

819 TO 8,096 SF FOR LEASE

OFFICE SPACE

MONROE STREET JUST NORTH OF HIGHWAY 111, INDIO



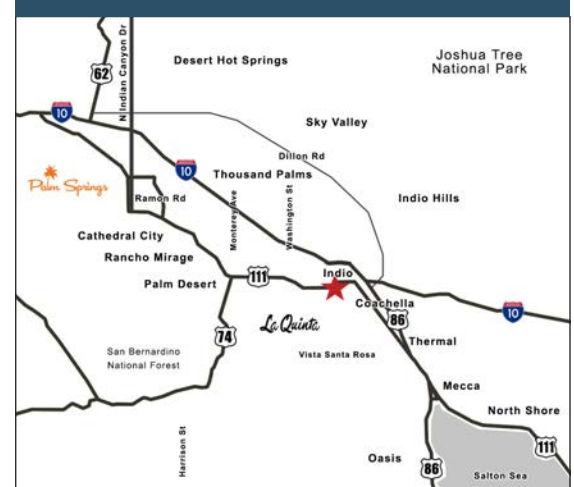
45691 MONROE STREET, INDIO

FEATURES

- Prominent location on Monroe Street just north of the bustling Highway 111 corridor in Indio
- Office suites from 819 sq. ft. to 1,145 sq. ft., with a total of 8,096 sq. ft. available
- Impressive traffic counts of 40,930 average cars per day
- Centrally located with easy access to all Desert Cities
- Abundant parking
- Close proximity to JFK Memorial Hospital, Desert Oasis Healthcare, Kaiser Permanente, and Riverside County Superior Court

LEASE RATE: \$1.25/SF NNN

COACHELLA VALLEY



VICINITY MAP



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OFFICE SPACE FOR LEASE

SITE AERIAL & AMENITIES

45691 MONROE ST, INDIO

Desert Pacific
PROPERTIES, INC.
COMMERCIAL REAL ESTATE



SITE AMENITIES

- **Location:** The property is located at 45691 Monroe Street in Indio, CA
- **APN:** 608-230-015
- **Zoning:** [111 Corridor Specific Plan](#)
- **Year Built:** 1980
- **NNN:** \$0.29/sf
- **Comments:** Located in the heart of Indio, this space offers excellent visibility and accessibility. The expansive floor plan provides ample room to accommodate various business operations, from corporate offices to medical practices.

AVAILABLE SUITES

Suite	Size (SF)	Base Rate/Mo	Comments
9	1,145	\$1431.25	4 private offices
10	827	\$1033.75	Can be combined with Ste 11, no private offices
11	819	\$1023.75	Can be combined with Ste 10, no private offices
12	842	\$1052.50	Can be combined with Ste 13
13	826	\$1032.50	Can be combined with Ste 12
14	839	\$1048.75	No private offices
15	826	\$1032.50	4 private offices
16	828	\$1035.00	No private offices
17	1,144	\$1430.00	No private offices

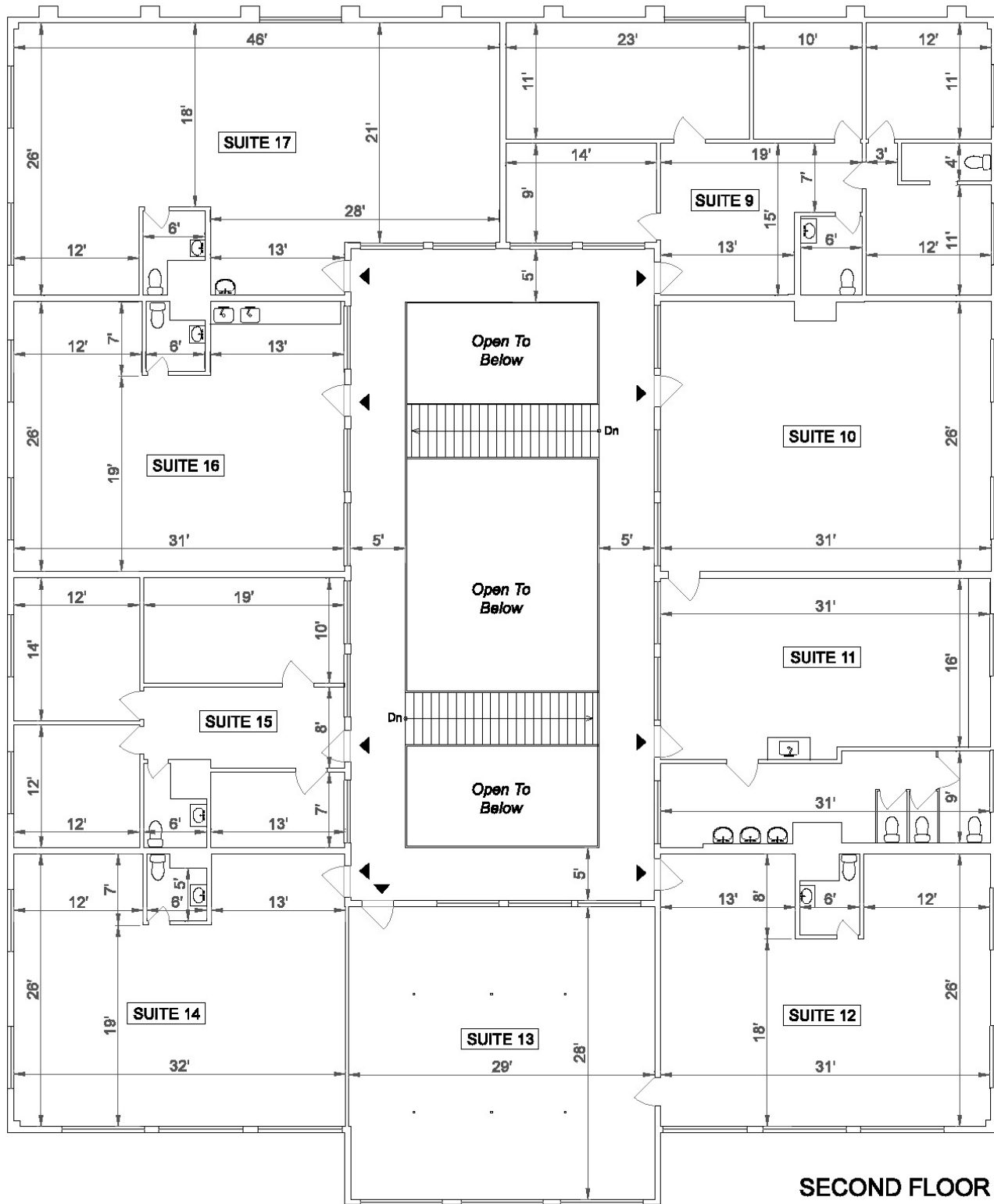
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FLOOR PLAN - AVAILABLE SPACES

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PROPERTY PHOTOS

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