

DISTRESS SALE - OWNER MUST SELL!

BUSINESS PARK OF THE DESERT

41-990 COOK STREET, SUITE 2003 | PALM DESERT, CA



SUITE 2003 OFFICE CONDO

± 2,776 RSF

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

SALE: ~~\$695,000.00~~

**REDUCED TO
\$600,000.00!**

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BUSINESS PARK OF THE DESERT

- Fully built out office condo available now!
- Corner suite with beautiful westerly and southerly views
- Suite includes 2 private offices, 1 conference room, reception area, workroom and private restroom with shower
- Central Palm Desert location, minutes from I-10 and Highway 111
- 2,215 usable SF plus patio
- Well maintained professional office complex
- Sale is subject to a Certificate of Discharge from the IRS



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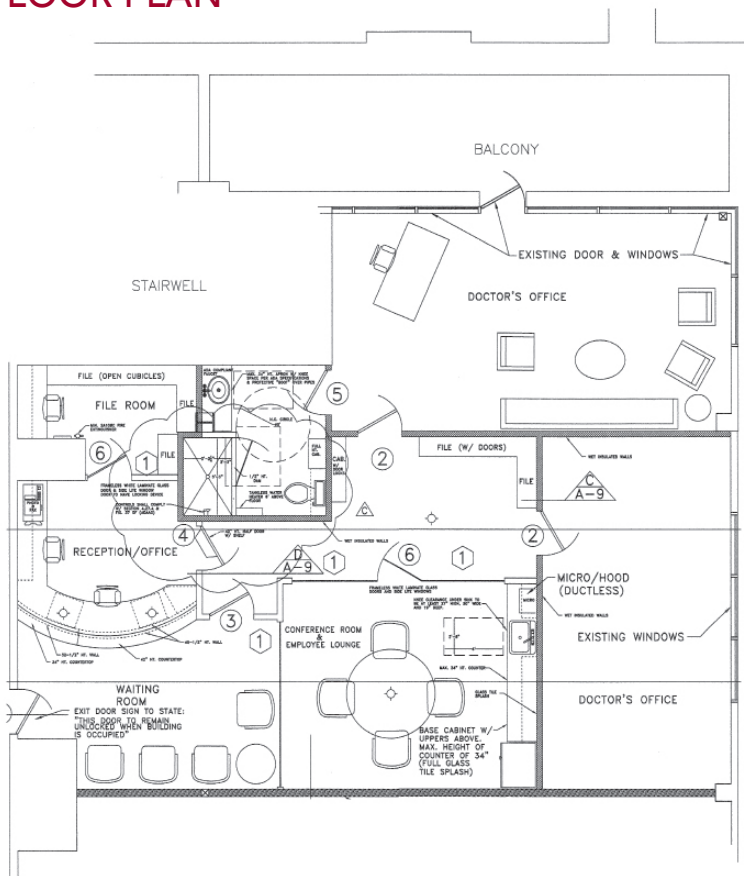
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PROPERTY FEATURES

- Corner suite with private balcony and mister system
- High-quality finishes throughout building and suite
- Covered parking
- Beautiful western & southern views
- Private restroom with shower in suite
- Adjacent Suite 2004 also for lease for a total of 5,613 RSF

SUITE 2003 FLOOR PLAN



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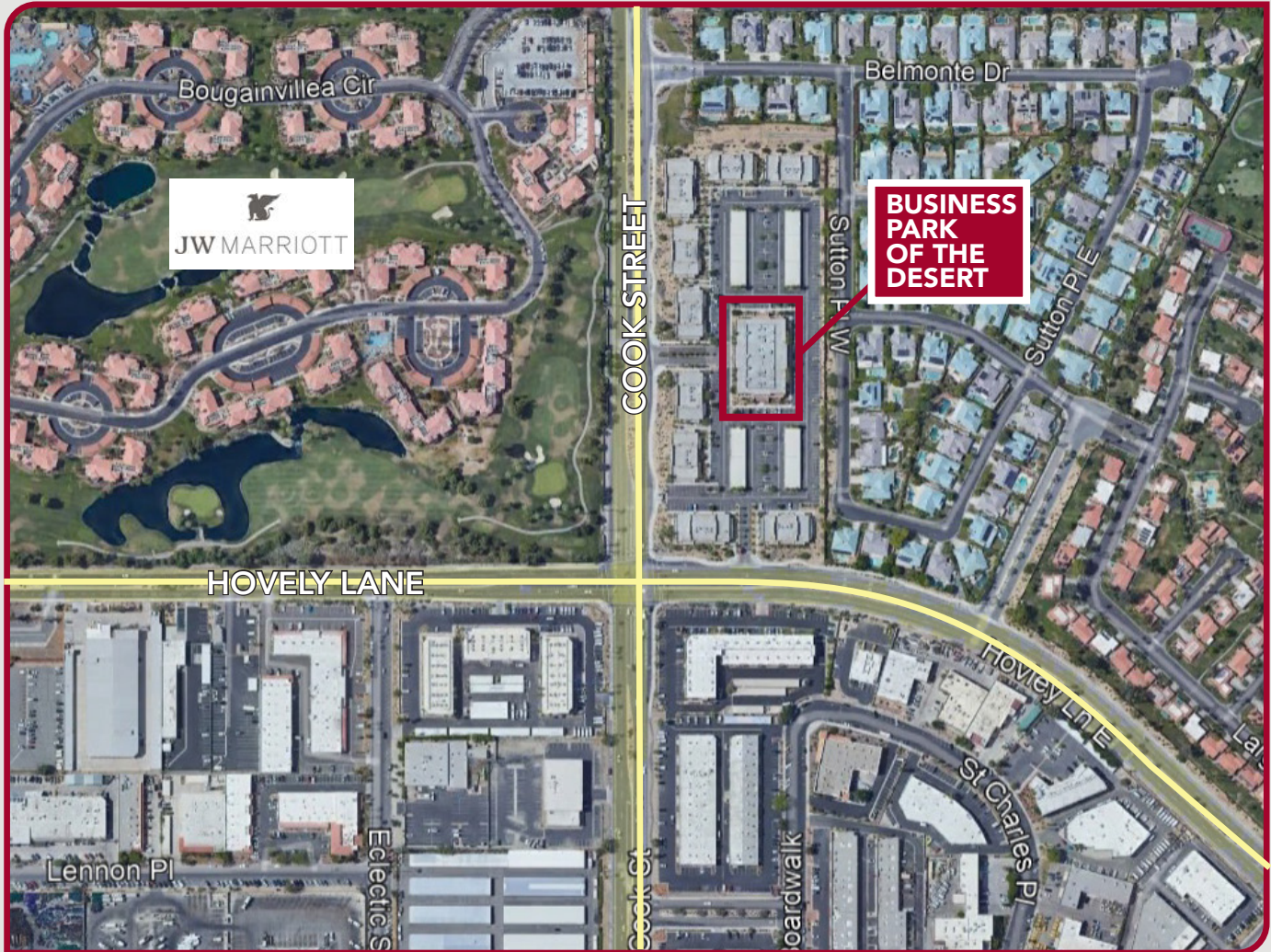
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AERIAL



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