

**PROFESSIONAL OFFICE SUITES | FOR LEASE**  
**OFFICE SIZES FROM 518 SF TO 2,162 SF**



**RECENTLY RENOVATED**

EXTERIOR/INTERIOR PAINT | RESTROOMS | OFFICE FLOORING | DOORS AND HARDWARE | HVAC | LANDSCAPING

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# PROPERTY DESCRIPTION

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 thirteen (13) professional office suites with four (4) suites available from 518 SF to 2,162 SF, along with a wing of twenty six (26) 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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WILSON MEADE COMMERCIAL REAL ESTATE | 2024

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# AVAILABLE SUITES



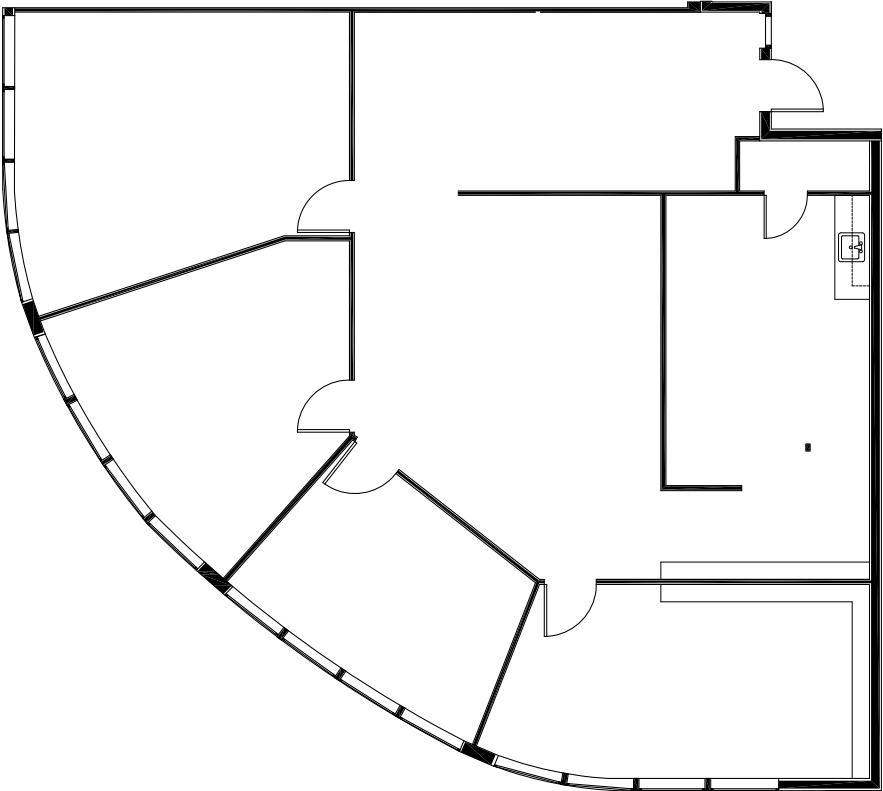
SUITE	SIZE	MONTHLY RATE/SF	LAYOUT	MONTHLY RENT
203	2,162 SF	\$1.70/SF	4 Offices, Reception and Waiting Area, Kitchenette	\$3,675.00
205	1,274 SF	\$1.65/SF	2 Large Offices, Office with Sink, Waiting Area	\$2,102.00
206	960 SF	\$1.70/SF	3 Offices, Waiting Area	\$1,632.00
218	715 SF	\$1.70/SF	2 Offices, Private Storage, Waiting Area	\$1,216.00

SPACES CAN BE COMBINED UP TO 3,642 SF

- 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

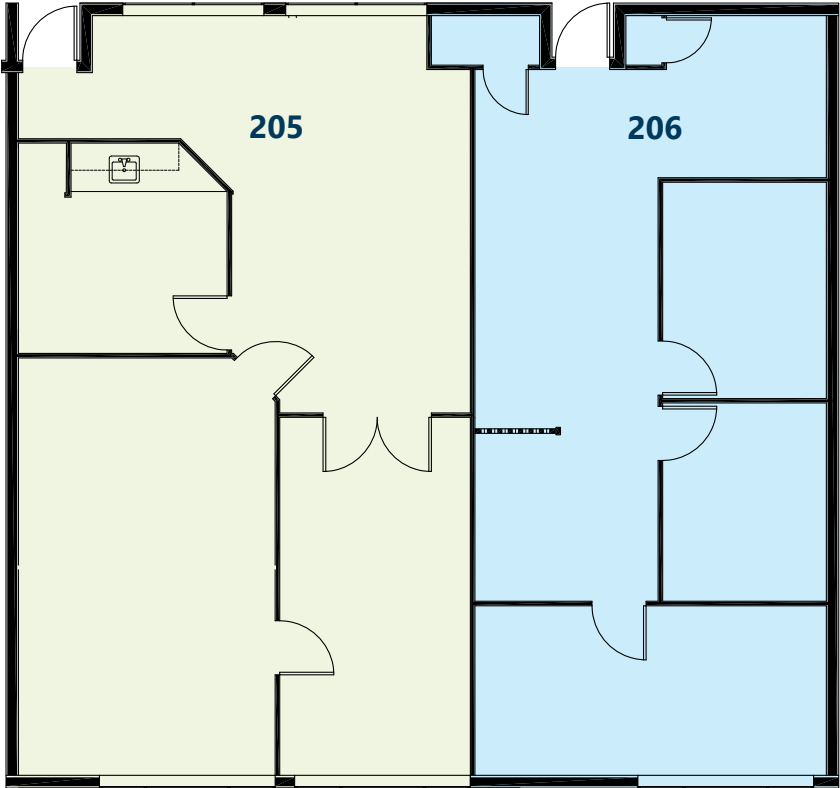
# SUITE 203 - DETAILS AND PHOTOS

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 AND 206 - DETAILS AND PHOTOS

<b>SUITE</b>	205	206
<b>SIZE</b>	+/-1,274 SF	+/-960 SF
<b>MONTHLY</b>	\$2,102 (\$1.65/SF)	\$1,632 (\$1.70/SF)
<b>TYPE</b>	Modified Gross	Modified Gross
<b>LAYOUT</b>	Three (3) large private offices (one with sink), Open waiting/work area	Two (2) private offices, conference room, open waiting/work area



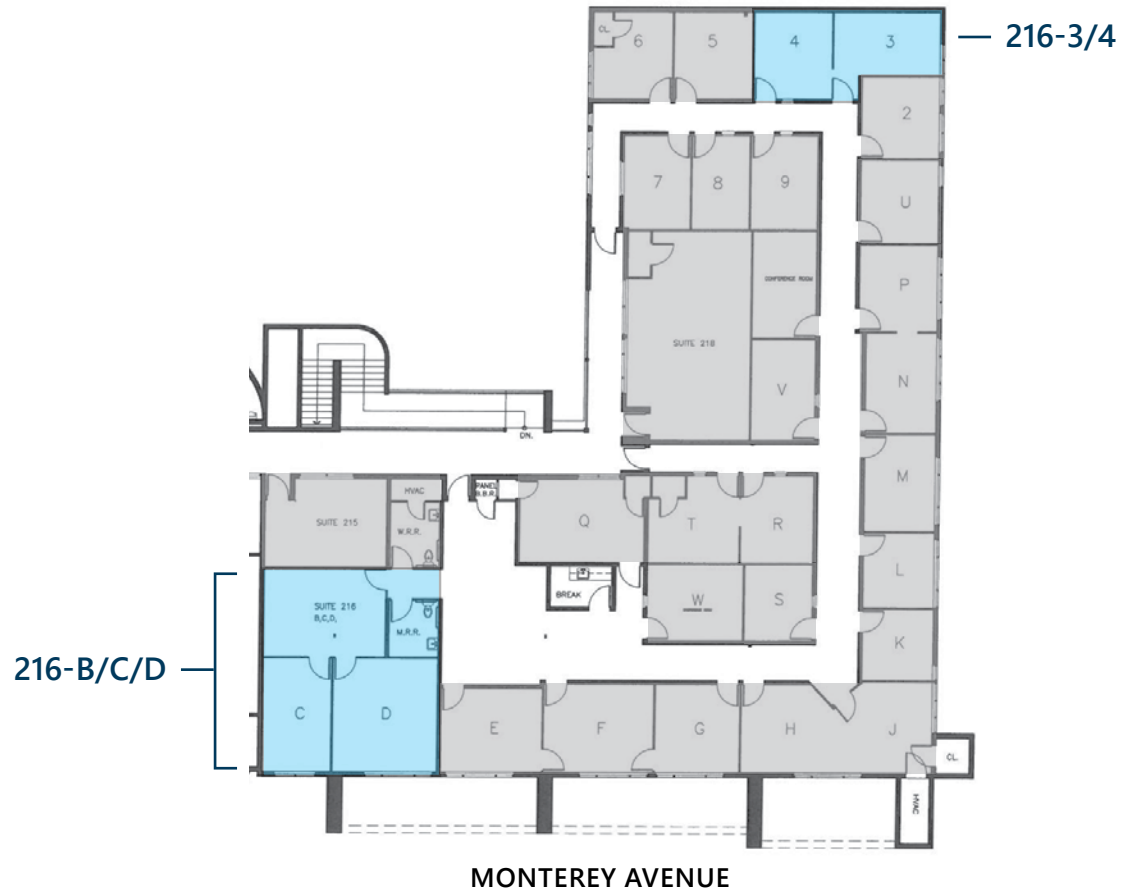
205



206

# AVAILABLE EXECUTIVE SUITES

- Unavailable
- Available



SUITE	SIZE	MONTHLY RATE/SF	LAYOUT	MONTHLY RENT
216-3/4	518 SF	\$2.20/SF	Two (2) Connected Executive Offices	\$1,140.00
216-B/C/D	985 SF	\$2.10/SF	Open Area, Two (2) Executive Offices	\$2,069.00

All rates include tenants share of electricity

# PROPERTY PHOTOS



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# AERIAL MAP



**DEMOGRAPHICS**

		2 MILES	5 MILES
	Total population	29,060	74,325
	Median Age	48.9	58.8
	Median Income	\$94,946	\$111,618

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# YOUR ADVISORS



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