



LEASE
FOR

**MEDICAL OR OFFICE SPACE
\$1.50 PSF / NNN**

**SUITE A6-A9 - 3,758 SF
CREATE YOUR OWN CUSTOM SPACE
SUITE C10-C14 - 6,266 SF**

72855 Fred Waring Dr
Palm Desert, CA 92260

MUST SEE! Professional Medical and General Office spaces. Highly sought-after location. Unique architecture. Centrally located in the heart of Palm Desert on heavily traveled Fred Waring Drive proximate to College of the Desert and Westfield Shopping Center. Great signage visibility.



MEDICAL & OFFICE SPACE

Marta Ward Blodgett
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CalDRE #01309501

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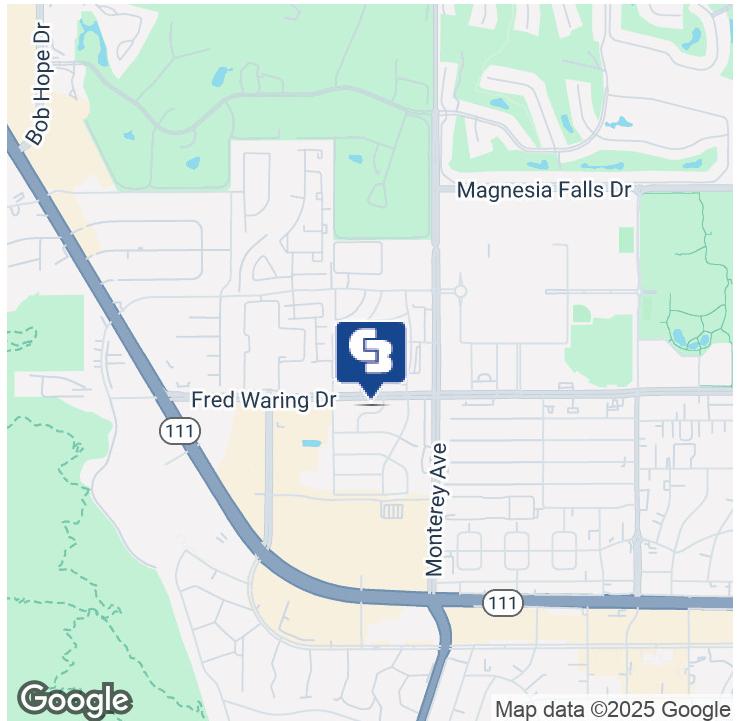
**COLDWELL BANKER COMMERCIAL
LYLE & ASSOCIATES, LP
78000 Fred Waring Drive, Suite 200, Palm Desert, CA 92211
760.772.6400**

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MESA OFFICE BUILDING

72855 Fred Waring Dr, Palm Desert, CA 92260



OFFERING SUMMARY

Available SF: A6-A9
3,758 SF

C10-C14
6,266 SF

Lease Rate: \$1.50
PSF/Month
\$0.52 (NNN)

Building Size: 8,015 SF

Zoning: OP - Office Professional

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PROPERTY OVERVIEW

Medical and General Office spaces available.

PROPERTY HIGHLIGHTS

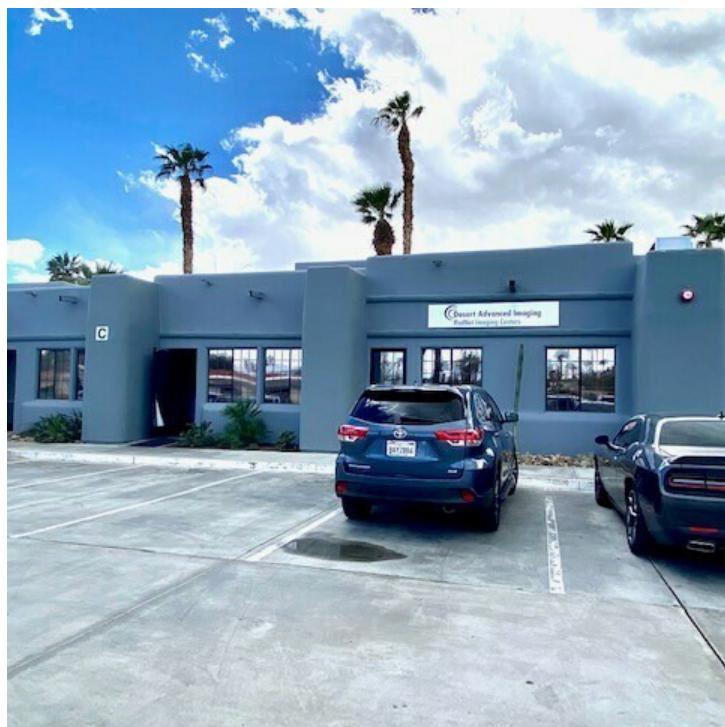
- SUITE A6-A9 - CREATE YOUR OWN CUSTOM SPACE
- Partially Built out office or medical space ready for Tenant Improvements
- The current partial build-out contains a large lobby and reception area.
- 8 exam rooms, 5 offices, and a special procedure room
- Breakroom/lounge, 4 restrooms, and storage in multiple areas
- Can divide for qualified tenant. (Generous tenant improvements.)
- Create your customized suite for tenant's individual needs.
- Currently in grey shell condition.
- SUITE C10-C14
- Multiple ultrasound, MRI, CT, and X-ray exam/control rooms. (Some with sinks.)
- Beautiful lobby, front office, and several other office spaces, a nurses' station, multiple dressing rooms, and supplies/storage.
- Multiple restrooms.

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MESA OFFICE BUILDING - EXTERIOR PHOTOS

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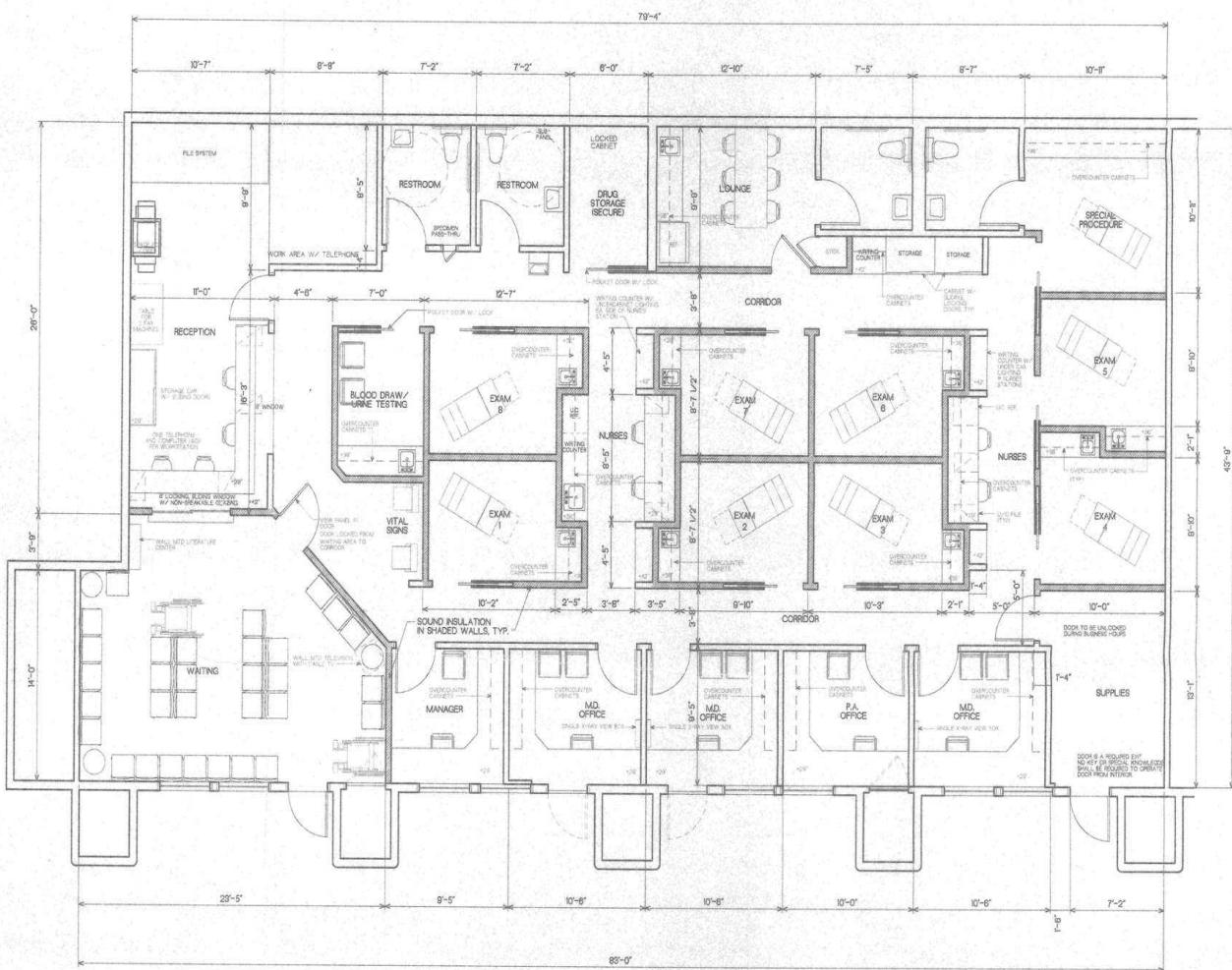


SUITE A6-A9 - 3,758 SF FLOORPLAN

72855 Fred Waring Dr, Palm Desert, CA 92260

CURRENT PARTIAL BUILDOUT

LEASE



SUITE A6 - A9

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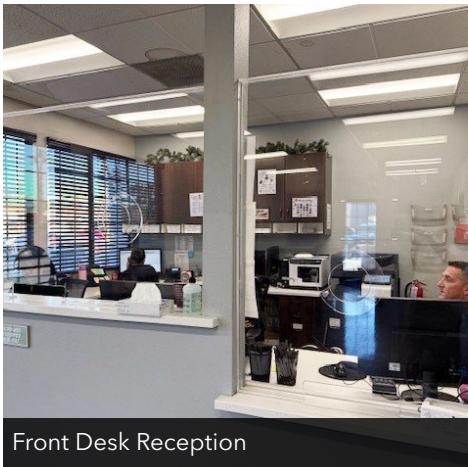


SUITE C10-C14 - 6,266 SF INTERIOR PHOTOS

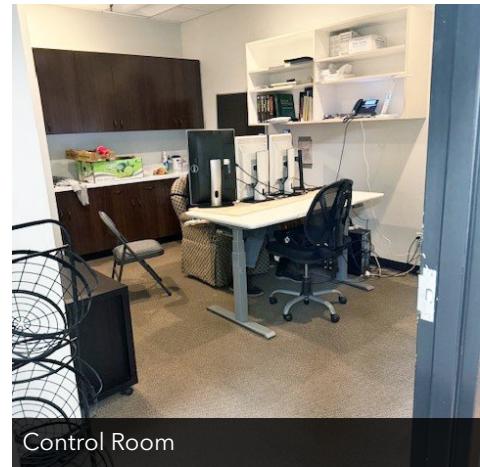
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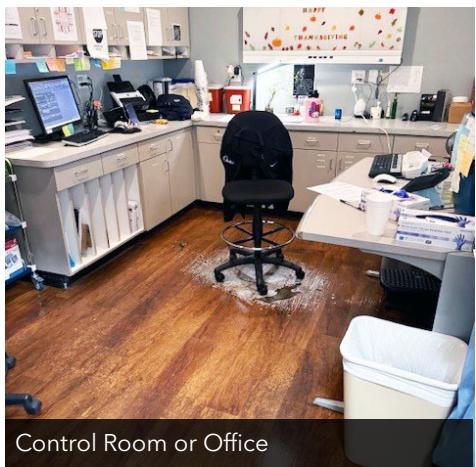
Large Lobby or Waiting Area



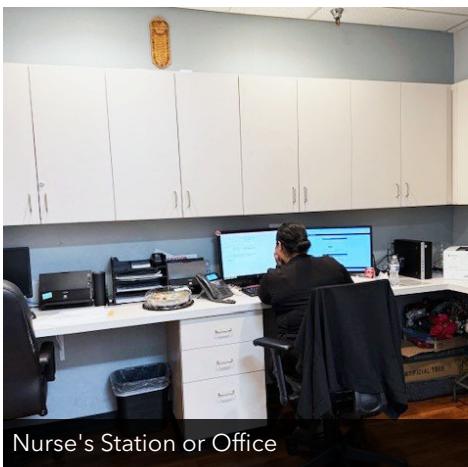
Front Desk Reception



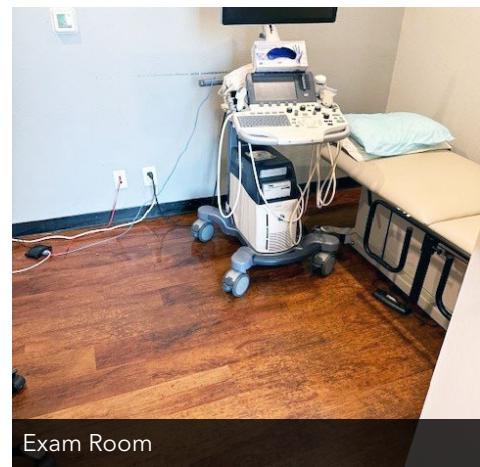
Control Room



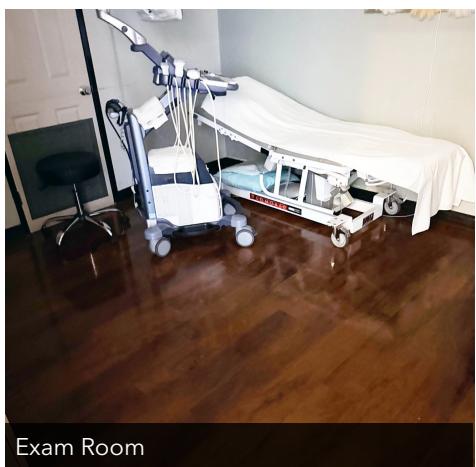
Control Room or Office



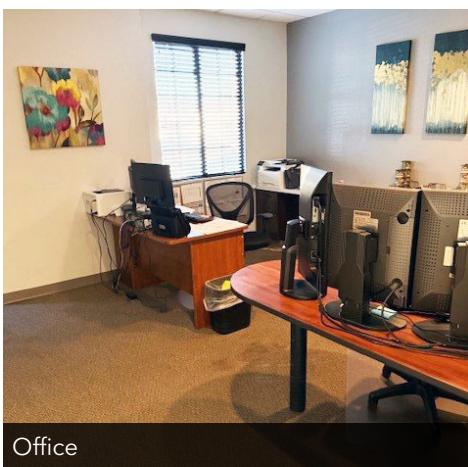
Nurse's Station or Office



Exam Room



Exam Room



Office



Changing Rooms

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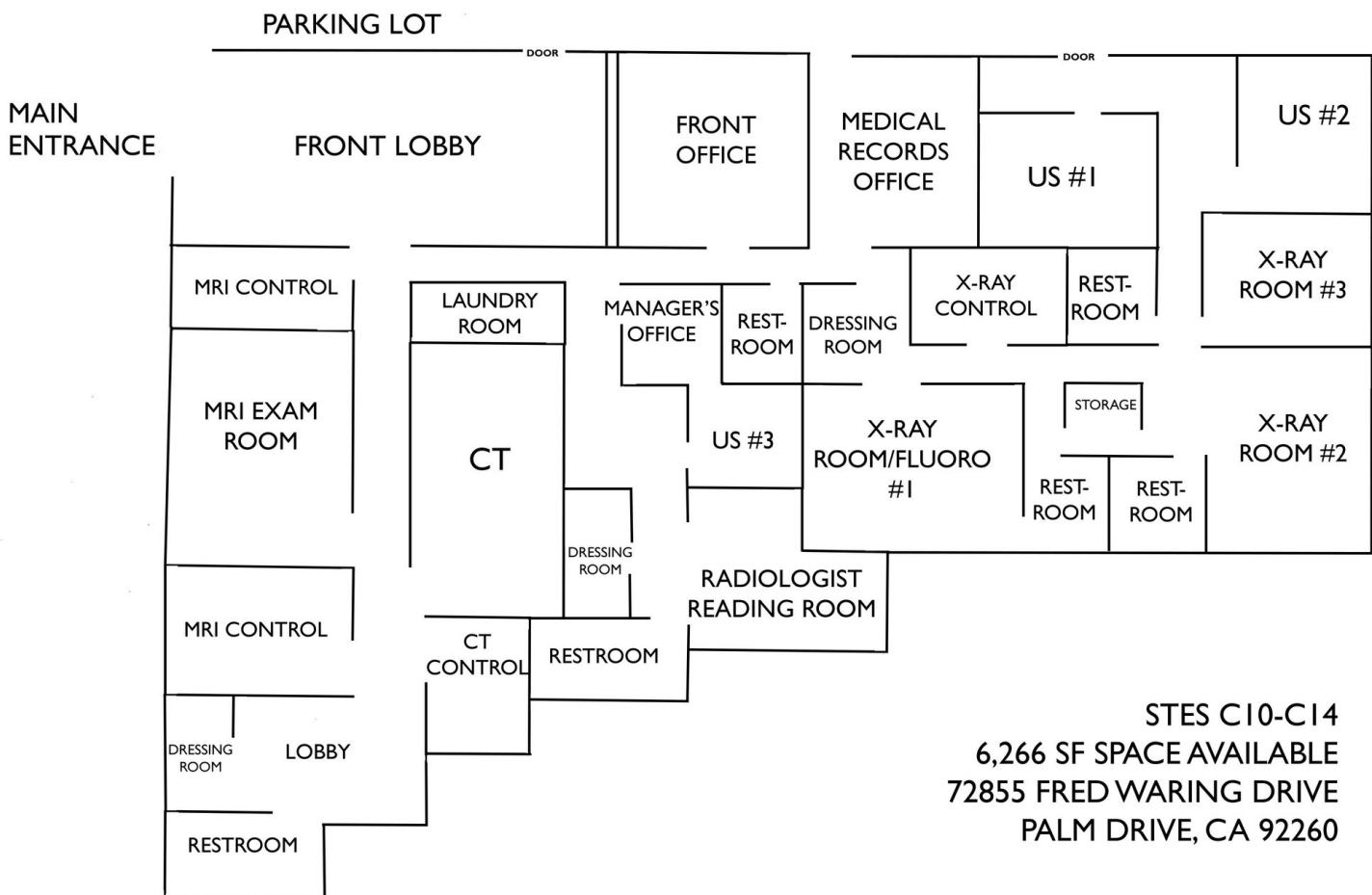
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SUITE C10-C14 - 6,266 SF FLOORPLAN

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FLOORPLAN NOT TO SCALE - FOR DEMONSTRATION PURPOSES ONLY - RENDERED FROM HANDDRAWN MODEL

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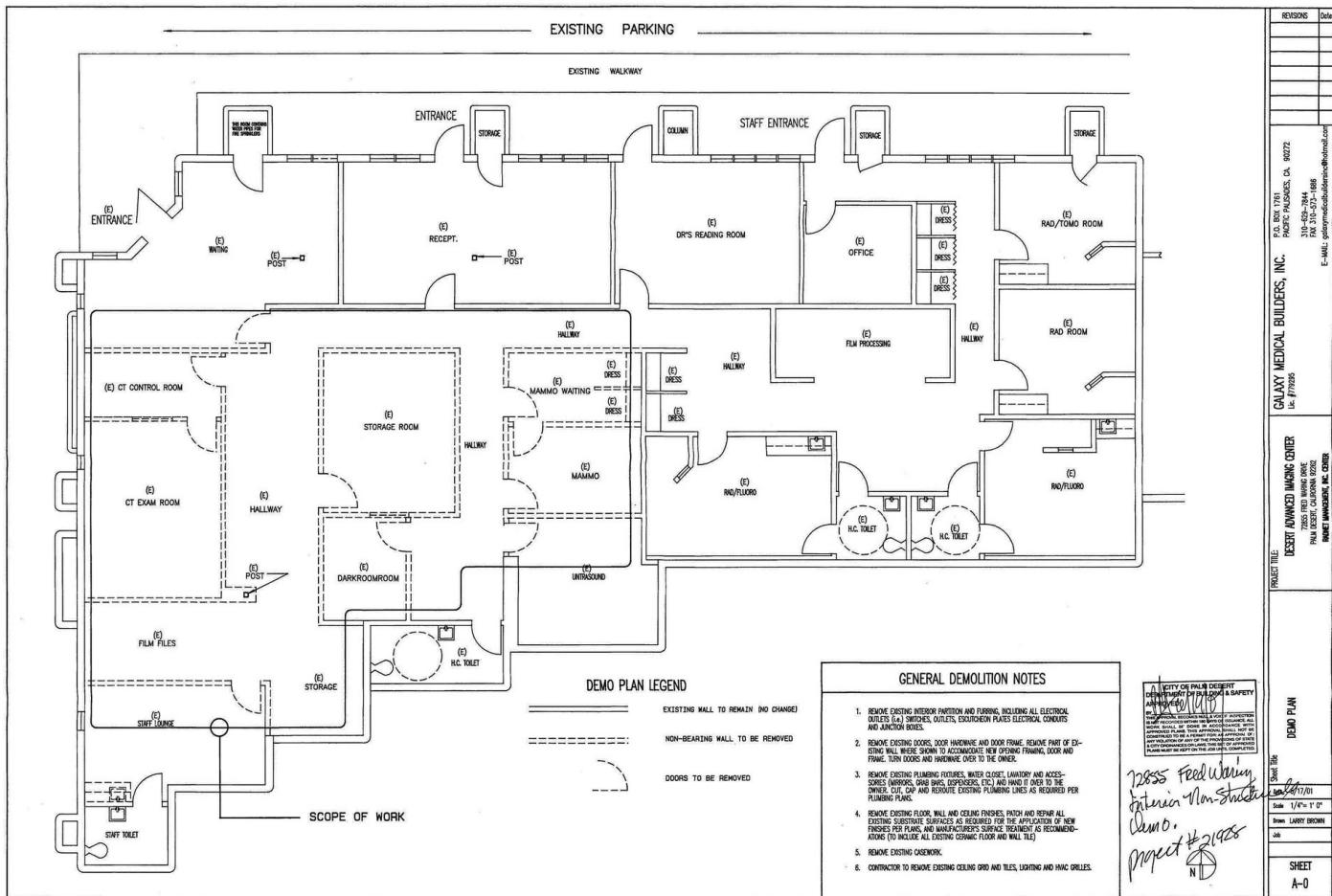
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RETAILER MAP

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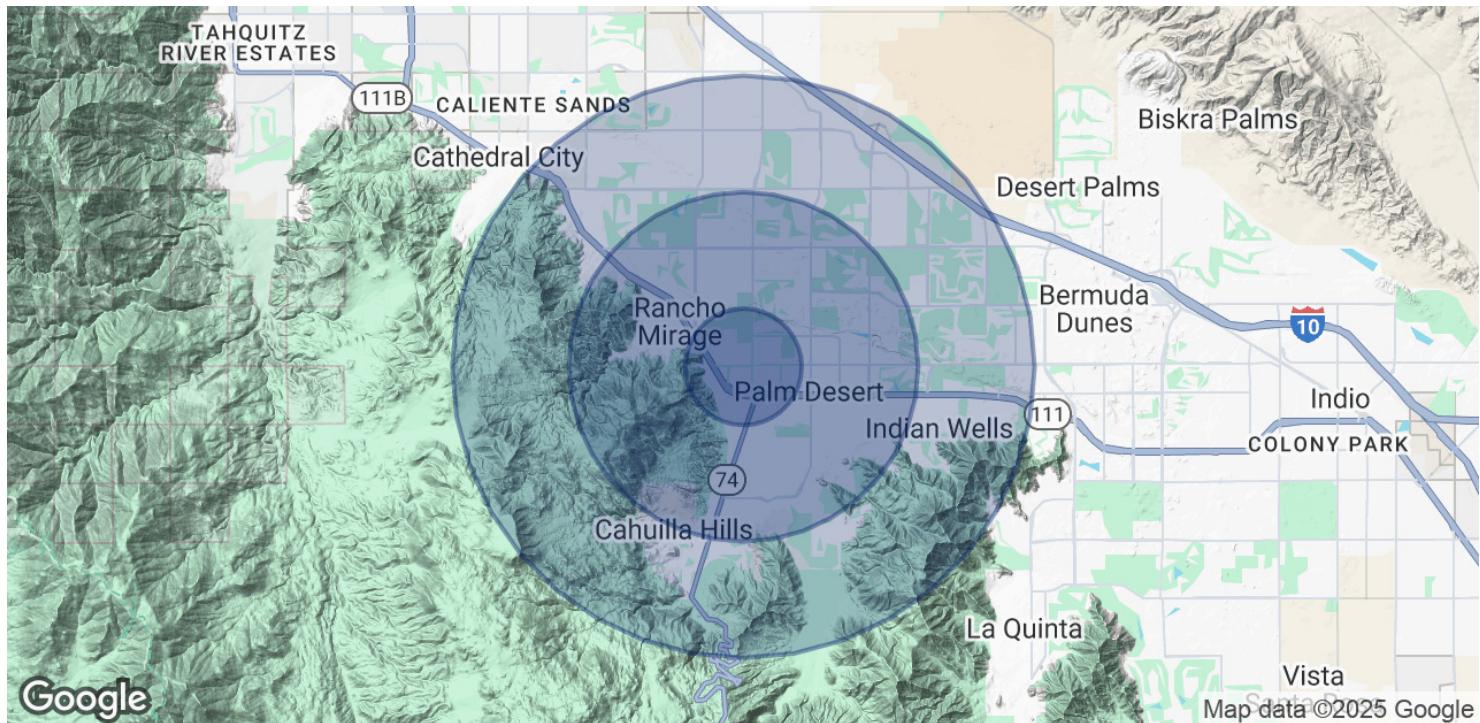
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DEMOGRAPHICS MAP

72855 Fred Waring Dr, Palm Desert, CA 92260

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,776	41,028	69,481
Average age	45.2	51.5	55.6
Average age (Male)	41.8	49.9	54.6
Average age (Female)	46.7	52.4	56.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,273	19,695	33,807
# of persons per HH	2.1	2.1	2.1
Average HH income	\$71,313	\$93,245	\$105,588
Average house value	\$422,689	\$460,346	\$499,893

* Demographic data derived from 2020 ACS - US Census

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MARTA WARD BLODGETT

Executive Vice President

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