



**COLDWELL
BANKER
COMMERCIAL**

LYLE & ASSOCIATES, LP

FOR LEASE

**MEDICAL OR OFFICE SPACE
\$1.50 PSF / NNN**

**SUITE A6-A9 3,758 SF
CREATE YOUR OWN CUSTOM SPACE**

72855 Fred Waring Dr
Palm Desert, CA 92260

MUST SEE! Professional Medical and General Office space. Highly sought-after location. Unique architecture. Centrally located in the heart of Palm Desert on heavily traveled Fred Waring Drive proximate to College of the Desert and Westfield Shopping Center. Great signage visibility.



MEDICAL & OFFICE SPACE

Marta Ward Blodgett
310 493 0580
mward@cbclyle.net
CaDRE #01309501

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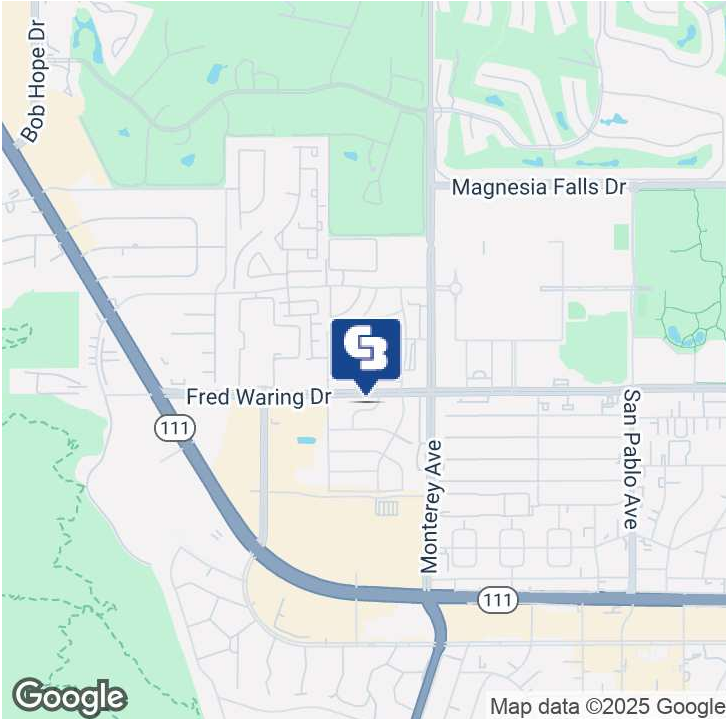
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MESA OFFICE BUILDING

72855 Fred Waring Dr, Palm Desert, CA 92260

LEASE



OFFERING SUMMARY

Available SF: A6-A9 3,758 SF.

Lease Rate: A6-A9 - \$1.50
PSF/Month
\$0.52 (NNN)

Building Size: 8,015 SF

Zoning: SP

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PROPERTY OVERVIEW

Medical and General Office space available.

PROPERTY HIGHLIGHTS

- **SUITE A6-A9 - CREATE YOUR OWN CUSTOM SPACE**
- Partially Built out office or medical space ready for Tenant Improvements
- The current partial build-out contains a large lobby and reception area.
- 8 exam rooms, 5 offices, and a special procedure room
- Breakroom/lounge, 4 restrooms, and storage in multiple areas
- Can divide for qualified tenant.
- Create your customized suite for tenant's individual needs.
- Currently in grey shell condition.
- Generous tenant improvements

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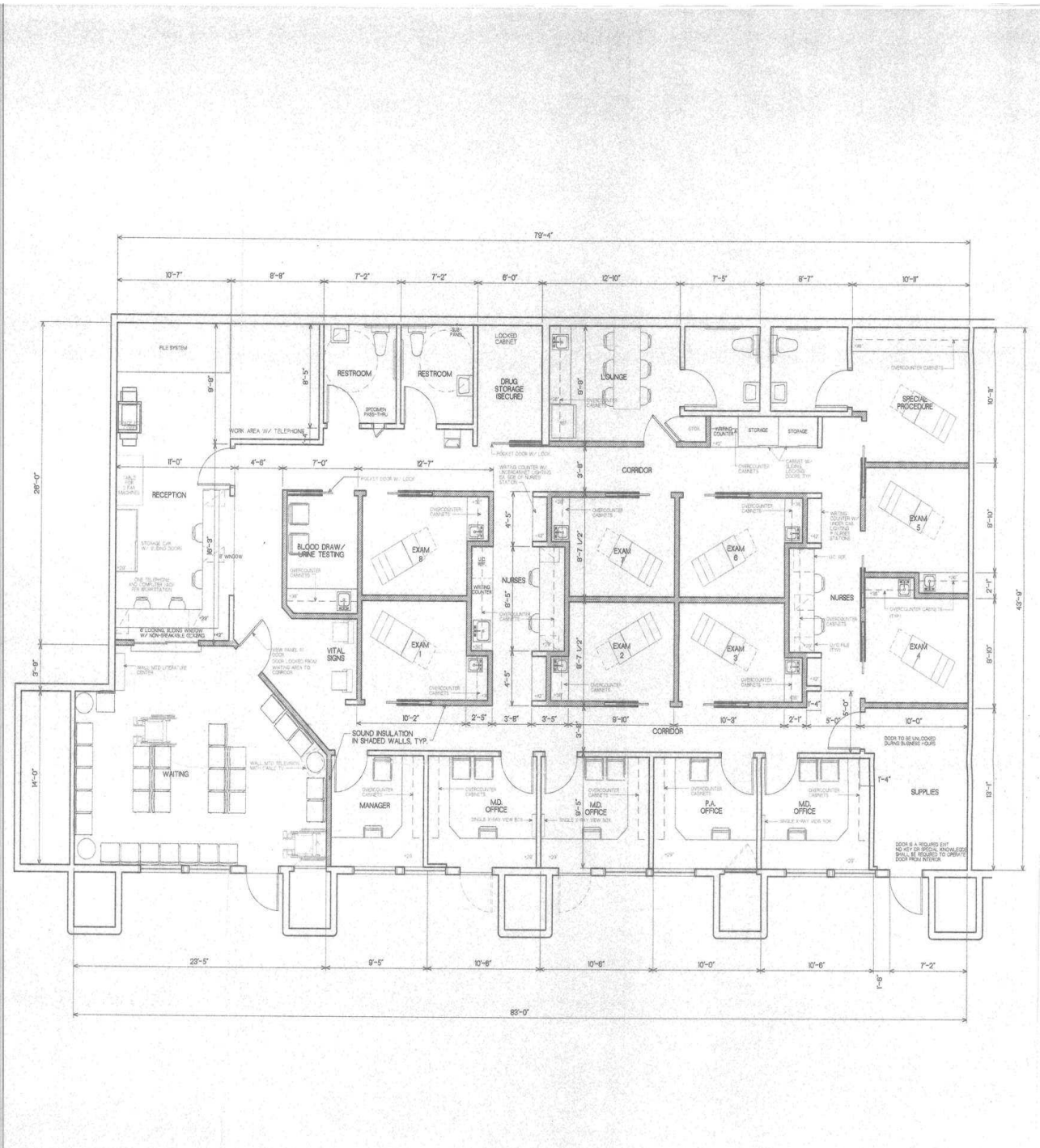


MESA OFFICE BUILDING
SUITE A6-A9 FLOOR PLAN 3,758 SF.
CREATE YOUR OWN CUSTOM SPACE

72855 Fred Waring Dr, Palm Desert, CA 92260

CURRENT PARTIAL BUILDOUT

LEASE



SUITE A6 - A9

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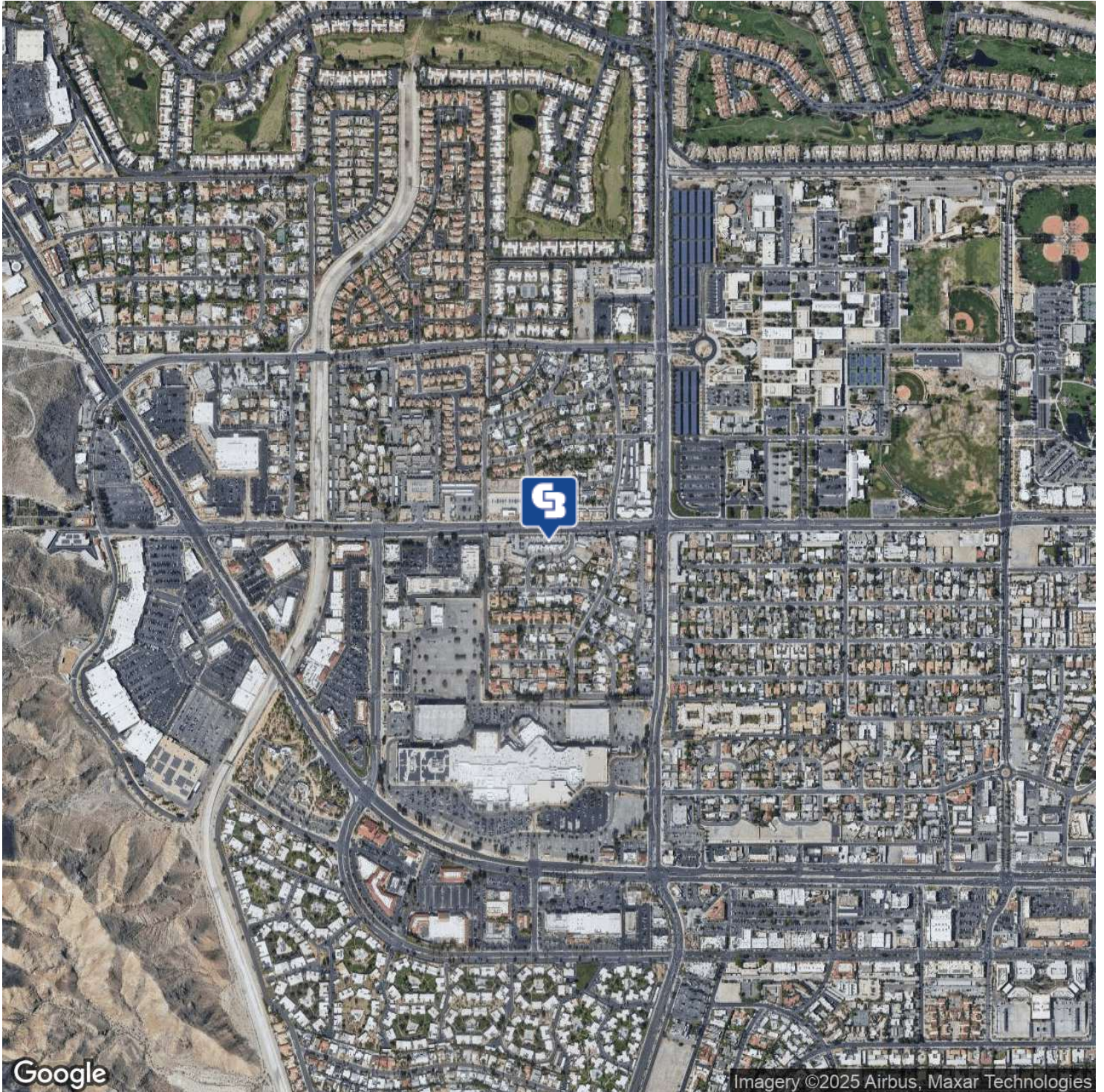
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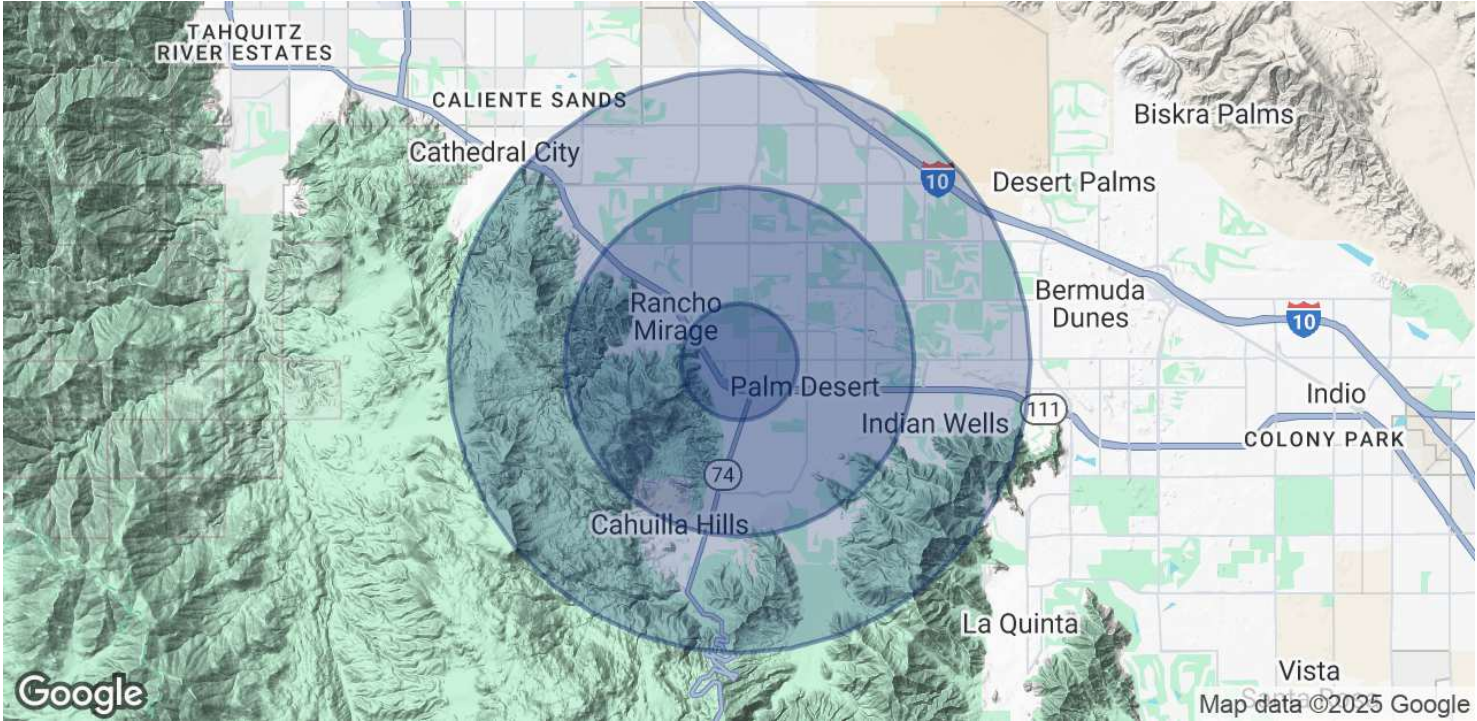
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BLDG. A

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,776	41,028	69,481
Average age	45.2	51.5	55.6
Average age (Male)	41.8	49.9	54.6
Average age (Female)	46.7	52.4	56.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,273	19,695	33,807
# of persons per HH	2.1	2.1	2.1
Average HH income	\$71,313	\$93,245	\$105,588
Average house value	\$422,689	\$460,346	\$499,893

* Demographic data derived from 2020 ACS - US Census

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MARTA WARD BLODGETT

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