

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

WILSON MEADE
COMMERCIAL REAL ESTATE

**RECENTLY
RENOVATED**



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PROPERTY DESCRIPTION

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

Wilson Meade Commercial Real Estate 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



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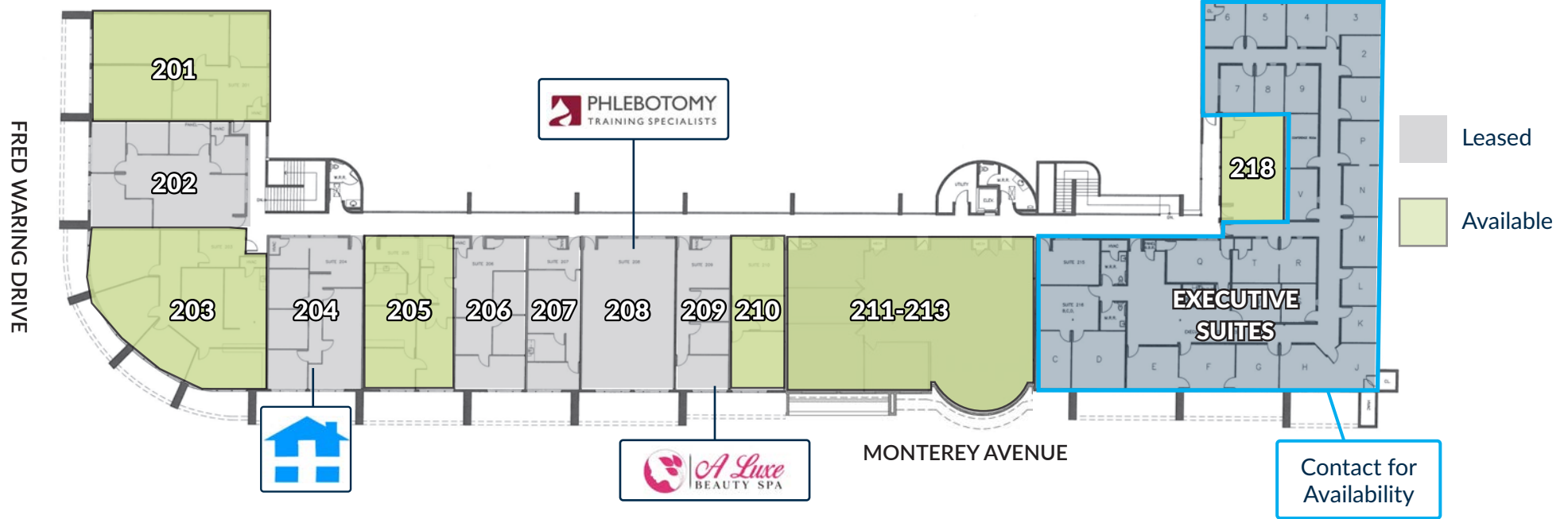
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WILSON MEADE COMMERCIAL REAL ESTATE | 2025

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AVAILABLE SUITES

PROFESSIONAL OFFICE SUITES | FOR LEASE
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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
210	±746 SF	\$1.85/SF	1 Office, Storage Space, and Waiting area	\$1,380.00
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

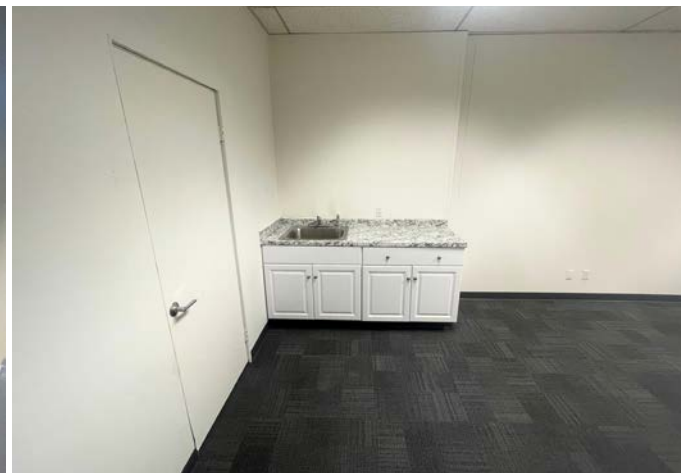
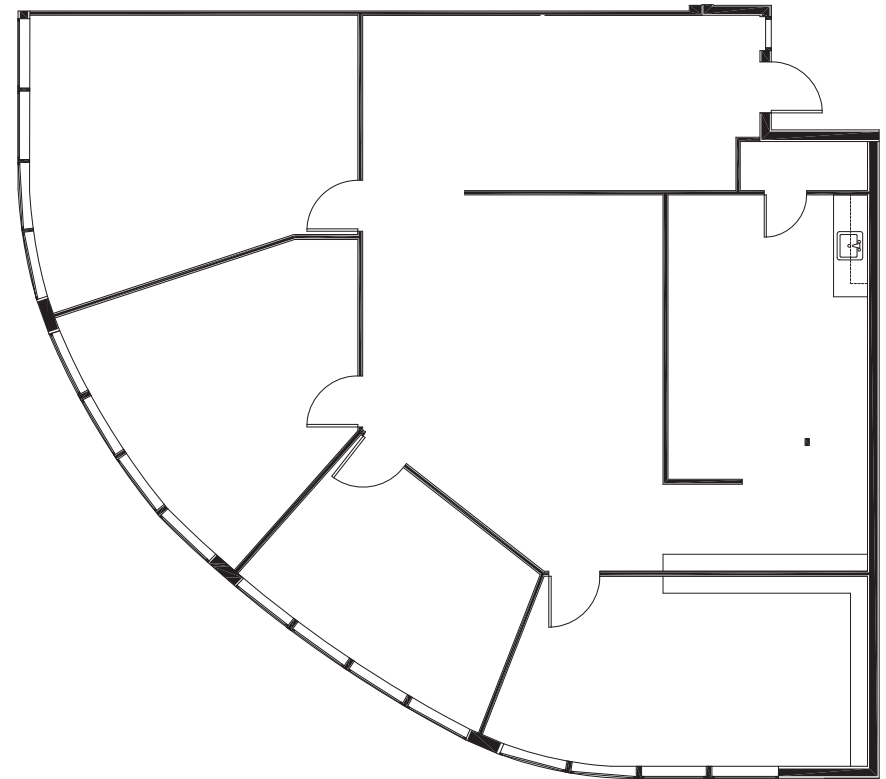
- All lease rates are modified gross
- Tenant responsible for utilities; electricity, phone and internet
- Adjacent suites can be combined if larger office is needed

- Building signage also available
- Tenant allowance available for qualified tenants and terms

SUITE 203 - DETAILS AND PHOTOS

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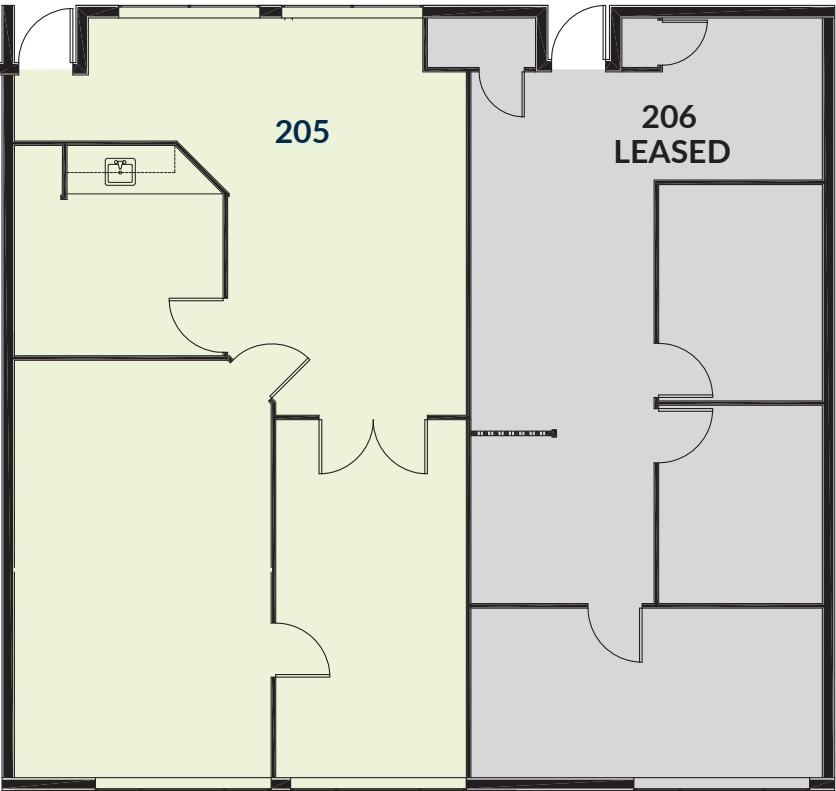
SUITE	203
SIZE	±2,162 SF
MONTHLY	\$3,675 (\$1.70/SF)
TYPE	Modified Gross
LAYOUT	Waiting area, four (4) large private offices, open work area, break area with sink



SUITE 205 - DETAILS AND PHOTOS

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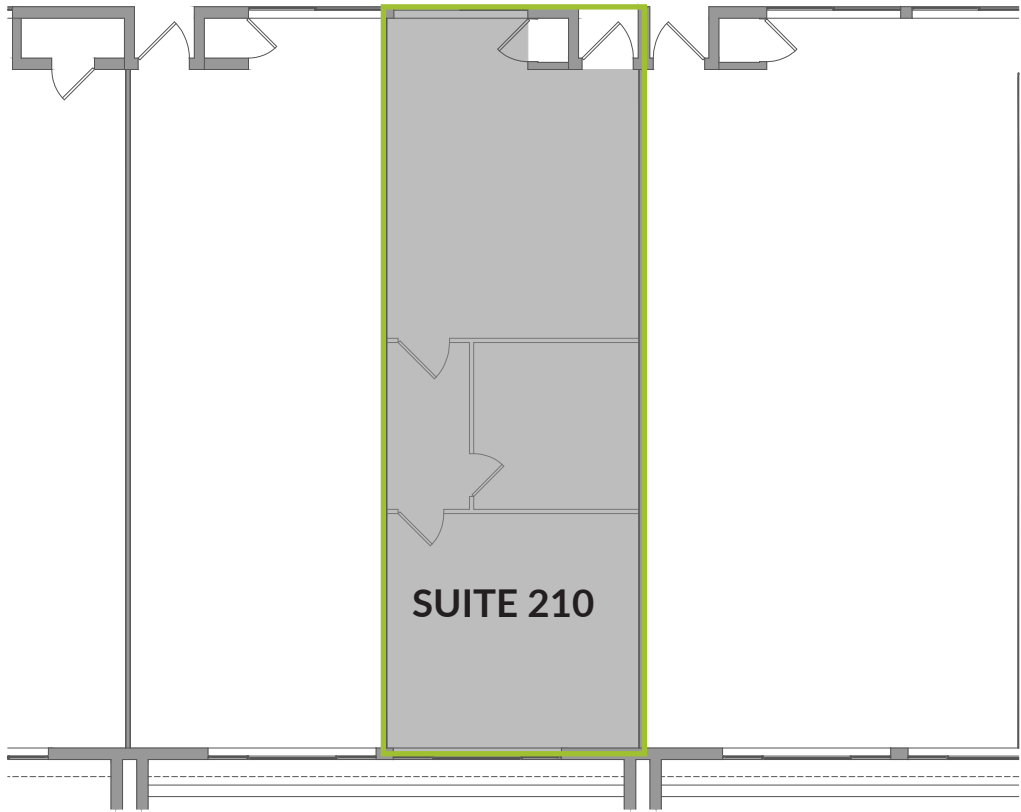
SUITE	205
SIZE	±1,274 SF
MONTHLY	\$2,102 (\$1.65/SF)
TYPE	Modified Gross
LAYOUT	Three (3) large private offices (one with sink), Open waiting/work area



SUITE 210 - DETAILS AND PHOTOS

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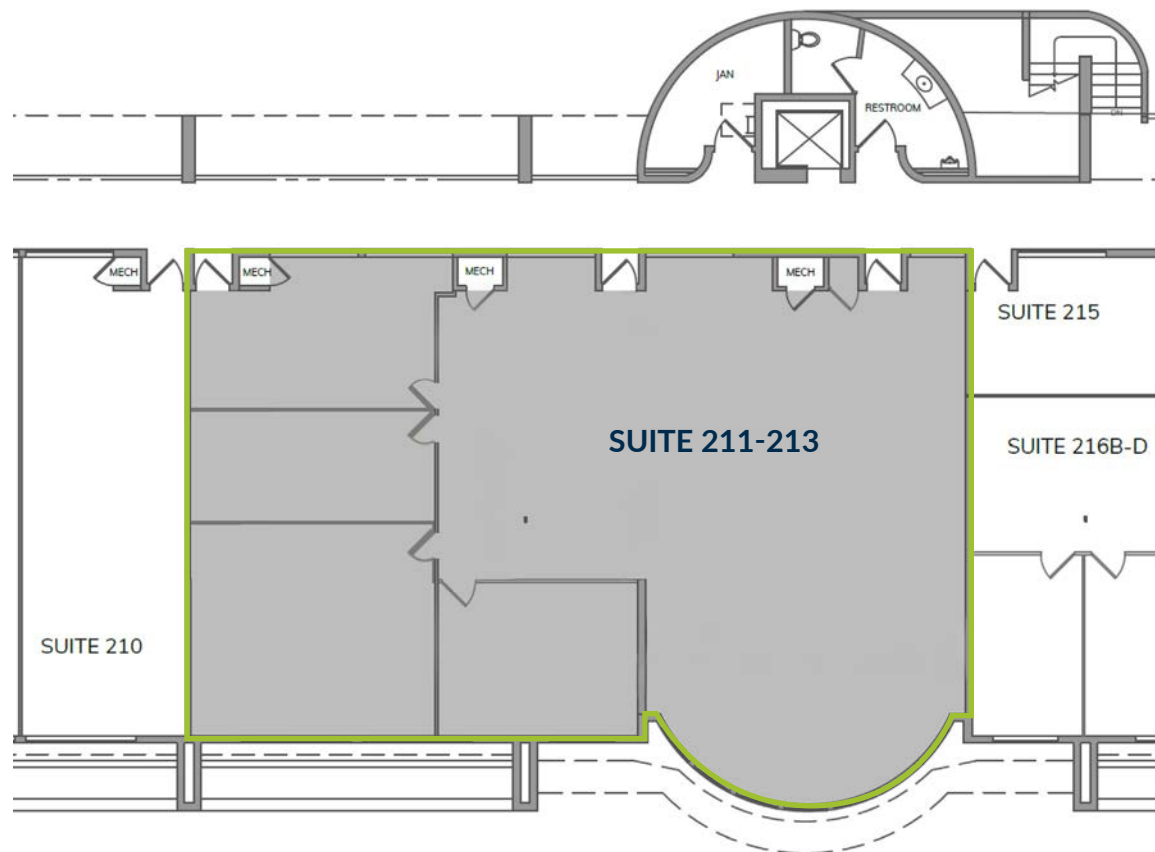
SUITE	210
SIZE	±746 SF
MONTHLY	\$1,380 (\$1.85/SF)
TYPE	Modified Gross
LAYOUT	1 Office, Storage Space, and Waiting area



SUITE 211-213 | DETAILS AND PHOTOS

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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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AERIAL MAP

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YOUR ADVISORS

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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 non-binding 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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