

LEASE

BOARDWALK PLAZA
41865 Boardwalk Palm Desert, CA 92211



Steve Lyle

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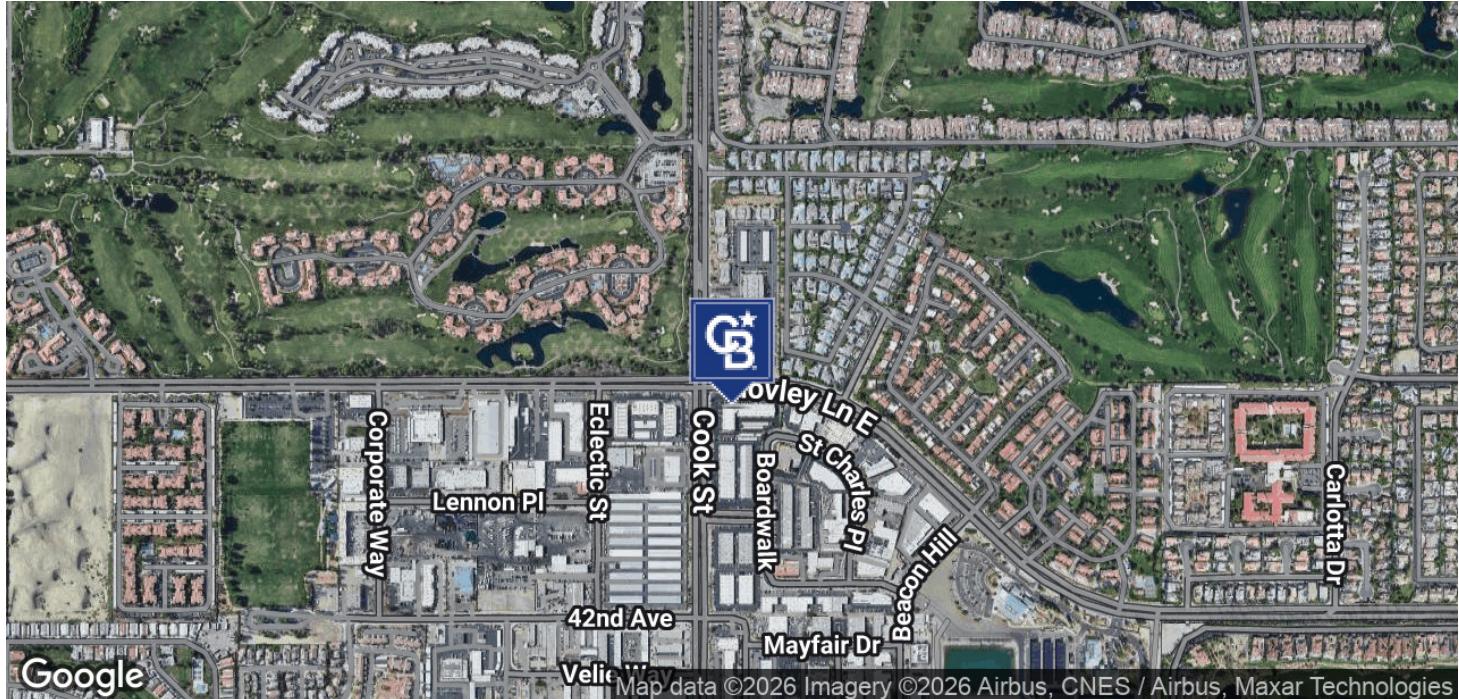


COLDWELL BANKER
COMMERCIAL
LYLE & ASSOCIATES,
LP

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PROPERTY DESCRIPTION

Now leasing private office suites with large windows and abundant natural light at the newly rebranded "Boardwalk Plaza", under new ownership. A new building signage program is now in place, offering enhanced visibility.

The current tenant mix includes a diverse professional environment featuring experts in business, finance, law, engineering, and corporate services.

Located in a premium setting on the SEC of Cook Street and Hovley Ln E. This property offers direct access to both Interstate 10 and Highway 111—an ideal location in the heart of Palm Desert's commercial corridor. Flexible floor plans available in various sizes.

LOCATION DESCRIPTION

SEC of Cook Street & Hovley Lane

OFFERING SUMMARY

Lease Rate:	\$1.35 SF/month (NNN \$0.49 PSF/MO)
Available SF:	737 - 949 SF
Lot Size:	2.38 Acres
Building Size:	41,009 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,499	24,709	45,249
Total Population	5,672	51,531	93,260
Average HH Income	\$113,936	\$113,548	\$119,985

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LEASE INFORMATION

Lease Type:	NNN \$0.49 PSF/MO	Lease Term:	Negotiable
Total Space:	737 - 949 SF	Lease Rate:	\$1.35 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
113	Available	737 SF	NNN \$0.49 PSF/MO	\$1.35 SF/month	Ground-floor corner end unit with direct exterior entry and convenient adjacent parking. Features include a private restroom, break room with sink, and a front vestibule with a built-in receiving window.
205	Available	930 SF	NNN \$0.49 PSF/MO	\$1.35 SF/month	Outstanding views!
210	Available	949 SF	NNN \$0.49 PSF/MO	\$1.35 SF/month	Upgraded suite with excellent natural light.
214	Available	816 SF	NNN \$0.49 PSF/MO	\$1.35 SF/month	Fantastic views!

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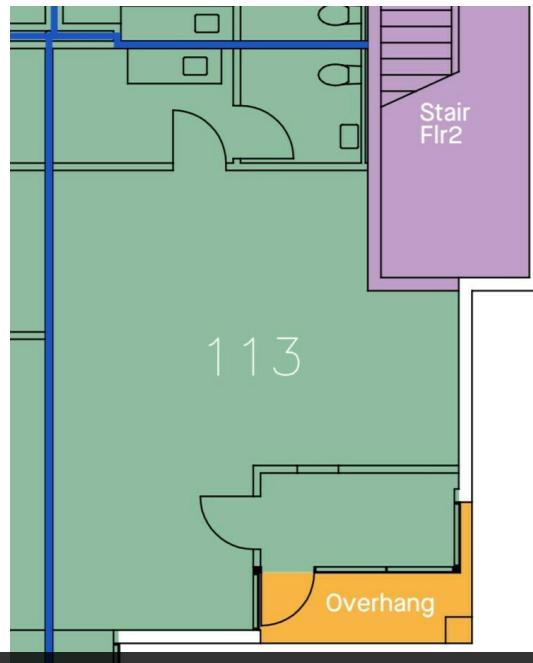
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Suite 113

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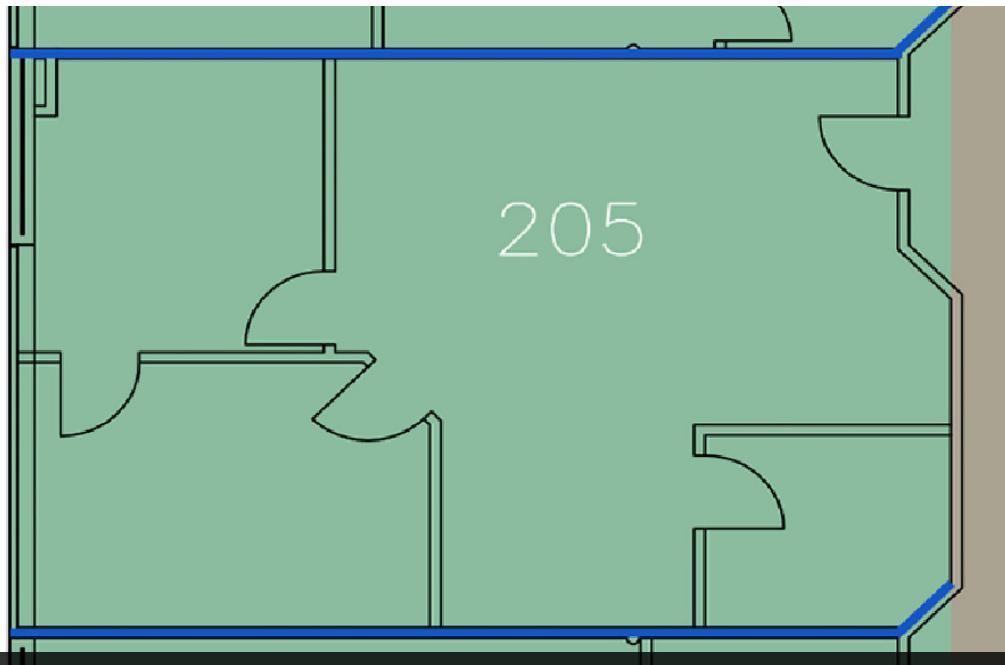
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View towards Cook Street



Suite 205

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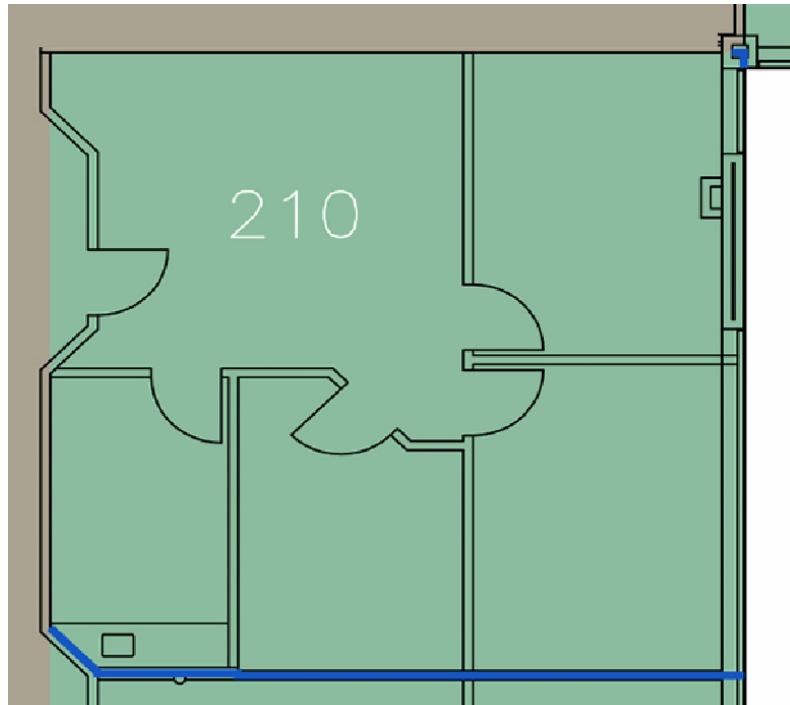
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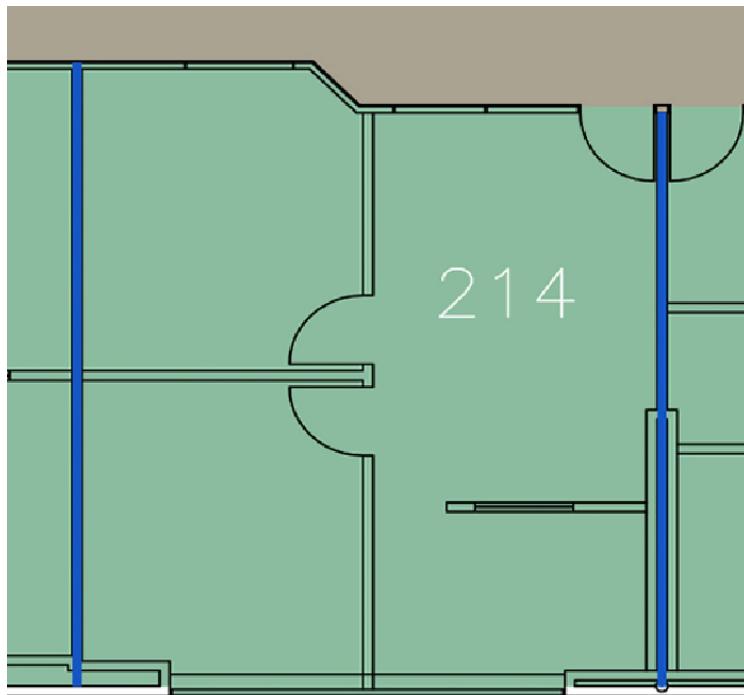
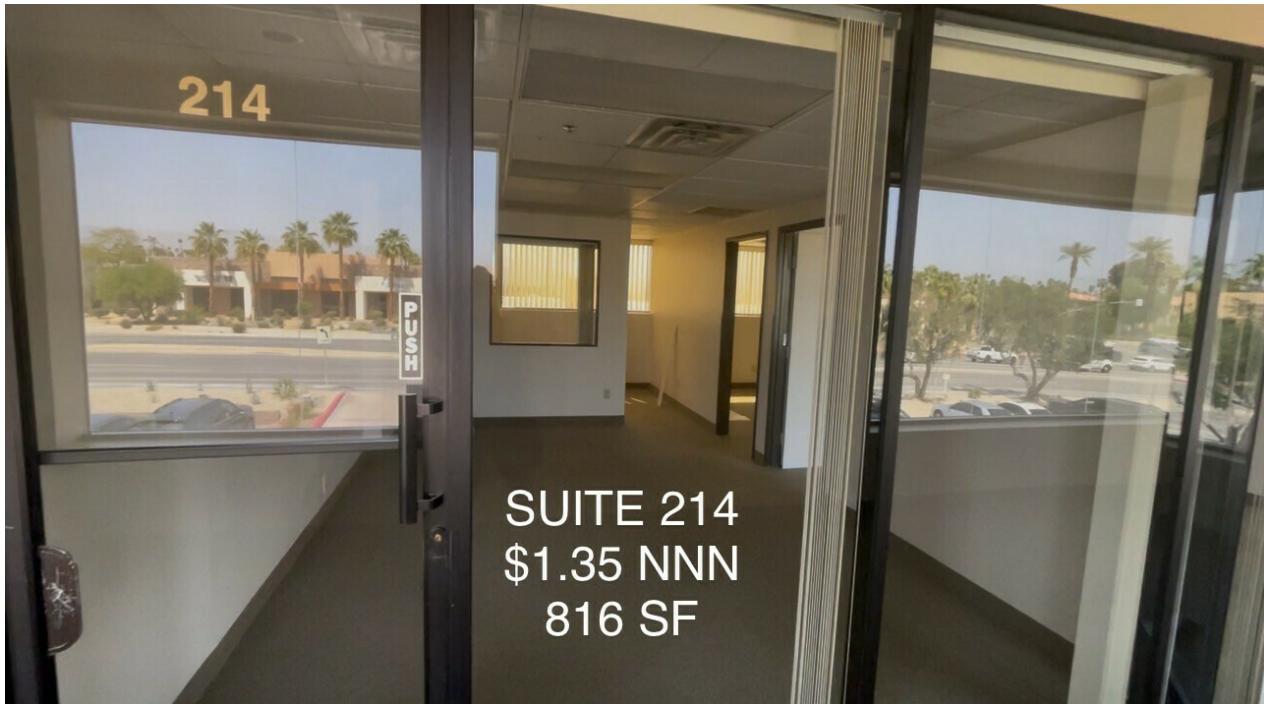
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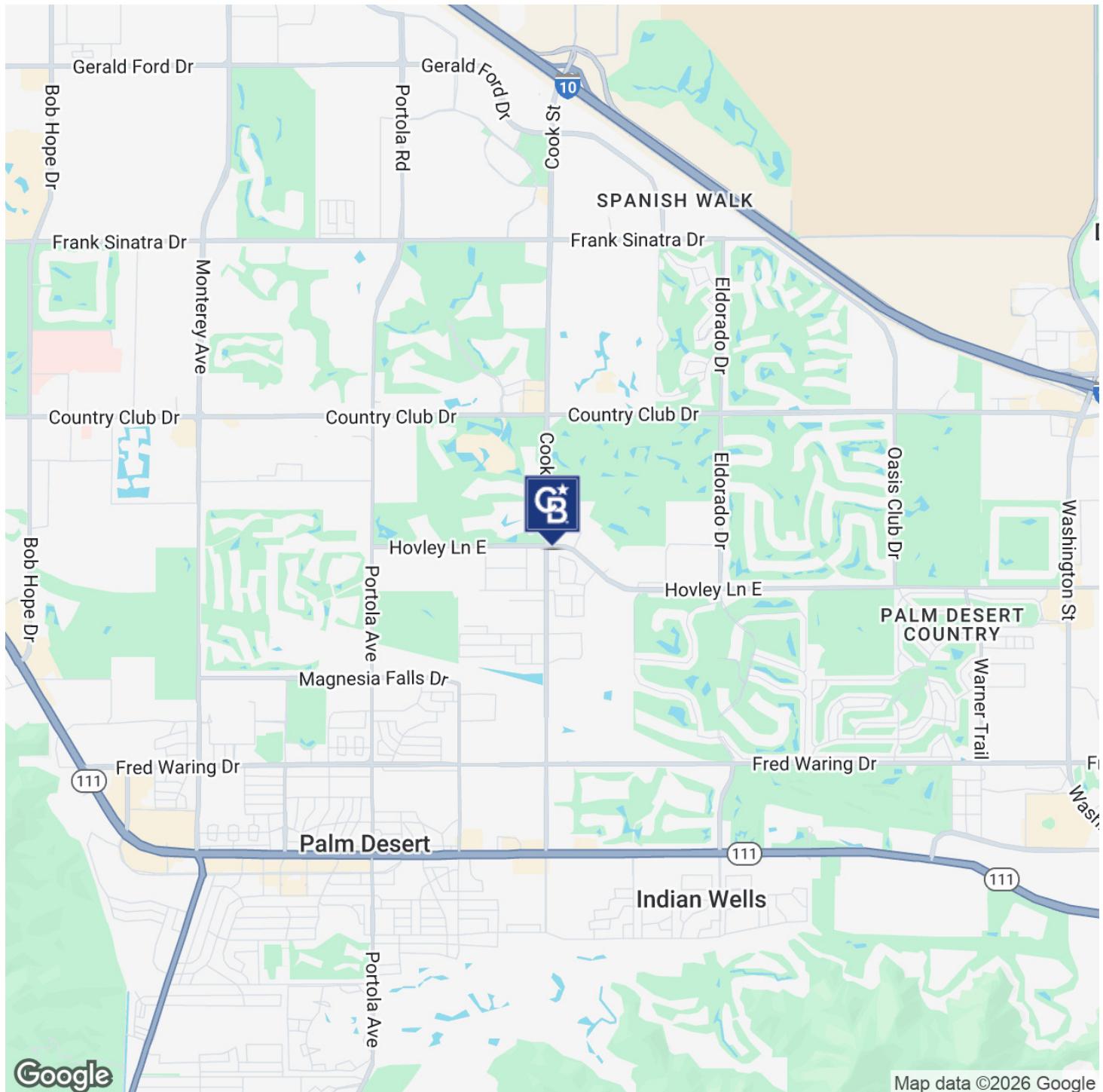


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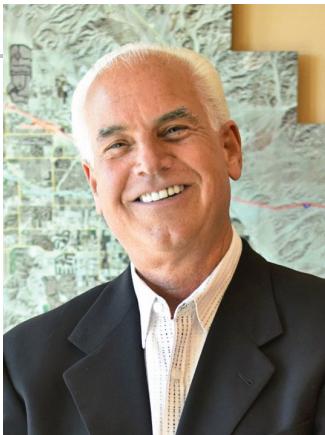
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STEVE LYLE

CEO

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