

FOR SALE

BUSINESS PARK OF THE DESERT, BUILDING F

41990 COOK STREET, SUITE 2005 | PALM DESERT, CA

FULLY LEASED OFFICE CONDOMINIUM - \$620,000.00



INVESTMENT HIGHLIGHTS

- Modern, professional 2,318 SF leased Office Condominium with medical improvements.
- Strong Tenant - QTC Management, Inc., acquired by Fortune 500 company, Leidos, in 2016.
- Beautiful business park in the heart of Palm Desert offering over 100,000 SF of professional office space.
- Priced significantly below replacement cost at just \$267.00 per SF.

BUSINESS PARK OF THE DESERT SUITE F

Property Address	44190 Cook Street Suite 2005 Palm Desert, CA
Condominium Size	2,318 SF
APN	632-411-061-4

THE OFFERING

Business Park of the Desert is a 104,887 SF business park in the heart of Palm Desert, CA. Business Park of the Desert is a centrally located home to medical and business professionals, with easy access to both Interstate 10 and Highway 111, two of the valley's main traffic arterials. The property is well-maintained and offers covered parking, lovely desert landscaping, building signage and more.

The Palm Desert area office market is strong as it has not had new construction of for lease office product since before the Great Recession of 2008, with no major office projects planned in this vicinity.

Suite 2005 is in Building F, a two-story building in Business Park of the Desert. It is conveniently located off the building's elevator-served, second floor lobby. The suite's medical tenant improvements were completed in 2020 by the tenant, QTC Management, Inc. In 2016, QTC Management, Inc. was acquired by Leidos, a Fortune 500 Company.

The tenant has completed the Lease's initial term and now has exercised the first of their five (5) Options. During these Option Terms, the Tenant has a right to terminate at any time with ninety (90) day notice. As a Buyer, you can enjoy a 7% return that grows each year while the Tenant remains as a Tenant. Should the Tenant terminate, you have the opportunity to increase the rent through re-leasing with improved annual increases.

LEASE & SUMMARY

- ▷ Tenant - QTC Management, Inc., a California corporation. a California-based healthcare company that primarily focuses on providing medical disability examinations and related services, particularly for veterans
- ▷ Current Base Rent: \$3,592.50 per month, \$1.55 per SF per month plus NNN. Two percent (2%) annual increases.
- ▷ Initial Term - Five (5) years, expired May 31, 2025. First Option of five (5) Options to Extend for four (4) years each with two percent (2%) annual increases has been exercised. Currently expires on May 31, 2029
- ▷ Termination Right: Tenant may terminate the Lease at any time during the Option Terms by providing ninety (90) day written notice to Landlord. No termination fee due.

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PROPERTY

ADDRESS

44190 Cook St., Suite 2005
Palm Desert, CA

APN

632-411-061-4

PROPERTY

1,850 Net Square Feet
2,318 Gross Square Feet
Multi- Tenant Building of 40,555 SF
Business Park of 104,887 SF

COMPLETION

2007

ZONING

Office Professional

ASSOCIATION FEES

\$1,059.44 per month

CURRENT INCOME & EXPENSES

Rent Roll 7/1/2025

						Monthly Rent/SF	Monthly Rent	Annual Rent
41990 Cook Street Suite 2005	Medical	QTC Medical Group	2,318	2,318	100%	\$1.55	\$3,592.50	\$43,110.00

Exercised first of
five 4-year extensions
06/01/2025 - 05/31/2029
Subject to Termination
Right

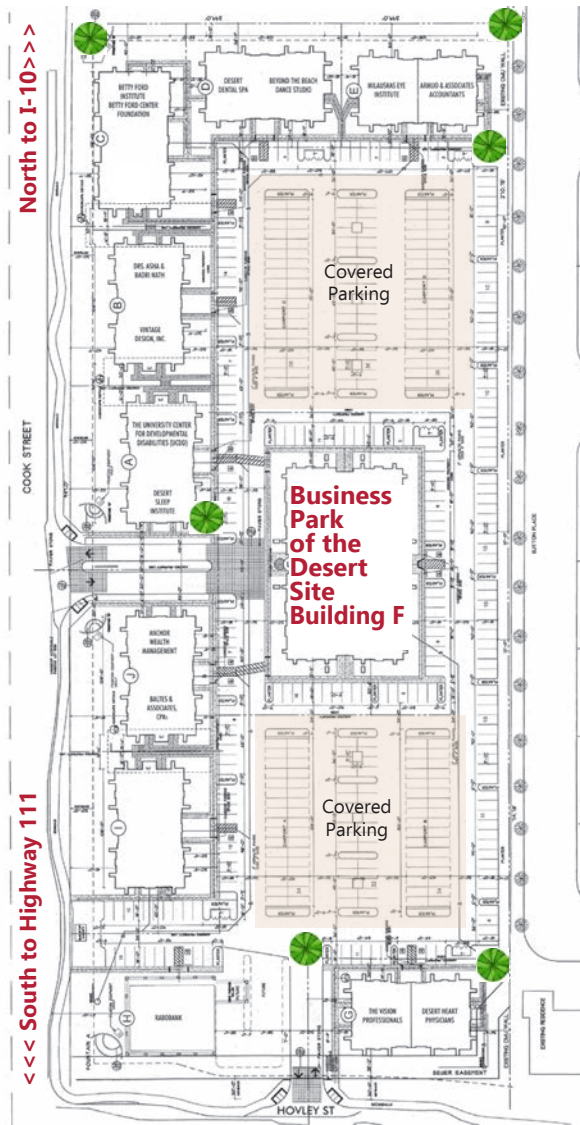
Income & Expenses

Total Base Rent	\$43,110.00	
Total NNN Income	\$22,762.96	
Total Annual Rent		\$65,872.96

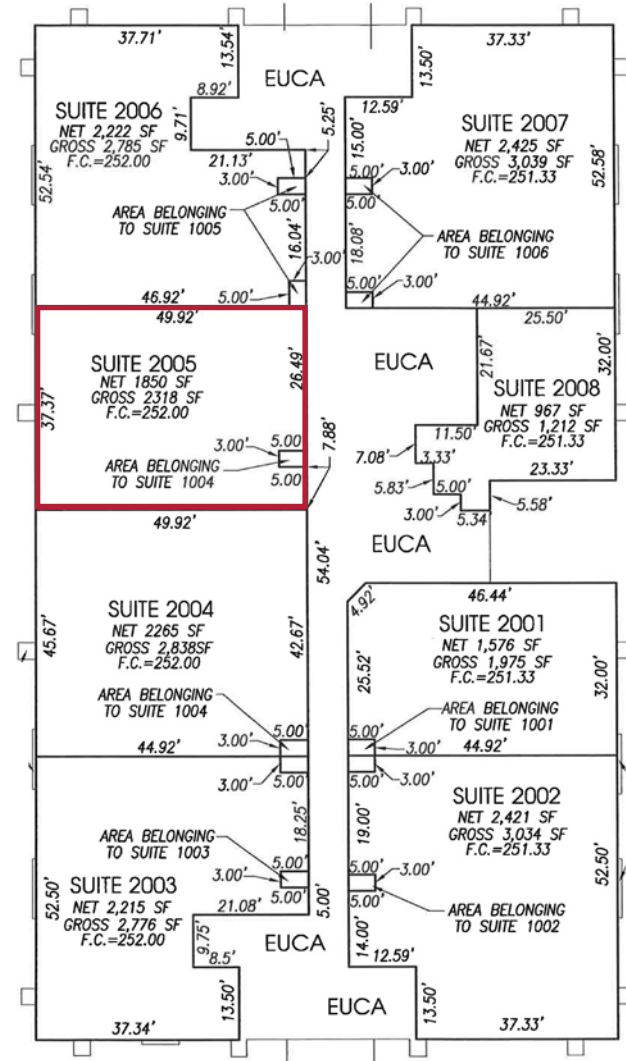
Annual Expenses Budgeted 2025

	Expenses	
Owner's Association Fees	\$12,713.28	
Property Taxes Current	\$4,492.68	
Insurance	\$907.00	
Property Management	\$4,650.00	
Total Expenses:	\$22,762.96	(\$22,762.96)
Net Operating Income:		\$43,110.00

SITE PLAN

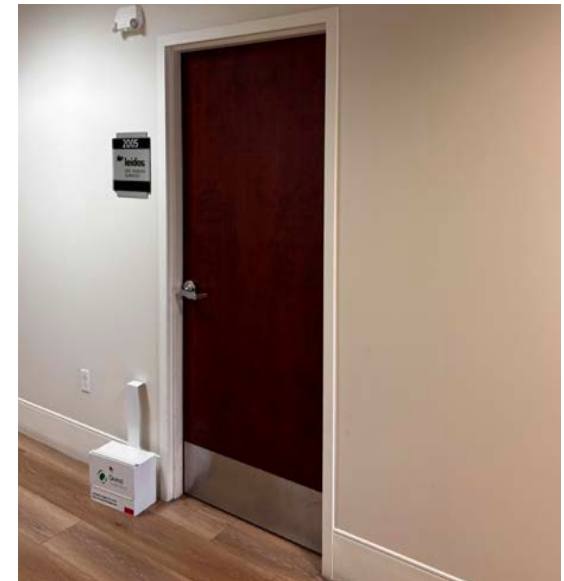
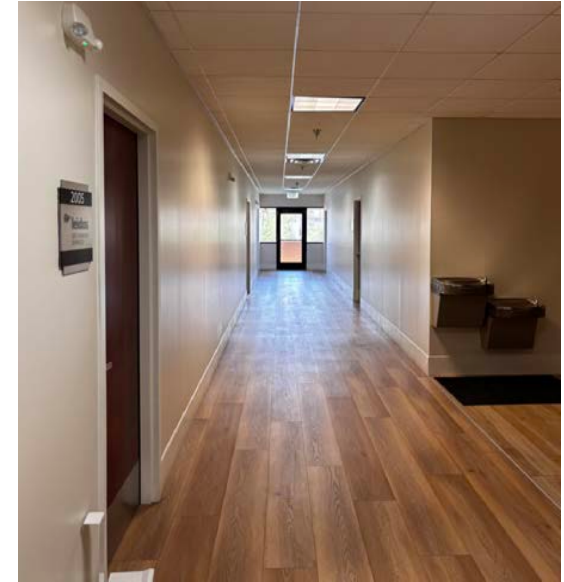
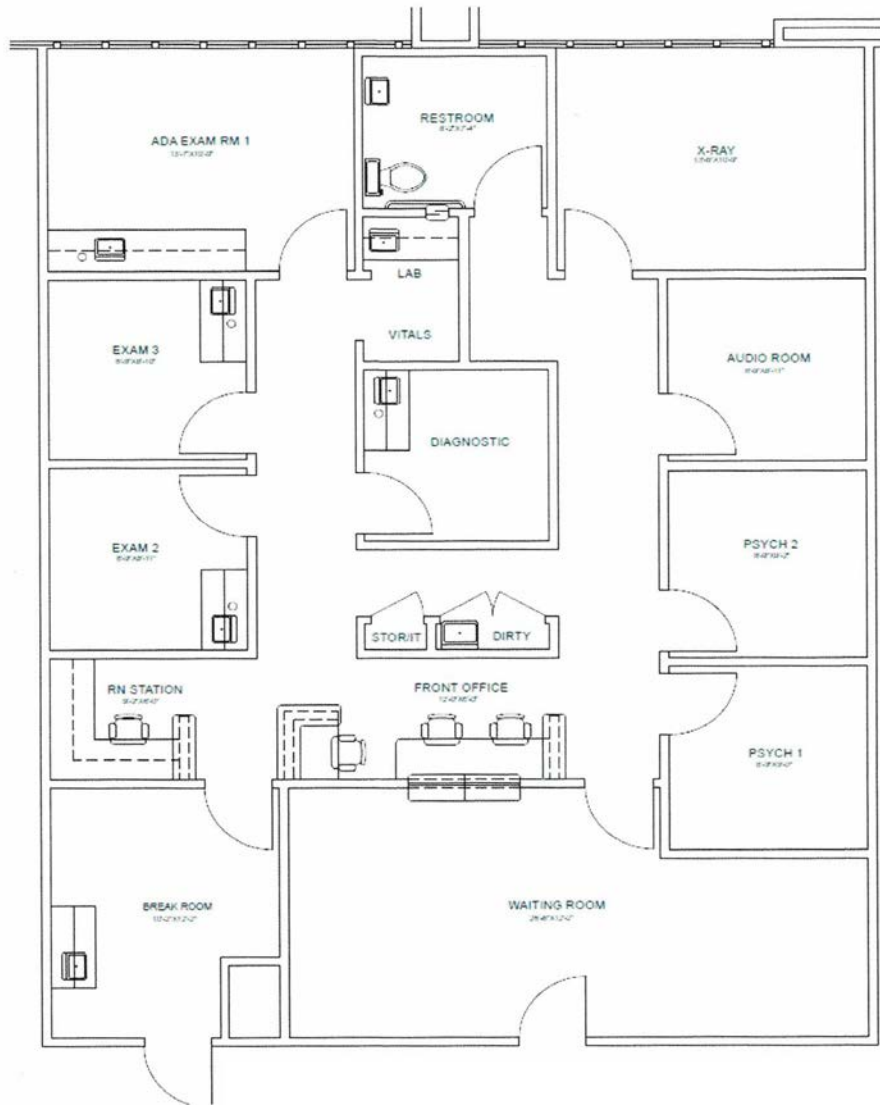


CONDO PLAN



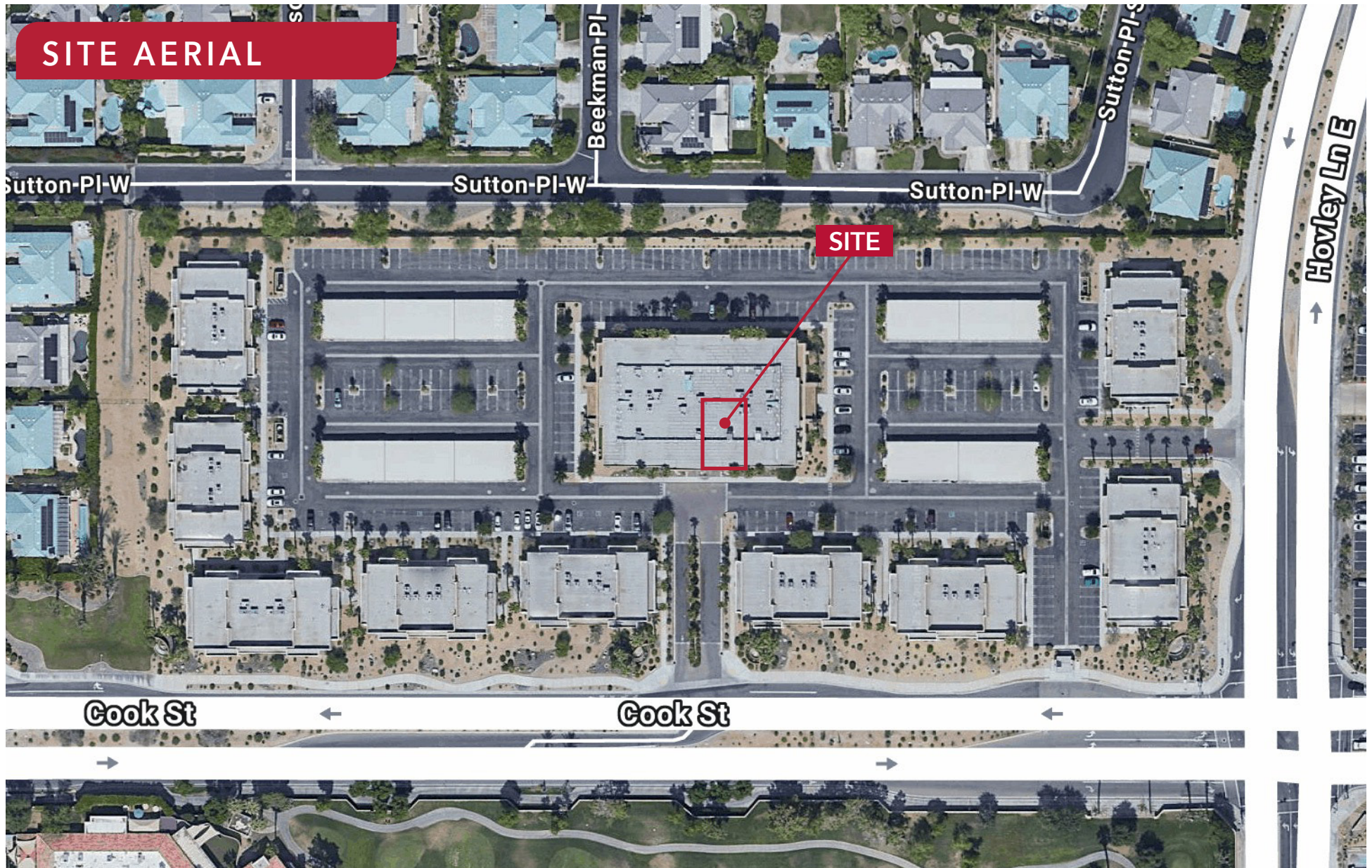
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FLOOR PLAN



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SITE AERIAL



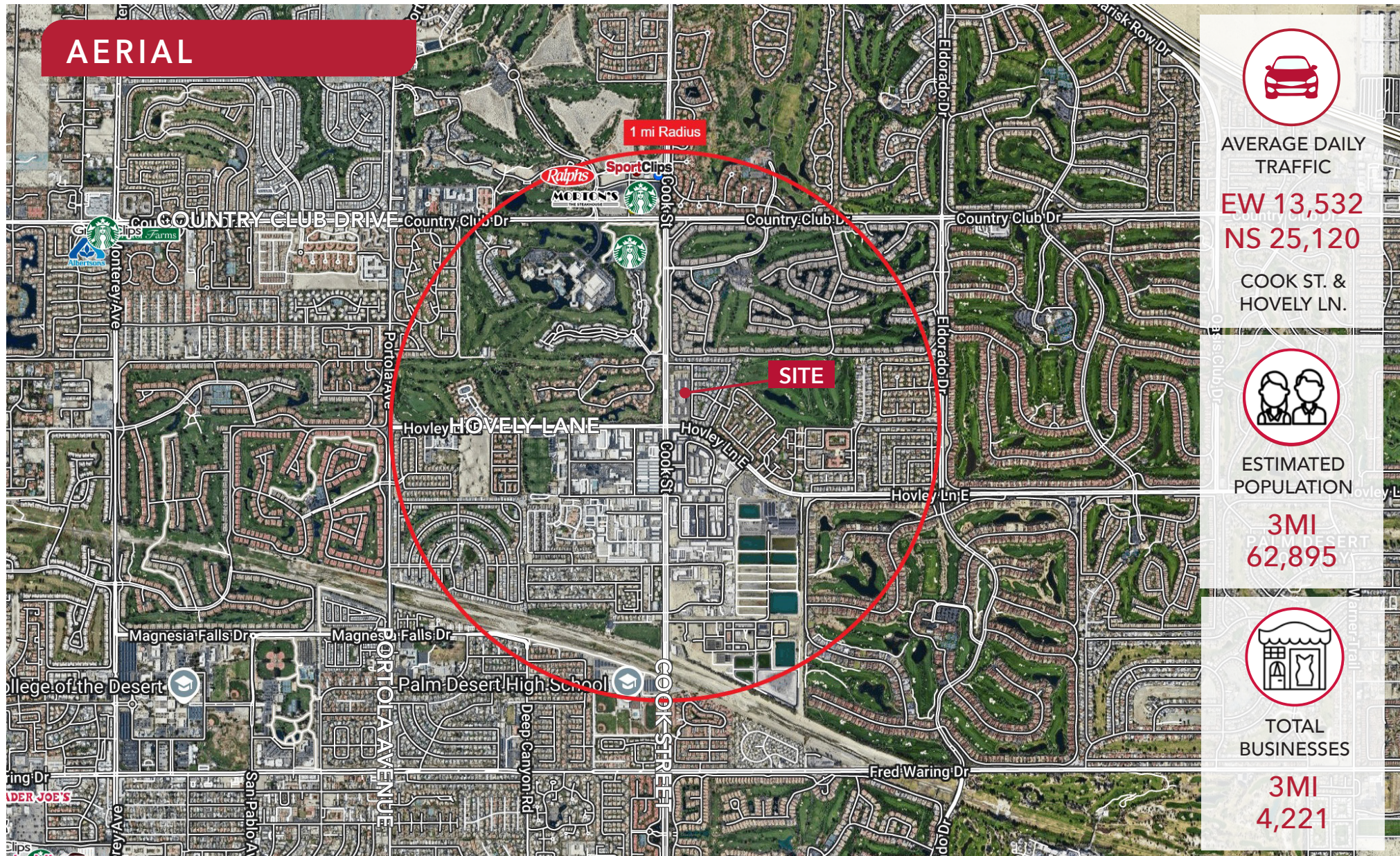
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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
Lee & Associates Commercial Real Estate Services, Inc. - Palm Desert. 73000 Highway 111, Suite 200, Palm Desert, CA 92260 Corporate ID# 01911964

AERIAL



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