

FOR LEASE | MAGNESIA FALLS PLAZA
72140 MAGNESIA FALLS DRIVE, SUITE 2
RANCHO MIRAGE, CA 92270

WILSON MEADE
COMMERCIAL REAL ESTATE

2,315 SF PROFESSIONAL OFFICE SUITE



CAMERON RAWLINGS

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PROPERTY DESCRIPTION

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72140 Magnesia Falls Drive, Suite 2, Rancho Mirage, CA 92270

SPACE OVERVIEW

Available for lease is a ±2,315-square-foot professional office suite featuring a functional layout designed for productivity. The space includes an entrance/waiting area with a built-in reception desk, four private offices, a conference room, a restroom, a coffee bar area, a print/copy room, a storage/IT room, and two private patio areas.

LOCATION AND ENVIRONMENT

Position your business in the prestigious Magnesia Falls Plaza, a Class “A” development home to leading medical, real estate, and financial firms. This prime office space features a strategic location near Highway 111, Eisenhower Medical Center (2 miles), and the upscale El Paseo shopping district.

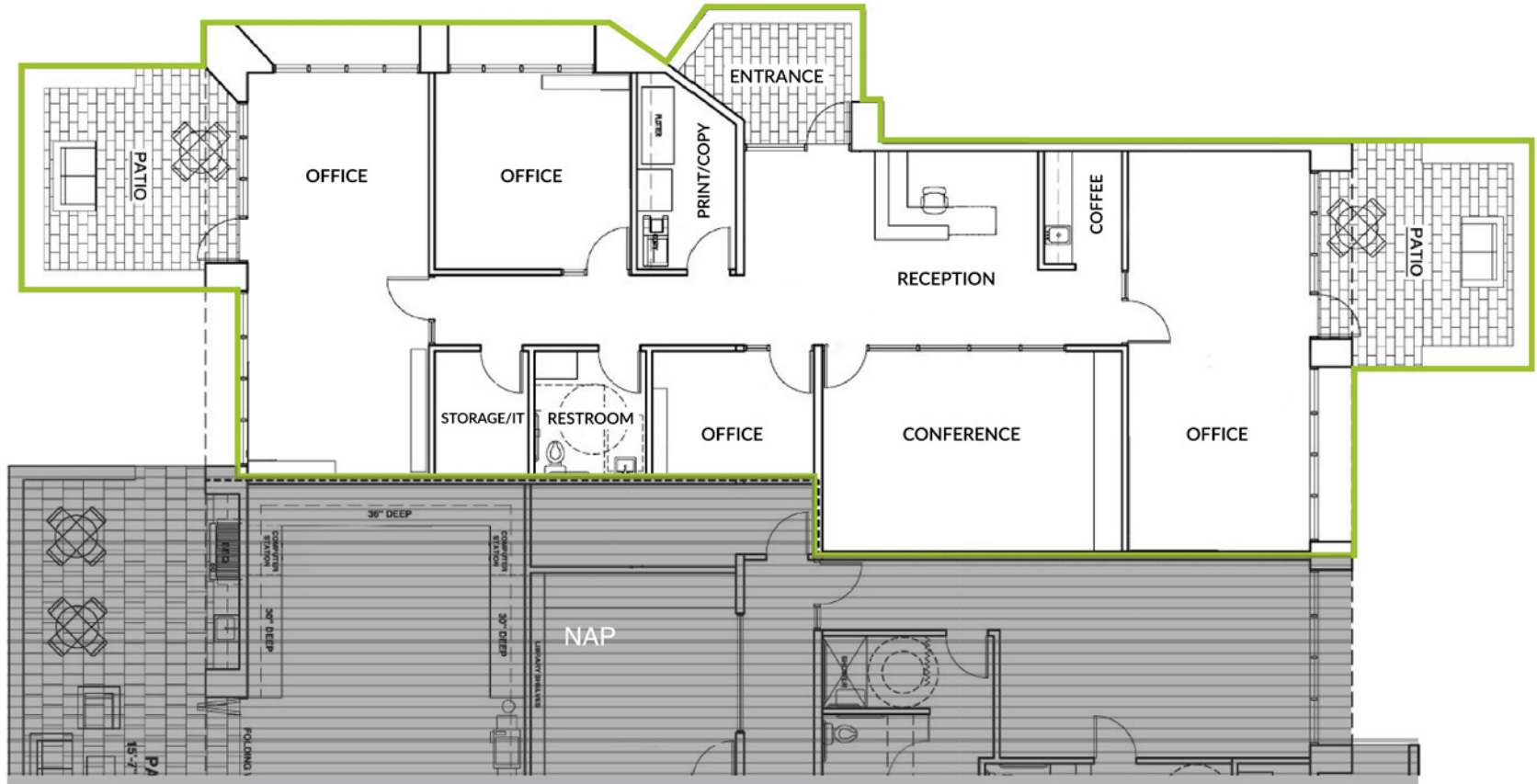
Enjoy the convenience of covered parking, private entrances, and well-maintained shared outdoor spaces. The adjacent shopping center, anchored by national retailers such as In-N-Out, Starbucks, and CVS, offers exceptional dining and retail options. Its proximity to The River ensures high visibility and recognition. Secure this cornerstone location today. Contact us for leasing details and site tours.



FLOOR PLAN

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- Available
- Not a Part (NAP)



SUITE	SIZE	RATE/SF	TYPE	MONTHLY RATE	LAYOUT
2	2,315 SF	\$1.85/SF	NNN (\$0.58/SF)	\$4,283	Four (4) private offices, Conference Room, Built-in reception desk, Copy/Print Room, IT/Storage Room, Restroom, Coffee Bar, Two (2) Private Patios

PROPERTY PHOTOS

MAGNESIA FALLS PLAZA FOR LEASE
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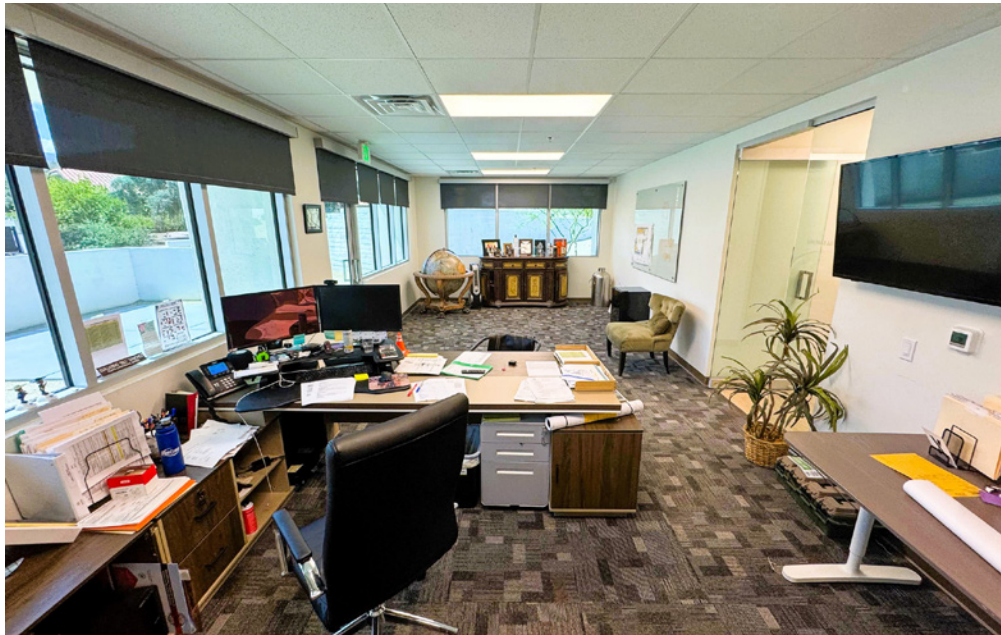
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WILSON MEADE COMMERCIAL REAL ESTATE | 2025

*Information has been secured from sources we believe to be reliable, however, WILSON MEADE cannot guarantee its accuracy.

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AERIAL MAP | DEMOGRAPHICS

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DEMOGRAPHICS	1-Mile	5-Mile	10-mile
2024 Population	5,938	103,446	322,519
2024 Households	2,959	50,263	142,011
Median HH Income	\$73,878	\$84,665	\$73,614
2022 Average Daily Traffic (ADT)	Hwy 111 and Magnesia Falls Dr: 44,646 ADT		

YOUR ADVISORS

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DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Wilson Meade Commercial, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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