

OFFICE FOR LEASE | \$2.25/SF | MODIFIED GROSS

44901 VILLAGE COURT, SUITE C, PALM DESERT, CA 92260

WILSON MEADE
COMMERCIAL REAL ESTATE



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PROPERTY OVERVIEW

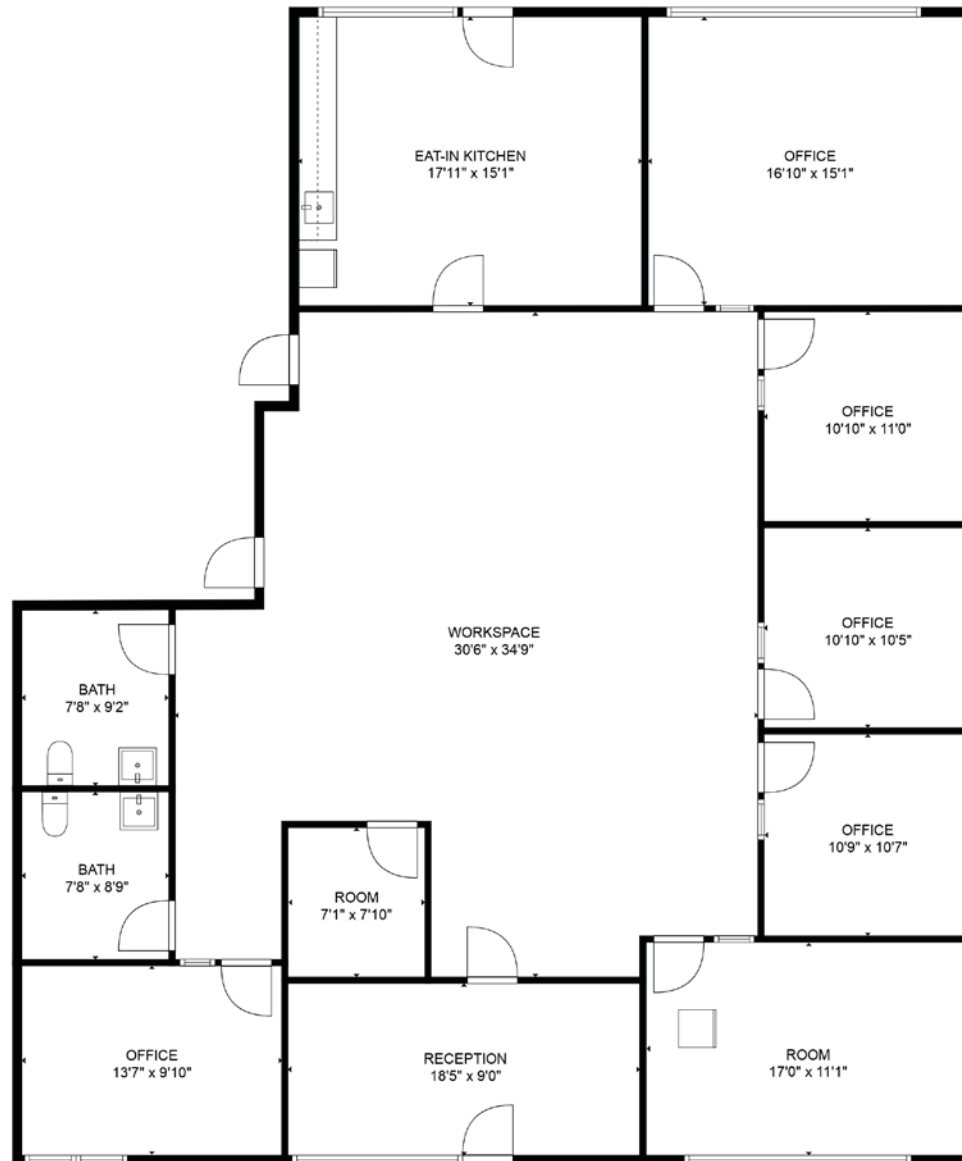
OFFICE SPACE FOR LEASE
44901 VILLAGE COURT, PALM DESERT, CA 92260

Wilson Meade Commercial is proud to offer a +/-2,600 square foot professional office for lease located at 44901 Village Court, Palm Desert, CA. The space is located on the endcap of the North side of the building with reception area, five (5) private offices, conference room, kitchenette/break room open work area and two (2) restrooms. The space is perfect for many different professional users looking for a prime location in Palm Desert.

BUILDING INFORMATION

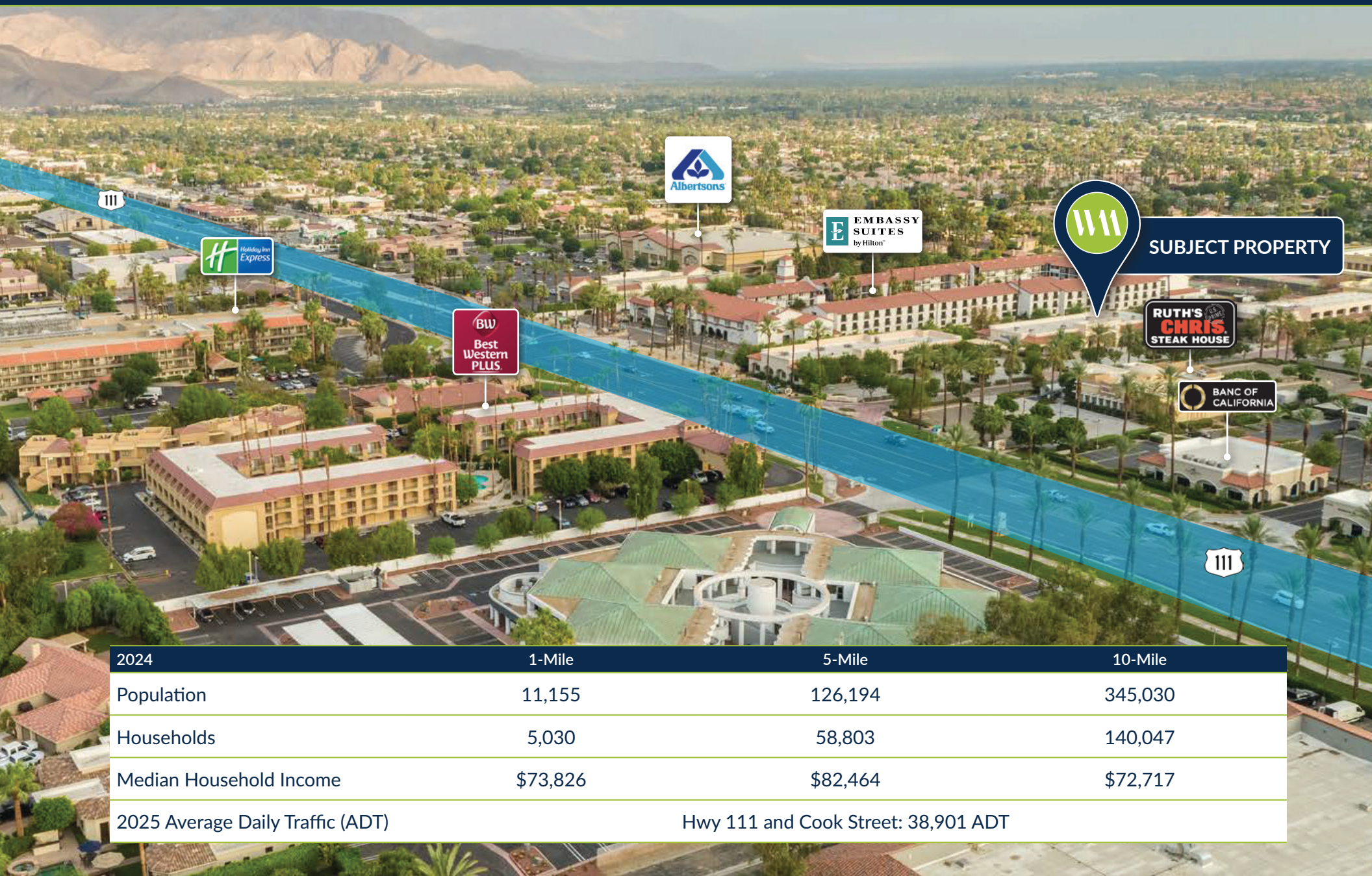
Building size:	±9,937 SF
Available:	±2,600 SF
Monthly:	\$5,850.00
Rate:	\$2.25/SF
Type:	Modified Gross
Zoning:	Office Professional (OP)
Miscellaneous	Available furnished





DEMOGRAPHICS

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2024	1-Mile	5-Mile	10-Mile
Population	11,155	126,194	345,030
Households	5,030	58,803	140,047
Median Household Income	\$73,826	\$82,464	\$72,717
2025 Average Daily Traffic (ADT)	Hwy 111 and Cook Street: 38,901 ADT		

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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 nonbinding 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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