Offering Summary

Property Type:	Office
Sale Price:	$2,750,000
Building Size:	20,766 SF
Lot Size:	1.63 Acres
Price / SF:	$132.43
Zoning:	Service Industrial

Property Overview

This two story stand alone office building is fully improved, and features multiple private offices, conference rooms, and large open concept areas, kitchenette/break room, and restrooms. The building is serviced by an elevator and has multiple stairwells for second story access. This would be ideal for a corporate headquarters. There is abundant parking in the front and rear, which also includes covered parking.

The building and parking areas have a new solar panel system installed, which is included in the sale, and generates an approximate 220.88 kW, which is approximately a 79% building offset at full occupancy.

Location Overview

Centrally located in Palm Desert, CA, just off of Cook Street and Hovley Lane, this property offers easy access to Highway 111 and I-10 freeway via Cook Street.

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FOR SALE

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SQUARE FOOTAGE

NAME	S.F.
1ST LEVEL OFFICE	9,482.8 SF
2ND LEVEL OFFICE	9,682.5 SF
WAREHOUSE	1,601 SF
TOTAL BUILDING AREA	20,766.3 SF

41725 COOK STREET
PALM DESERT, CA

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FIRST FLOOR PLAN

Scale: 3/16" = 1'-0"

Sheet: A201

JANUARY 25, 2023
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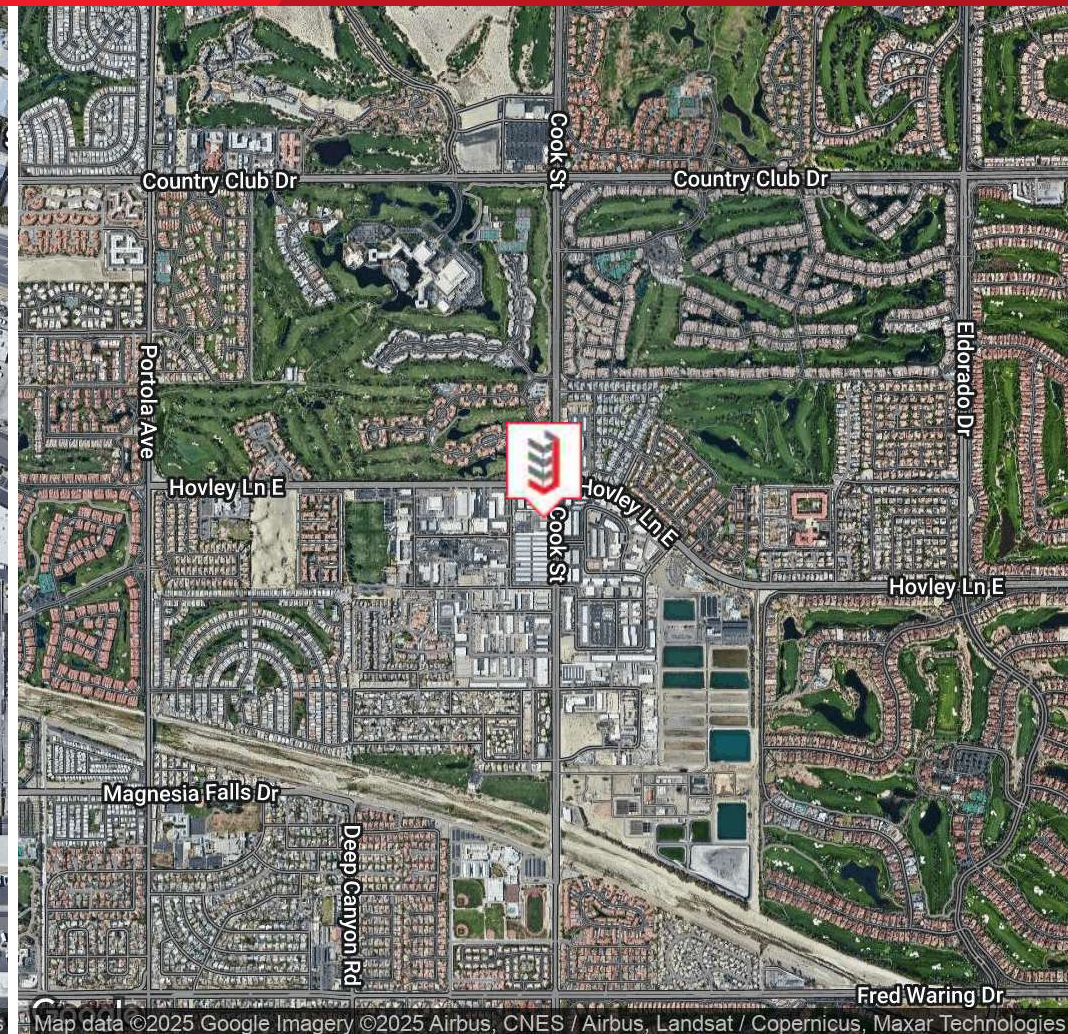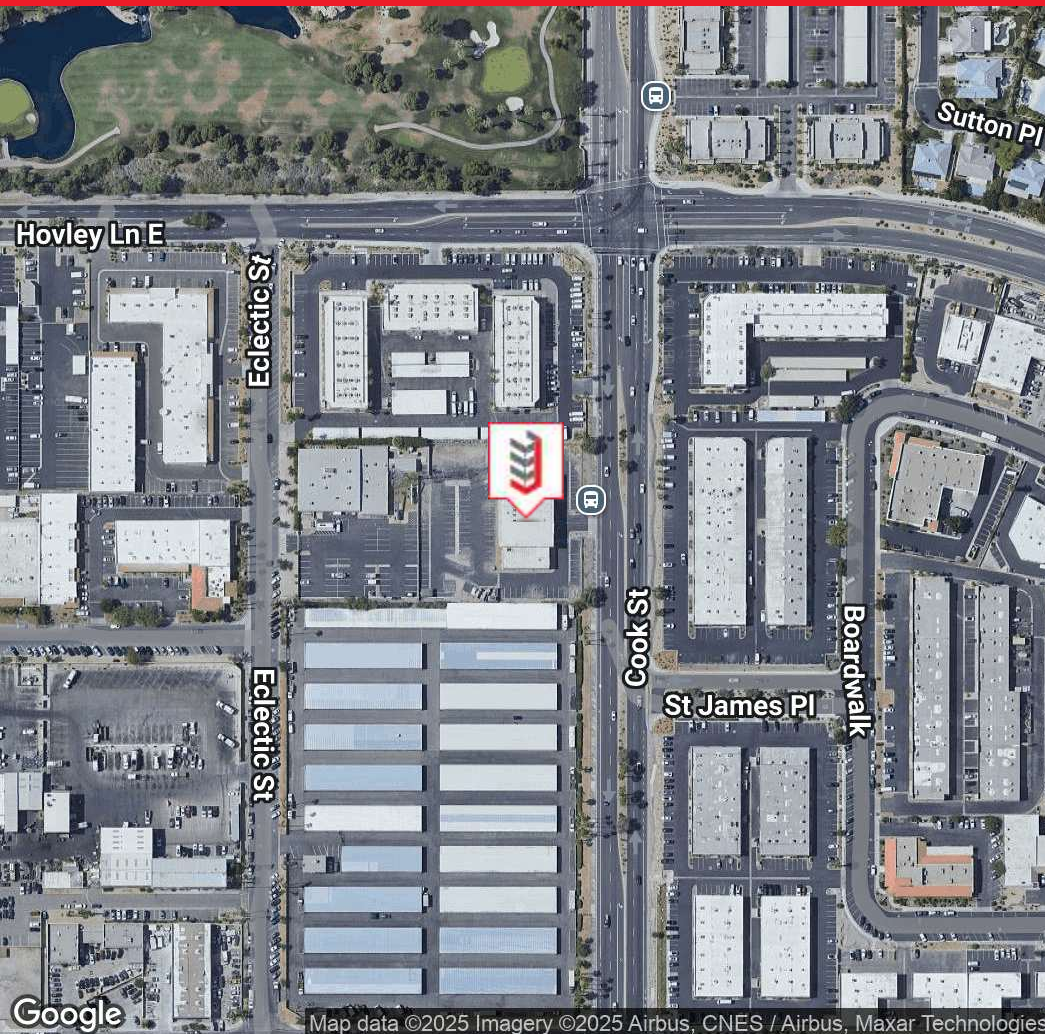www.johnsoncommercial.net

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ROOF ACCESS

MEN'S WOMEN'S STO. OFFICE OFFICE AV OFFICE

WH

MECH.

OFFICE

OFFICE

OFFICE

OFFICE

OFFICE

OFFICE

ELEV. OFFICE OFFICE CONF. CONF.

STO. CONF. OFFICE

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SECOND FLOOR PLAN

Scale: 3/16" = 1'-0"

Sheet: A202

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0' 3' 6' 12' 24'

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