

# 1,100 SF OFFICE FOR LEASE

## WASHINGTON PLAZA

**GREAT  
LOCATION**



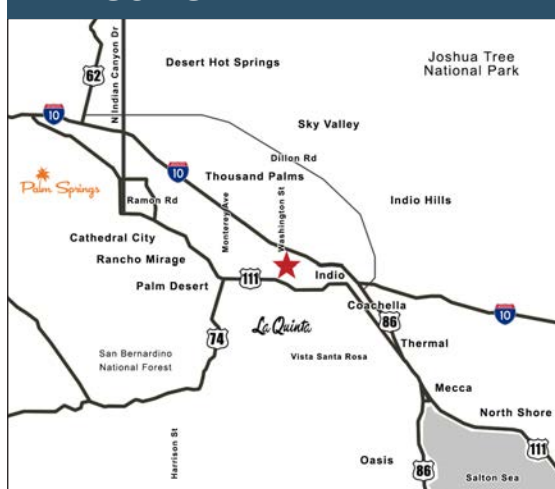
**43875 WASHINGTON ST, PALM DESERT, CA**

### FEATURES

- Located at one of the busiest intersections in the Coachella Valley
- Join La Quinta Compounding Pharmacy and other professional businesses
- Prominent location just north of Washington & Fred Waring; Traffic count: 36,776 cars/day
- Beautiful professional office campus
- Easy access to all Desert Areas

**LEASE RATE: \$1.30/SF MG**

### COACHELLA VALLEY



**VICINITY MAP**



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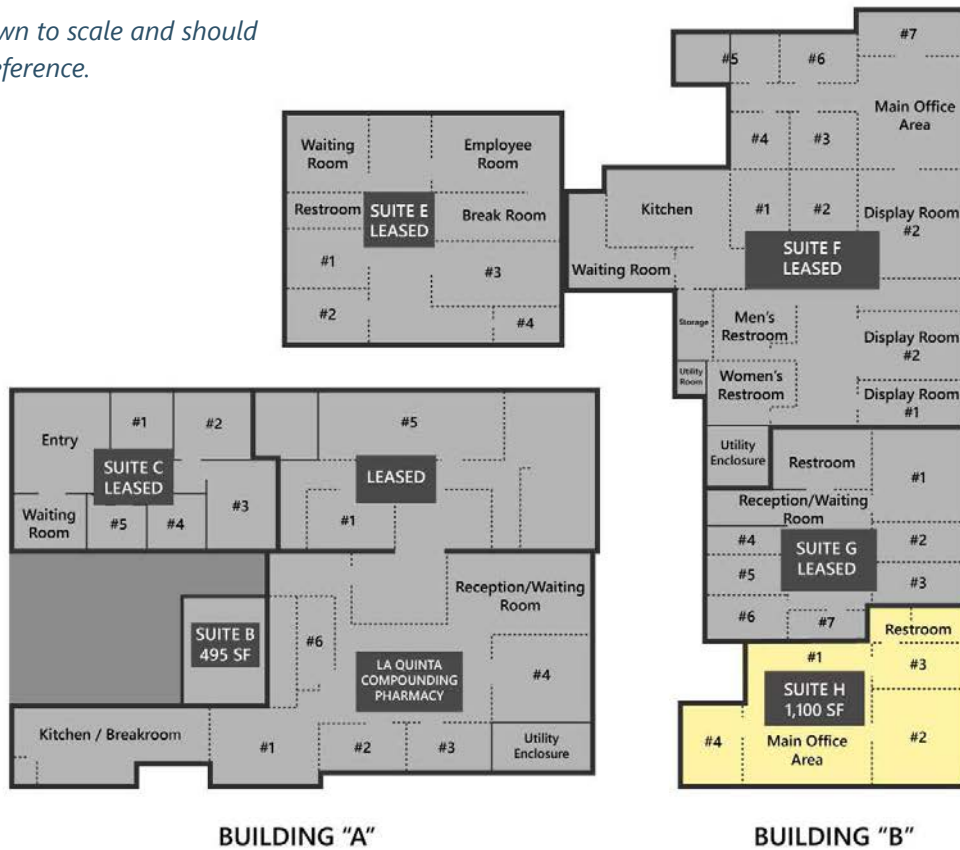


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*This map is not drawn to scale and should only be used as a reference.*



### SITE AMENITIES

- **Location:** The property is located at the west side of Washington St, just north of Fred Waring Drive in Palm Desert, CA
- **Building "B" Size:** 9,978 SF
- **Current Use:** Multi-tenant Office Suites
- **APN:** 637-340-037
- **Zoning:** OP (Office Professional)
- **Parking Spaces:** 34 & 2 accessible
- **Year Built:** 1989
- **Comments:** Site consists of two single-story buildings. There is one suite available for lease located in Building "B" (see right)



### AVAILABLE SUITES

Suite #	Size	Price/SF	Monthly Rent	Date Available
H	1,100 SF	\$1.30/SF	\$1,430/mo MG	Available with 30 days' notice

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Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.