

# OFFICE SPACE | SUB-LEASE AVAILABLE

47040 WASHINGTON STREET, #3201, LA QUINTA, CA 92253

**WILSON MEADE**  
COMMERCIAL REAL ESTATE

±1,124 SF | \$1.65/SF NNN



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# PROPERTY INFORMATION

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47040 WASHINGTON STREET #3201, LA QUINTA, CA 92253

## PROPERTY OVERVIEW

Located in the heart of La Quinta's thriving business district, this professional office suite offers a prime location within the prestigious **La Quinta Professional Building**. Suite #3201 features approximately **1,124 square feet** of flexible space, ideal for a wide range of professional or medical office uses.

This well-maintained suite boasts a functional layout with a welcoming reception area, multiple private offices, and ample natural light. The building itself offers excellent curb appeal, professional landscaping, and ample parking for clients and staff.

Situated on Washington Street, the property enjoys **high visibility and easy access**, with close proximity to Highway

111, nearby restaurants, shopping centers, and residential communities. This is an ideal opportunity for businesses seeking a professional presence in one of Coachella Valley's most desirable locations.

## HIGHLIGHTS

- Approx. 1,124 Sq Ft of office space
- Prime location in La Quinta Professional Building
- Ideal for medical, legal, financial, or other professional use
- Convenient parking and building access
- Close to major thoroughfares, retail, and dining options



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

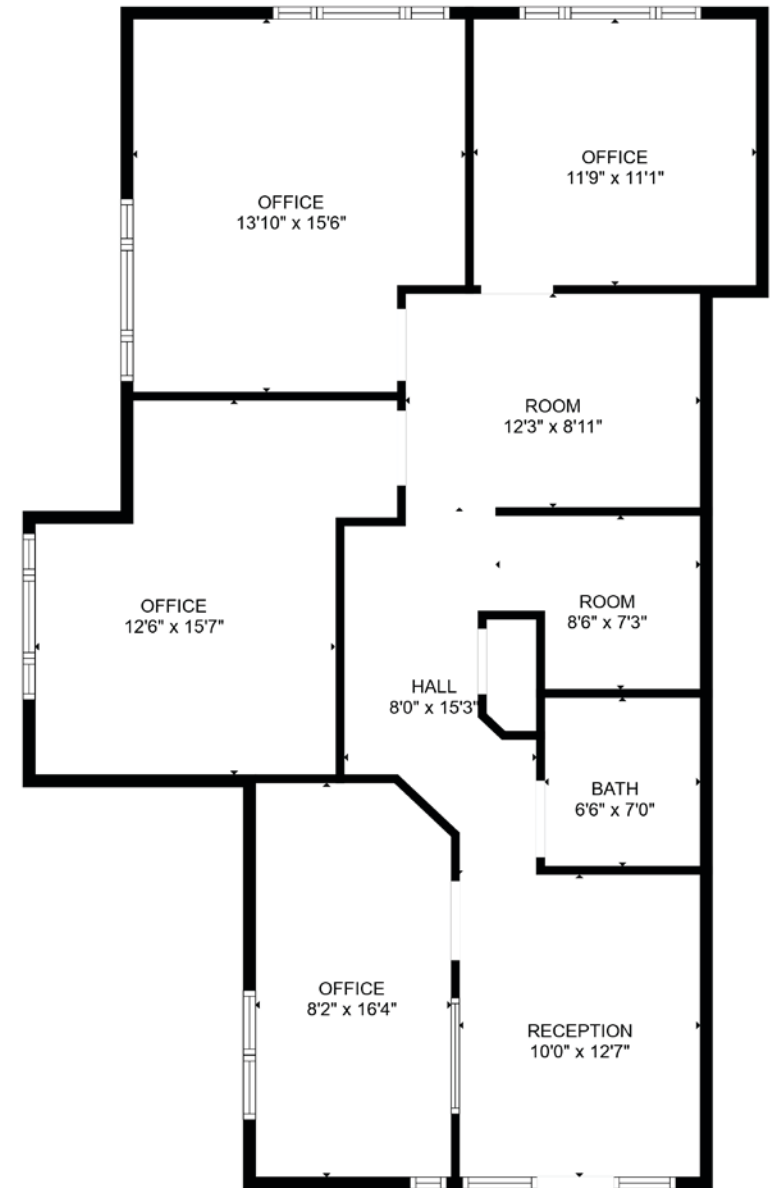
# FLOOR PLAN

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## SUITE FLOOR PLAN

Suite 3201 enjoys high quality build out with a reception area, four (4) private offices, breakroom, and in suite restroom. The second level office enjoys natural light and mountain views suitable for a variety of professional users.

SUITE:	3201
SIZE:	±1,124
TYPE:	NNN
RATE:	\$1.65/SF
TERM:	October 31, 2026





# PHOTOS

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# AERIAL VIEW

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# DEMOGRAPHICS

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2024	1-Mile	3-Mile	5-Mile
Population	7,150	74,619	182,586
Households	3,290	29,561	71,718
Median Household Income	\$80,181	\$76,902	\$72,783
Median Home Value	\$712,948	\$565,296	\$526,354



# YOUR ADVISOR



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