

**Doug Montgomery**

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## PROPERTY HIGHLIGHTS:

- ◆ Qualified tenants to receive reduced rates and free rent
- ◆ Prime location, Hwy 111 and Portola Ave, Palm Desert
- ◆ Former restaurant space with equipment in place
- ◆ Built out 2nd floor space, 3,000/SF to 13,000/SF
- ◆ First-floor office space, hard corner location

The information contained herein has been obtained by sources we believe to be reliable. While we have verified it we make no guarantee, warranty or representation about it.

# PORTOLA CENTER: PREMIER LOCATION



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SUBJECT PROPERTY AND ADDITIONAL PARKING



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# Portola Center

74-040 Highway 111, Palm Desert, CA.

**HARD CORNER LOCATION FOR RESTAURANT OR PROFESSIONAL OFFICE**



Portola Avenue

## FEATURES:

This 1st-floor hard corner space is positioned at the signalized intersection of Hwy 111 and Portola Avenue. The site provides outstanding tenant identification for your business. Formerly a restaurant (Kaiser Grille) the space currently has restaurant improvements in place, providing an opportunity for a similar use. Nevertheless, the property owners are open to medical, and or professional office operators modifying the premises for their intended use. Landlord assistance, and or reduced base rent and or abatement will be provided to quality operators.



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# Portola Center

74-040 Highway 111, Palm Desert, CA.

2nd FLOOR AVAILABLE / 3,000 SF to ± 13,333 (SF)

PRICE REDUCTION



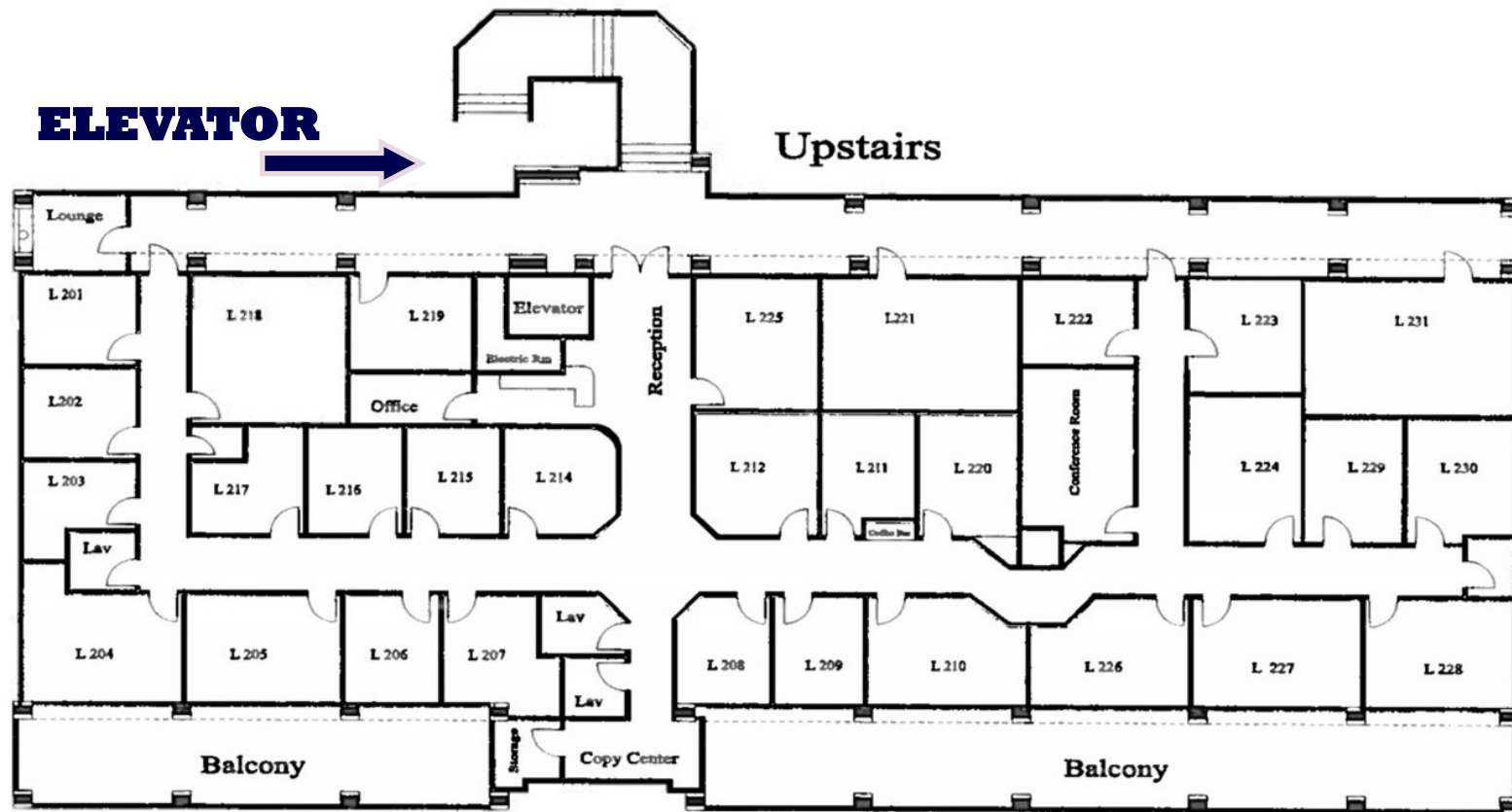
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## Features:

- “ The entire fully improved 2<sup>nd</sup> floor is now available for lease
- “ Ample Parking: Includes the vacant lots illustrated on the attached aerial page
- “ Extensive improvements, reception area with multiple private offices
- “ The asking price is negotiable, and rental abatement is available
- “ Motivated owner looking for qualified operators

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# Portola Center: Palm Desert, CA.



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Portola Center is now offering affordable 2nd-floor office space positioned at the intersection of Hwy 111 and Portola Avenue. This fully improved space can be leased to a single tenant or divided into two or three suites between  $\pm$  2,500/SF to 13,334/SF. The existing floor plan can be modified to fit the Tenant's requirements and the building is equipped with an elevator.



# Portola Center: 74-040 US Highway 111, Palm Desert, CA.

Located in the heart of Palm Desert, this outstanding property offers improved space at affordable rates.

