



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

For Lease

West Building - Suite 204

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 204 within the West Building the finest and most luxurious suite in Palm Desert with over \$200,000 spent in custom tenant improvements. The suite is built out to the highest Class "A" configuration showing a unique elegance. The suite has a slab granite reception station, cherry wood paneling, 3 private offices, large conference room and beautiful mountain and desert views throughout the entire suite. One El Paseo Plaza with its two luxurious, two-story office buildings is situated on approximately 5 acres of grounds. Both buildings feature prestigious 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 204 now available – suite information below:

Suite Net Rentable SF:	2,079 square feet
Suite Usable SF:	1,840 square feet
Market Rental Rate:	\$1.95/SF plus approximate \$0.70/SF Triple Net Fee
Building Type:	Two-Story Class "A" Office Building (West)
Building Address:	74-199 El Paseo Drive, Palm Desert, CA 92260
Type:	Class "A" fully built out office space
Project Area:	5 Acres
Total Project SF:	86,836 square feet
West Building SF:	47,990 net rentable square feet
Signage:	Exterior building signage available
Built in:	2001
Tenant Mix:	Class "A" Fortune 500 Companies
Average Household Income:	\$97,310 (5 mile radius)
Parking Ratio:	5 spaces per 1,000 square feet
Traffic Count:	Approx. 60,000 cars per day
Available:	Immediately.

For more leasing information or a private showing please contact:

Samuel Rasmussen at 858-273-6600 ext. 101 or
e-mail at srasmussen@oceanprop.net

One El Paseo Plaza
Aerial Property Photos
74-199 Highway 111, Palm Desert, CA



One El Paseo Plaza
Exterior Property Photos
74-199 Highway 111, Palm Desert, CA



West Building and Restaurant Pavilion



West Building

One El Paseo Plaza
Exterior Property Photos
74-199 Highway 111, Palm Desert, CA



East Building



East Building

One El Paseo Plaza
Exterior Property Photos
74-199 Highway 111, Palm Desert, CA



Restaurant Pavilion

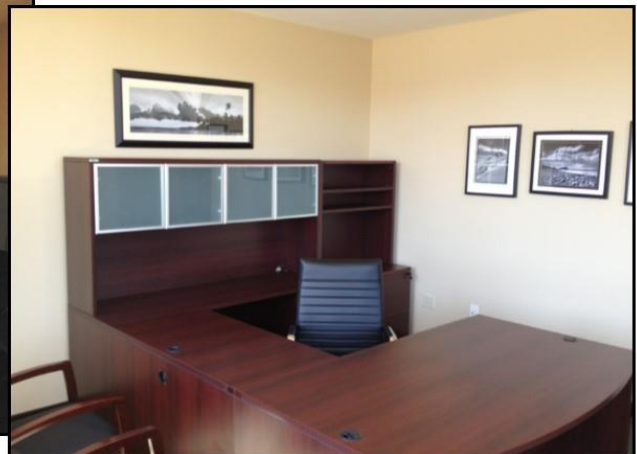


Restaurant Pavilion

One El Paseo Plaza
Interior Property Photos
74-199 Highway 111, Palm Desert, CA



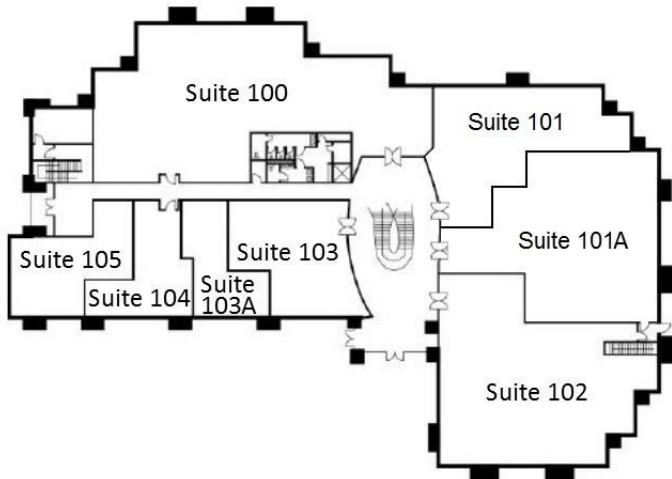
**One El Paseo Plaza
West Building
Suite 105 – Interior Suite Photos**



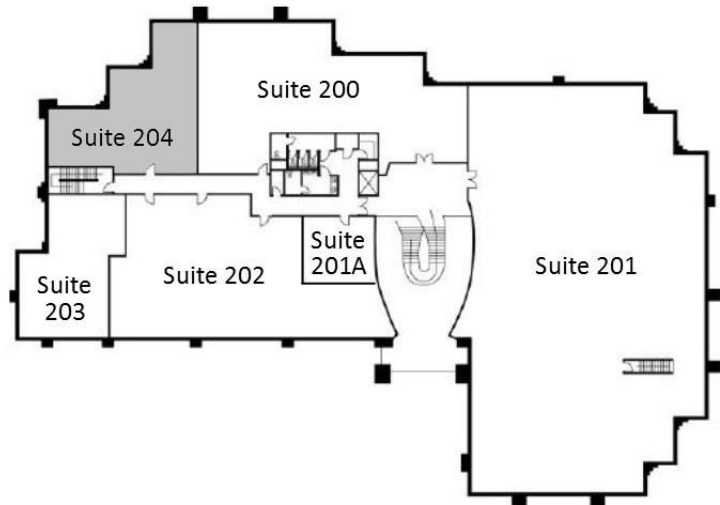
**One El Paseo Plaza
West Building
74-199 Highway 111, Palm Desert, CA**

Suite 204 (Floor Plan)
(2,079 net rentable square feet)

First Floor



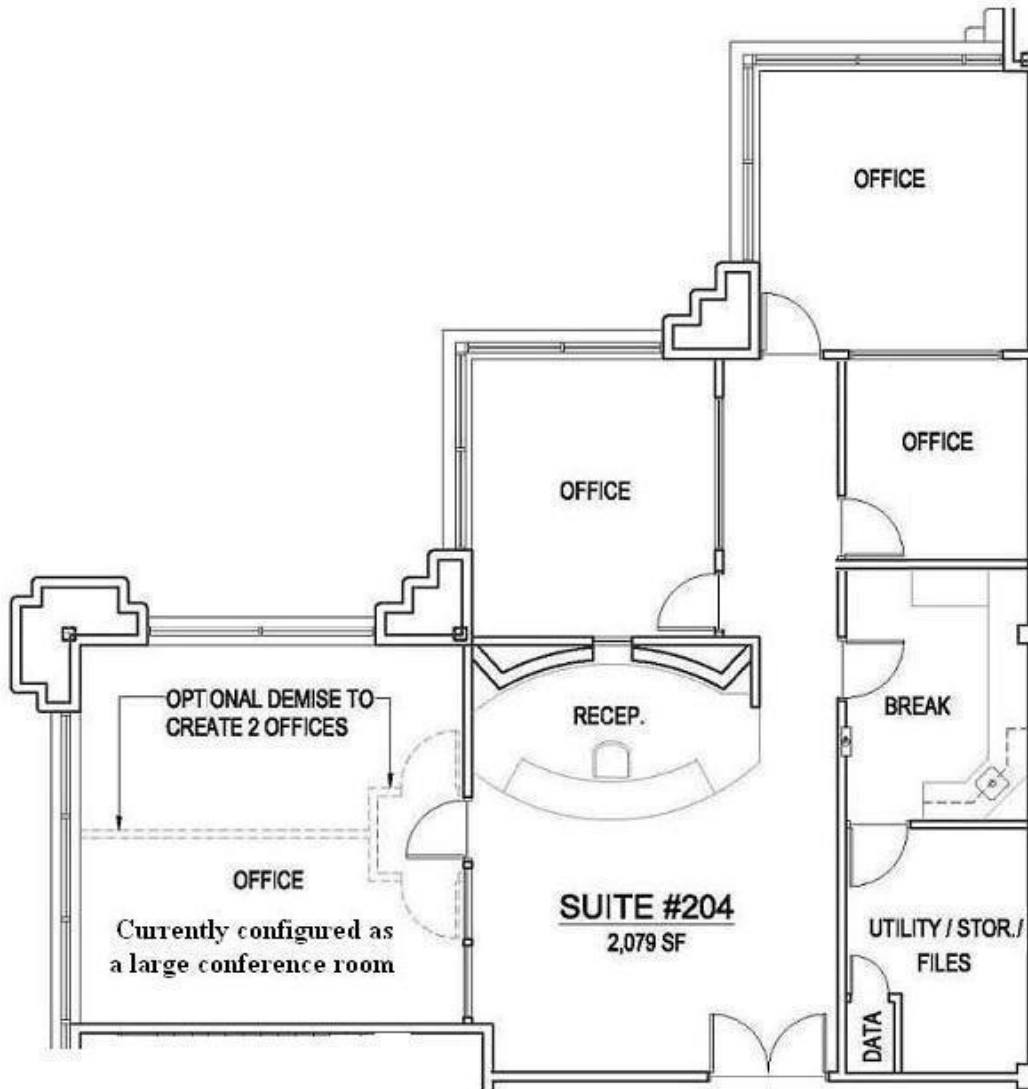
Second Floor



**One El Paseo Plaza
West Building
74-199 El Paseo Drive, Palm Desert, CA**

Suite 204 (Current Space Plan)

(2,079 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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DEVELOPMENT CORPORATION
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