

FOR LEASE | PROFESSIONAL OFFICE SUITES
44100 MONTEREY AVENUE, PALM DESERT, CA 92260



CAMERON RAWLINGS

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PROPERTY DESCRIPTION

PROFESSIONAL OFFICE SUITES | FOR LEASE
44100 Monterey Avenue, Palm Desert, CA 92260

Meade Commercial is proud to offer for lease professional office suites located at 44100 Monterey Avenue in Palm Desert, California.

The two-story office building is +/-24,621 square feet. The entire first level serves as covered parking for tenants and visitors and all office space is located on the second floor. Situated at the high-traffic, signalized intersection of Monterey Avenue and Fred Waring Drive, this property offers excellent visibility and easy accessibility.

The second floor office area consists of professional office suites along with a wing of executive suites with shared conference room, restrooms, kitchenette and waiting area.

The properties owners recently renovated with new exterior paint and desert landscaping; new interior paint, flooring, doors and hardware in office suites along with other common area improvements including restrooms and elevator.

The center Valley location gives your business easy access to both ends of the Coachella Valley.

We have competitive lease rates and space is filling up. Contact broker for an exclusive showing.

INVESTING BACK INTO THE PROPERTY

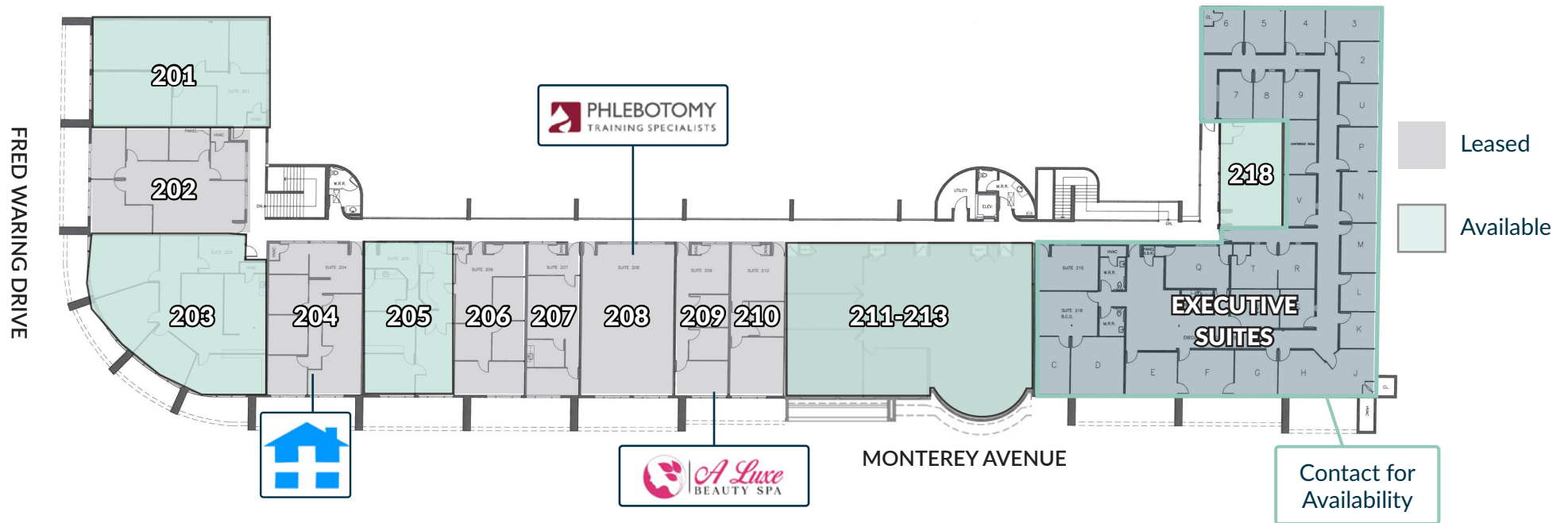
Owners have completed the following improvements:

- New Exterior Paint
- New Desert Landscaping
- New Interior Flooring
- New Interior Paint, Doors and Hardware
- Common Area Restrooms Remodel
- Elevator Remodel
- Multiple New HVAC Systems



AVAILABLE SUITES

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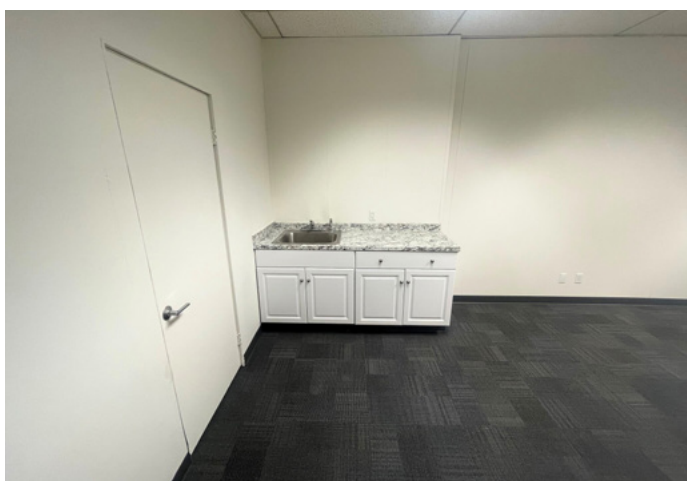
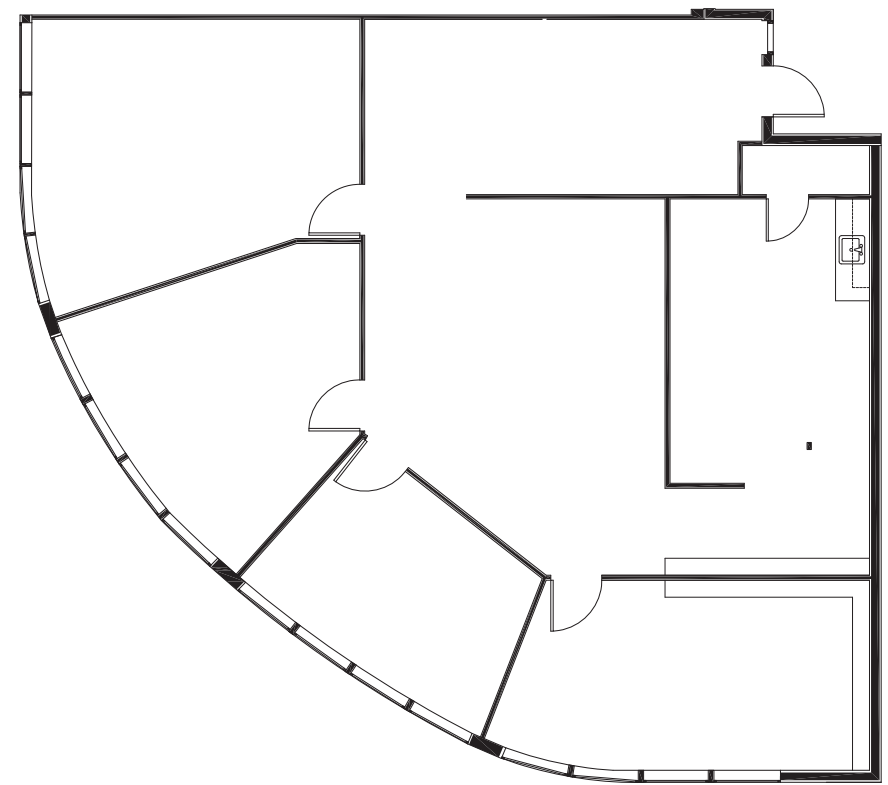
SUITE	SIZE	MONTHLY RATE/SF	LAYOUT	MONTHLY RENT
201	±1,779 SF	\$1.70/SF	3 Offices, Waiting Area, Large Conference Room Coming Soon	\$3,025.00
203	±2,162 SF	\$1.70/SF	4 Offices, Reception and Waiting Area, Kitchenette	\$3,675.00
205	±1,274 SF	\$1.65/SF	2 Large Offices, Office with Sink, Waiting Area	\$2,102.00
211-213	±3,559 SF	\$1.95/SF	Mostly Open Floor Plan Layout Available November 1, 2025	\$6,940.00
218	±715 SF	\$1.70/SF	2 Offices, Private Storage, Waiting Area	\$1,216.00

- All lease rates are modified gross
- Tenant responsible for utilities; electricity, phone and internet
- Adjacent suites can be combined if larger office is needed
- Building signage also available
- Tenant allowance available for qualified tenants and terms

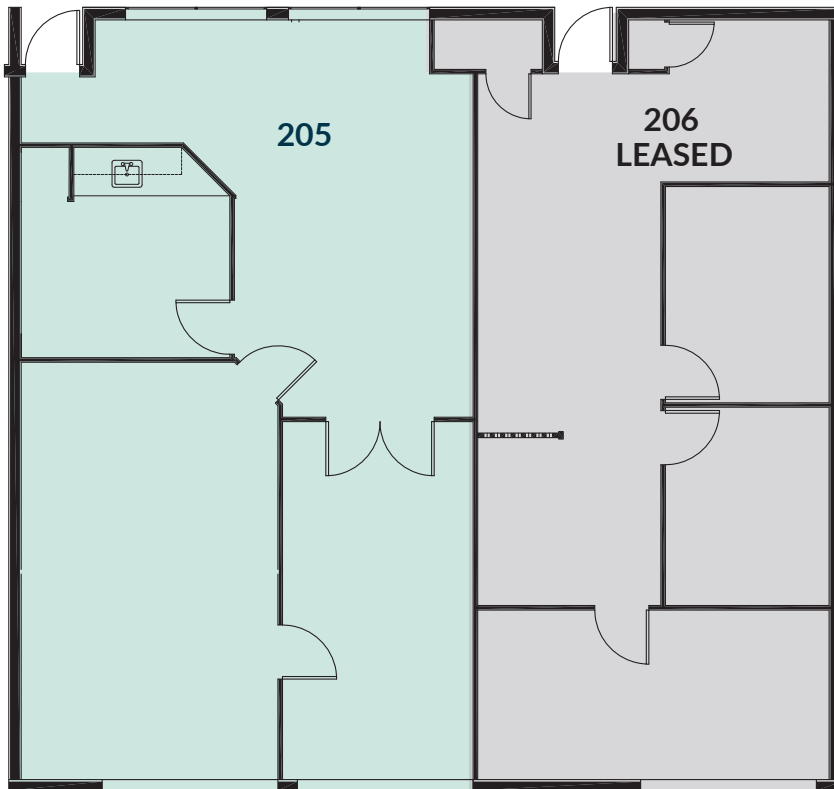
SUITE 203 - DETAILS AND PHOTOS

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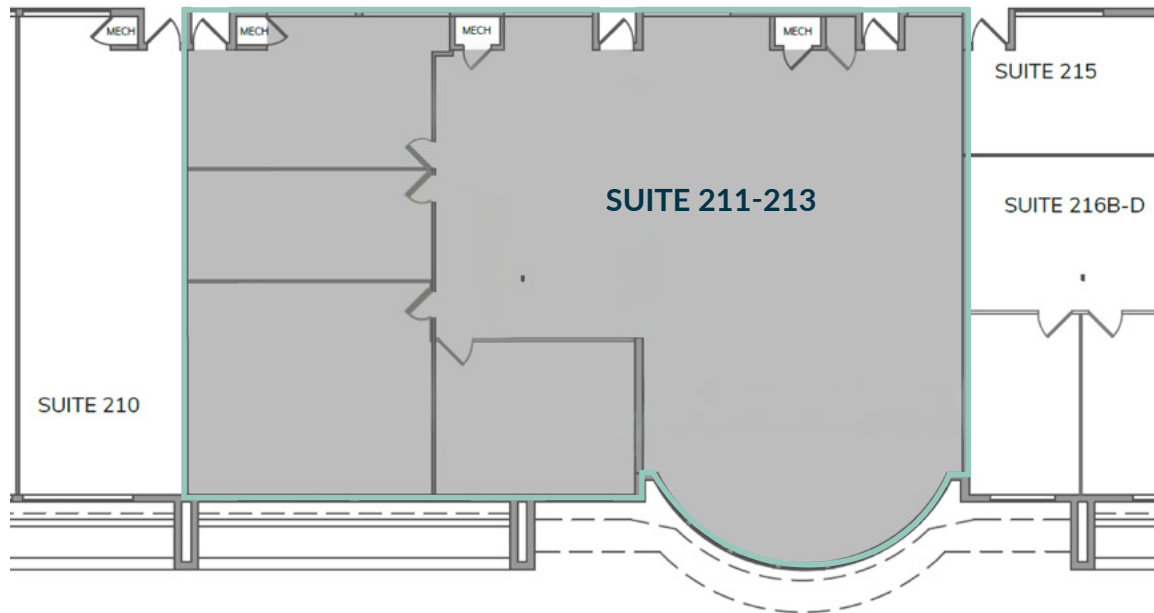
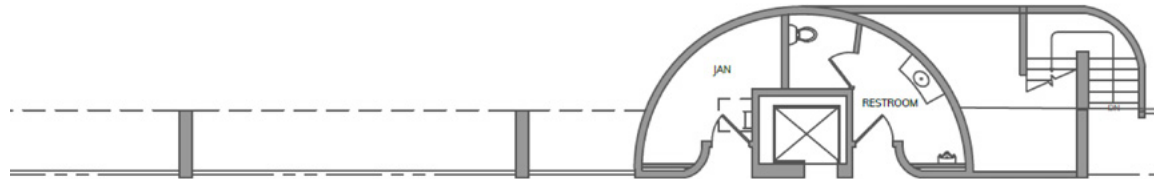
SUITE	203
SIZE	±2,162 SF
MONTHLY	\$3,675 (\$1.70/SF)
TYPE	Modified Gross
LAYOUT	Waiting area, four (4) large private offices, open work area, break area with sink



SUITE	205
SIZE	±1,274 SF
MONTHLY	\$2,102 (\$1.65/SF)
TYPE	Modified Gross
LAYOUT	Three (3) large private offices (one with sink), Open waiting/work area



SUITE	211-213
SIZE	±3,559 SF
MONTHLY	\$6,940.00 (\$1.95/SF)
TYPE	Modified Gross
LAYOUT	Mostly open floor plan layout
AVAILABLE	November 1, 2025



PROPERTY PHOTOS

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

AERIAL MAP

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YOUR ADVISORS



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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 non-binding and neither 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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