

PROFESSIONAL OFFICE BUILDING
FOR SALE | LEASE

MULTI-TENANT
OR SINGLE USER
+/- 5,593 SF



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PROPERTY INFORMATION

BUILDING INFORMATION

Total Size:	+/- 5,593 SF
Asking Price:	\$1,499,000
Year Built:	1987
Lot:	0.34 AC
Stories:	2
Zoning:	OP - Office Professional

AVAILABLE SUITES	SIZE	RATE
Suites A-B	+/- 4,400 SF	\$1.45/SF NNN

Suites A-B total approximately 4,400 SF of rentable space with +/-2,600 SF on the first floor and +/-1,800 SF on the second floor. The first floor consists of an open waiting area, reception desk, floor-to-ceiling windows, six (6) offices, administrative office and three (3) restrooms. The second floor contains mostly open work space, two (2) storage rooms, restroom and kitchenette.

*Suite C is approximately 1,200 SF and tenant is on a month-to-month agreement.

PROPERTY OVERVIEW

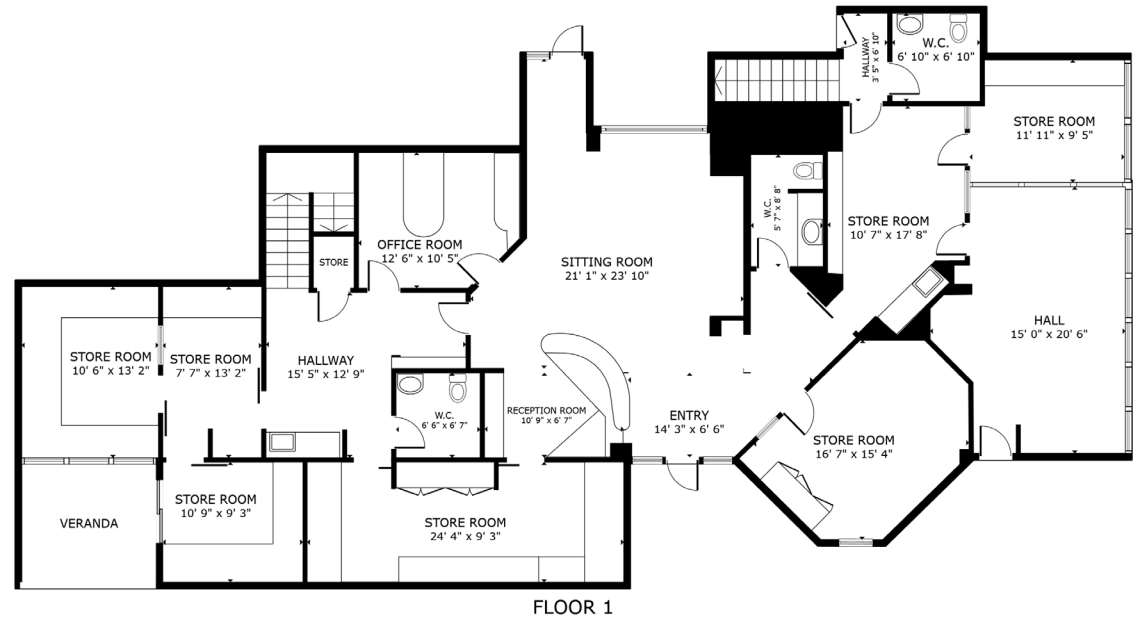
Wilson-Meade Commercial Real Estate is proud to present for sale or lease the office building located at 44267 Monterey Avenue. The building is a total of 5,593 SF and currently divided in two (2) suites but can be further demised into three (3) separate suites or all by a single tenant. The first floor consists of approximately +/-2,600 SF with an additional +/-1,800 SF on the second floor. The building is located in the Office Professional Zone of the City of Palm Desert allowing for many professional and medical uses. There are a total of eighteen (18) parking spaces for the building with ingress and egress coming from both North and South on Monterey Avenue.



FLOOR PLAN

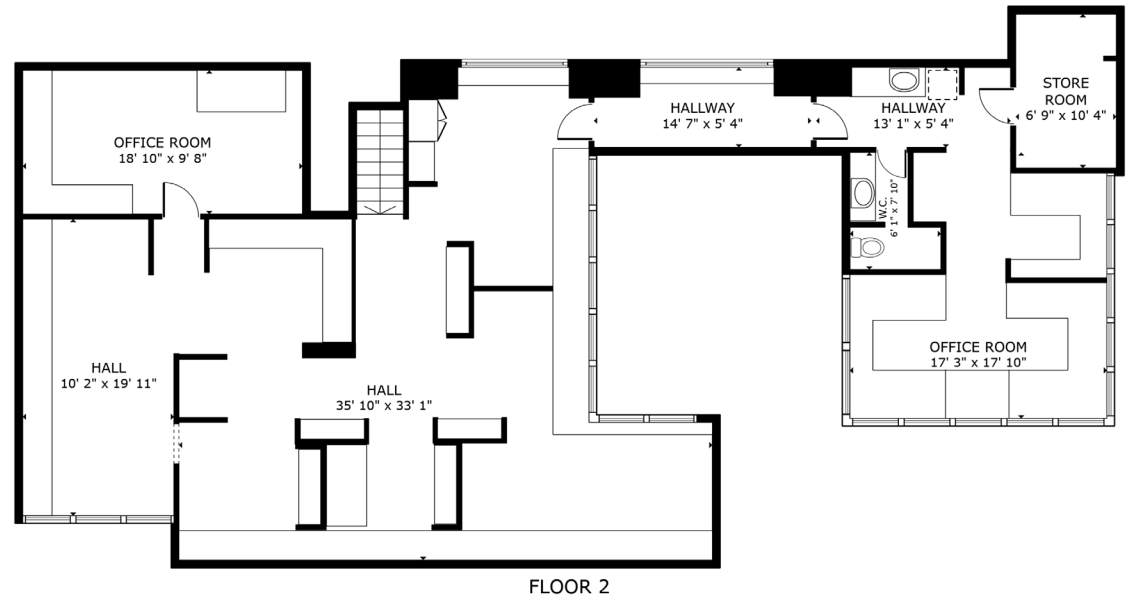
FIRST FLOOR

Size: +/- 2,600 SF
Rate: \$1.65/SF
Type: NNN (\$0.50/SF)

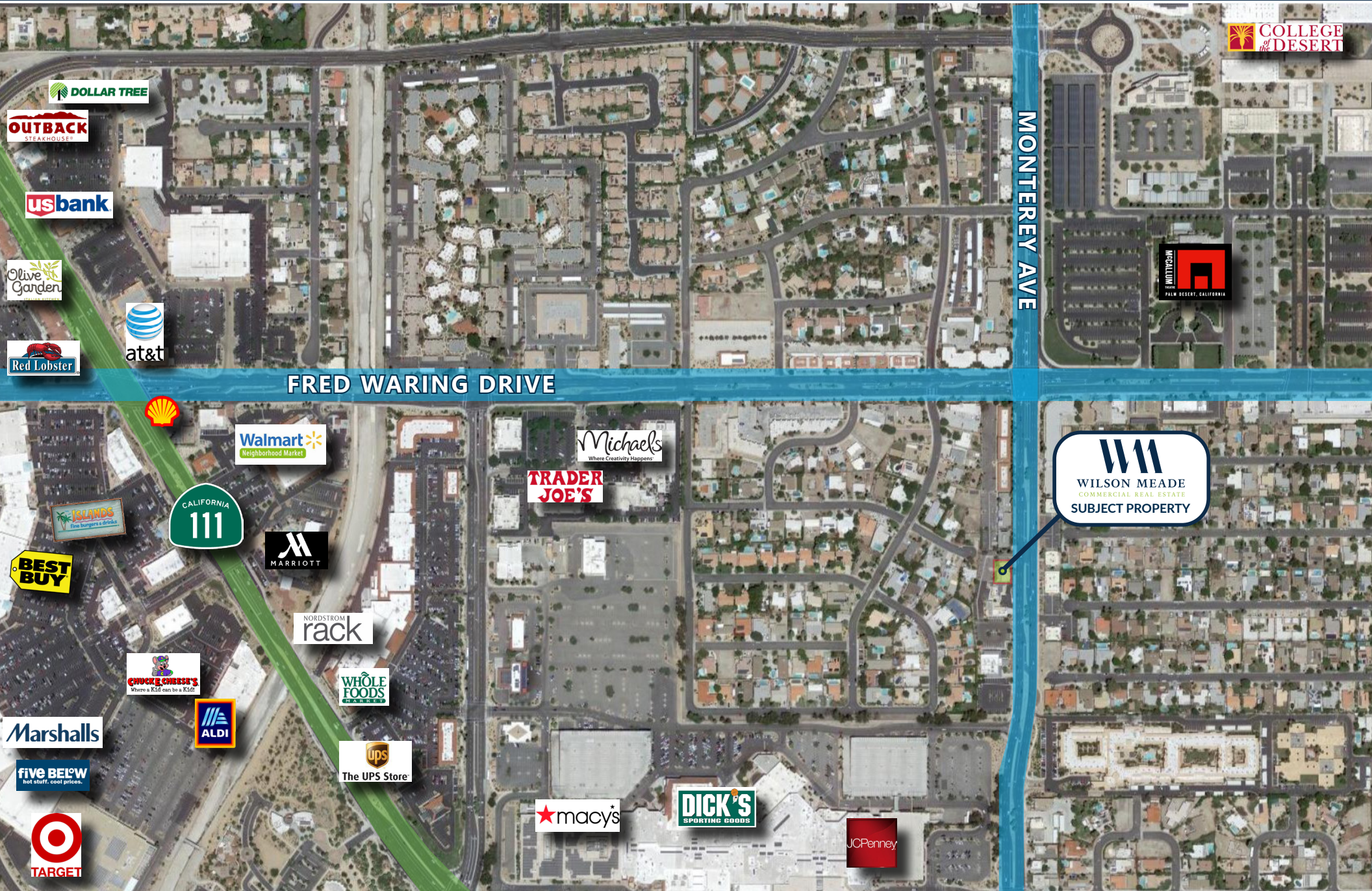


SECOND FLOOR

Size: +/- 1,800 SF
Rate: \$1.25/SF
Type: NNN (\$0.50/SF)



AERIAL MAP



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WILSON MEADE COMMERCIAL REAL ESTATE | 2023

*Information has been secured from sources we believe to be reliable, however, WILSON MEADE cannot guarantee its accuracy.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be nonbinding and neither Wilson Meade Commercial, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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WILSON MEADE
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