



**ONE EL PASEO NORTH, L.L.C.**  
A CALIFORNIA LIMITED LIABILITY COMPANY

## **For Lease**

### **East Building - Suite 102**

One El Paseo Plaza, home of several Fortune 500 Companies, is the Desert's finest Class "A" office complex, located within the valley's demographic and economic heart at the prime intersection of two of the Desert's most prominent streets – El Paseo Drive and Highway 111. Suite 102 within the East Building is built out to the highest Class "A" configuration including formal reception station, private offices, a large conference room, solid wood doors, high capacity phone and data, etc. The first floor suite features butted glass entry doors directly off the prestigious main lobby. One El Paseo Plaza with its two luxurious, two-story office buildings is situated on approximately 5 acres of grounds. Both buildings feature elegant lobbies with granite, custom design flooring and many more well appointed amenities. The project is surrounded by lush landscaping, fountains and many architectural highlights in the common area. One El Paseo Plaza offers desirable covered and assigned parking.

#### **Suite 102 suite information below:**

<b>Total Suite Net Rentable SF:</b>	6,431 SF
<b>Total Suite Usable SF:</b>	5,556 SF
<b>Market Rental Rate:</b>	\$1.95/SF plus approximate \$0.66/SF Triple Net Fee
<b>Building Type:</b>	Two-Story Class "A" Office Building (East)
<b>Building Address:</b>	74-245 Highway 111, Palm Desert, CA 92260
<b>Type:</b>	Class "A" fully built out office space
<b>Project Area:</b>	5 Acres
<b>Total Project SF:</b>	86,836 square feet
<b>East Building SF:</b>	22,813 rentable square feet
<b>Built in:</b>	2003
<b>Tenant Mix:</b>	Class "A" Fortune 500 Companies
<b>Average Household Income:</b>	\$102,769 (5 mile radius)
<b>Parking Ratio:</b>	5 spaces per 1,000 square feet
<b>Traffic Count:</b>	Approx. 50,000 cars per day
<b>Available:</b>	Immediately.

**For more leasing information or a private showing please contact:**

Samuel Rasmussen  
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**One El Paseo Plaza**  
**Aerial Property Photos**  
**74-245 Highway 111, Palm Desert, CA**



**One El Paseo Plaza**  
**Exterior Property Photos**  
**74-245 Highway 111, Palm Desert, CA**



West Building and Restaurant Pavilion



West Building

**One El Paseo Plaza**  
**Exterior Property Photos**  
**74-245 Highway 111, Palm Desert, CA**



**One El Paseo Plaza**  
**Exterior Property Photos**  
**74-245 Highway 111, Palm Desert, CA**



Restaurant Pavilion



Restaurant Pavilion

**One El Paseo Plaza**  
**Interior Property Photos**  
**74-245 Highway 111, Palm Desert, CA**



**One El Paseo Plaza**  
**East Building – Suite 102 Interior Photos**  
**74-245 Highway 111, Palm Desert, CA**



**One El Paseo Plaza**  
**East Building – Suite 102 Interior Photos**  
**74-245 Highway 111, Palm Desert, CA**

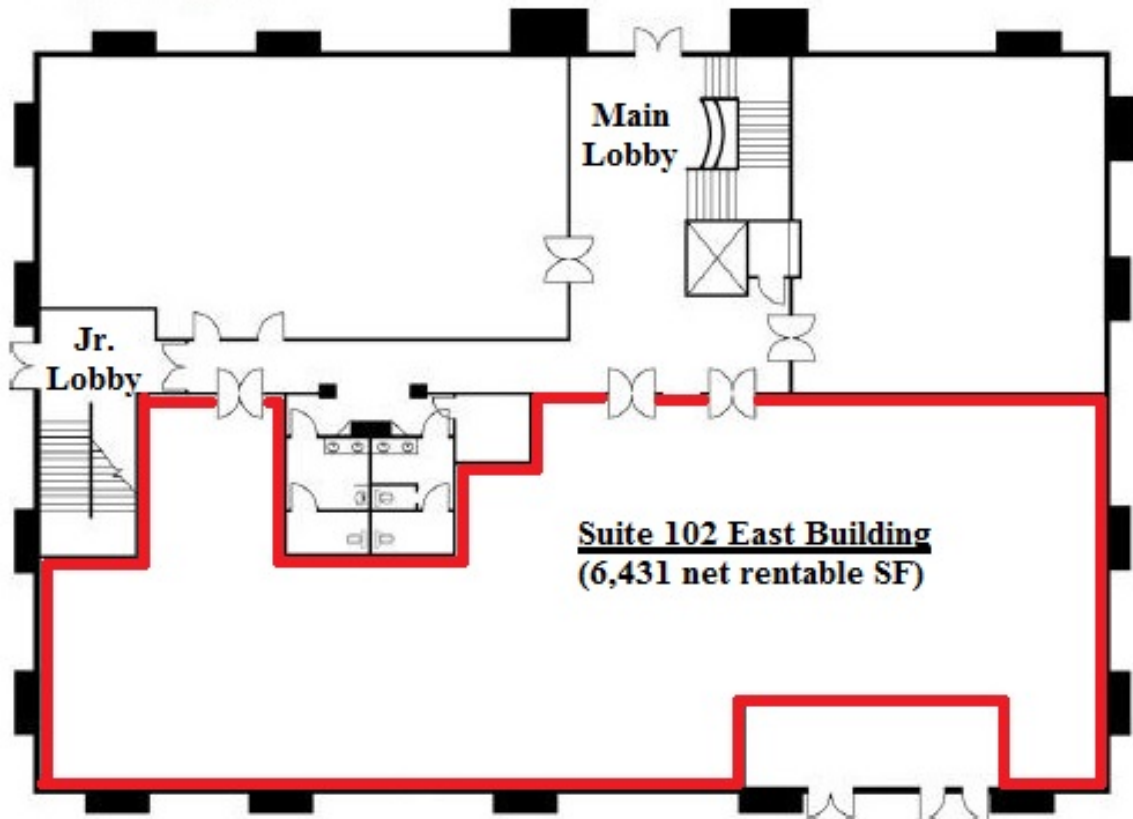




**One El Paseo Plaza**  
**East Building**  
**74-245 Highway 111, Palm Desert, CA**

**Suite 102 - Floor Plan**  
6,431 net rentable square feet

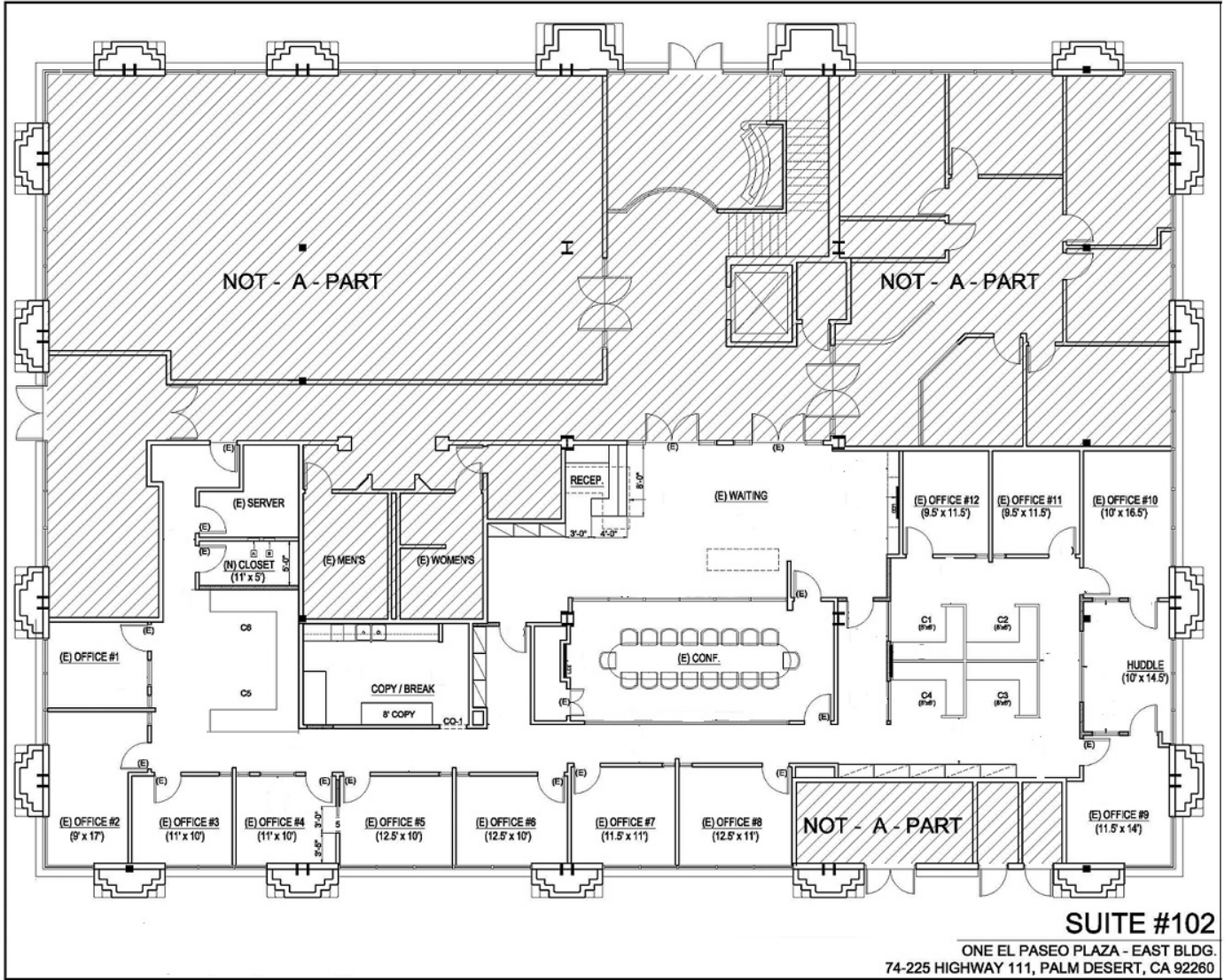
First Floor



**One El Paseo Plaza**  
**East Building**  
**74-245 Highway 111, Palm Desert, CA**

**Suite 102 - Current Space Plan**

6,431 net rentable square feet



# One El Paseo Plaza Site Plan





**ONE EL PASEO PLAZA** is the Desert's finest class "A" full service office complex. Serving the business communities of Rancho Mirage, Palm Desert, Indian Wells and La Quinta, the project combines high visibility frontage and signage on the Coachella Valley's main traffic artery—Highway 111—with the stature and elegance of its El Paseo Drive address.

Centrally located within the valley's demographic and economic heart—One El Paseo Plaza is a short drive to all Desert businesses and recreational facilities, including the Palm Springs Regional Airport. Within walking distance of this project are literally dozens of shops and restaurants to service the daily needs of our facility.



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