

INVESTMENT OPPORTUNITY: Palm Desert, CA.

MEDICAL / PROFESSIONAL OFFICE BUILDING

41-990 Cook Street, Building H, Suite 701, 702, Palm Desert, CA.

Negotiable Terms Are Available



Now available for purchase, a stand-alone 8,160sf building, positioned in one of the desert premier business parks.



Doug Montgomery
760-318-7484 Ext. 223 / Lic. 01435021
doug@spinellocommercialrealestate.com

Business Park of the Desert is one of the valley's most prominent business parks for medical and professional use. Located only minutes from both Interstate 10 and Highway 111, this centrally located, preferred business park is well-positioned to service the valley's communities.

The information contained herein has been obtained by sources we believe to be reliable. While we have verified it we make no guarantee, warranty or representation about it.

BUSINESS PARK OF THE DESERT: Palm Desert, CA



Signalized Corner



A RARE STAND-ALONE BUILDING / PROMINENT HARD CORNER LOCATION, BUILDING NOW AVAILABLE FOR PURCHASE

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- ◆ Desired Address / Corner Location
- ◆ Plenty of parking / Professional ambiance
- ◆ Multi-Tenant / Signal Tenant / Owner User
- ◆ Distinctive architecture / Newer construction
- ◆ Centrally located, between Palm Springs and La Quinta

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INTERIOR PHOTOS: Improvements in place



EXISTING QUALITY BUILD-OUTS, OR COULD BE REVERTED TO AN OPEN VANILLA SHELL

FULLY IMPROVED INTERIOR

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- ◆ Recently remodeled interior improvements
- ◆ Lobby, reception area / His & Hers restrooms
- ◆ ± 14 offices / Conference room / Large work station
- ◆ Breakroom / Several smaller rooms for miscellaneous use
- ◆ Floor Plan available / Furnishing may be available separately

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BUSINESS PARK OF THE DESERT:



Medical/Office building positioned in the highly sought-after "Business Park of the Desert". Centrally located in the Coachella Valley and able to service the neighboring communities.

With three utility meters in place, this property offers investors the flexibility to divide the building or to lease to a single tenant.

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- ◆ Easy access
- ◆ Plenty of parking
- ◆ Rare opportunity
- ◆ Minutes from Hwy 111
- ◆ Minutes from Interstate 10
- ◆ Investment/Owner user

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INVESTMENT OPPORTUNITY:



PROPERTY SUMMARY:

We are proud to offer for purchase this 8,160sf stand-alone medical/professional building with quality interior improvement in place. The available property offers a stand-alone building, with distinctive architecture, excellent tenant identification signage plus a corner location. Three meters are in place providing a variety of tenant possibilities. A rare opportunity for investors or owner users.

- ◆ Built: 2006
- ◆ Zoning: Office Professional (OP)
- ◆ APN 632-411-067 / 632-411-068
- ◆ Suite 701 and Suite 702 equal 8,160sf
- ◆ Census Tract / Block: 044928 / 4001
- ◆ Household Income / 3-mile radius \$74,275
- ◆ Traffic Counts:
CPD ± 31,252 / Cook St. & Hovley Ln. East
CPD ± 38,114 / Cook St. & Fred Waring Dr.

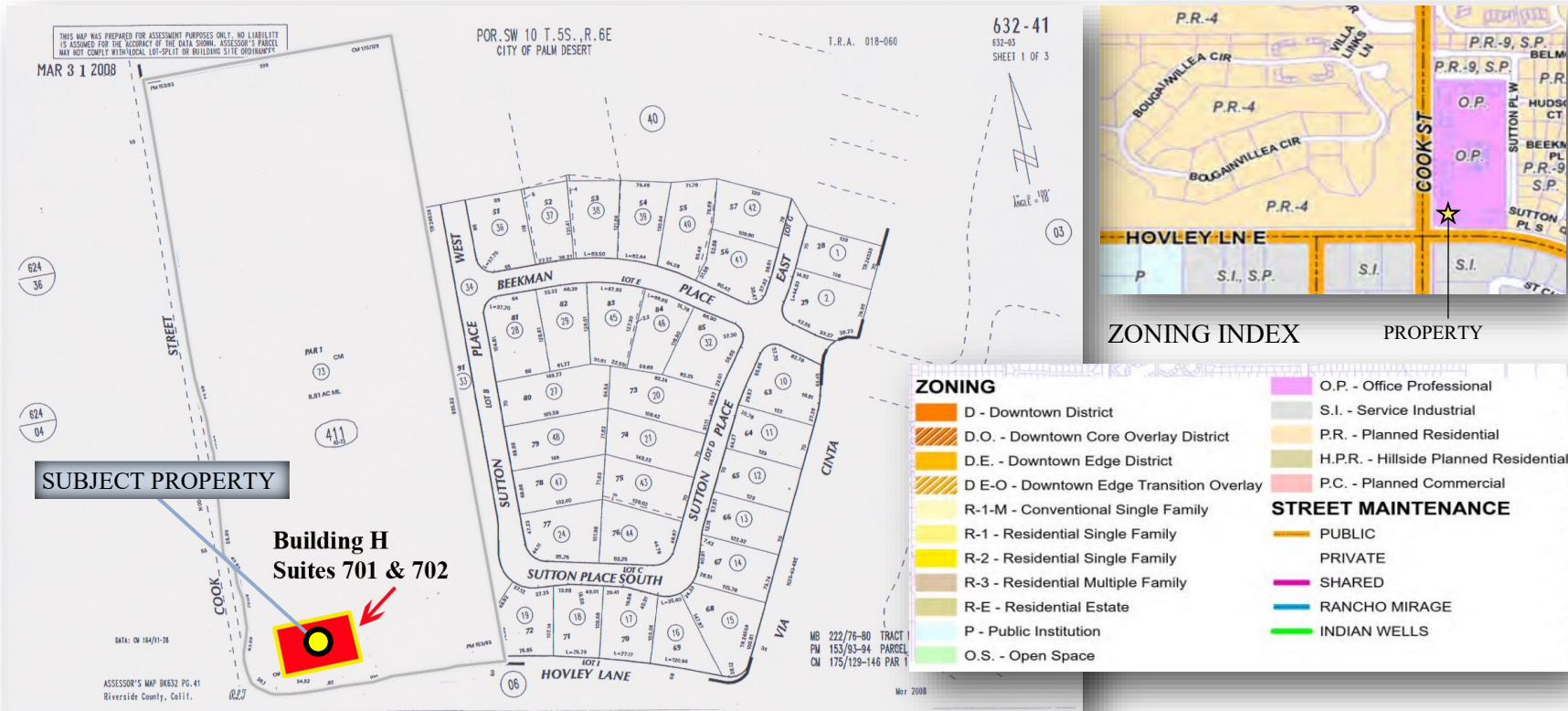


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41990 Cook St., Building H, Palm Desert, CA.
Asking Price: \$2,990,000.00

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BUSINESS PARK OF THE DESERT: Zoning Index

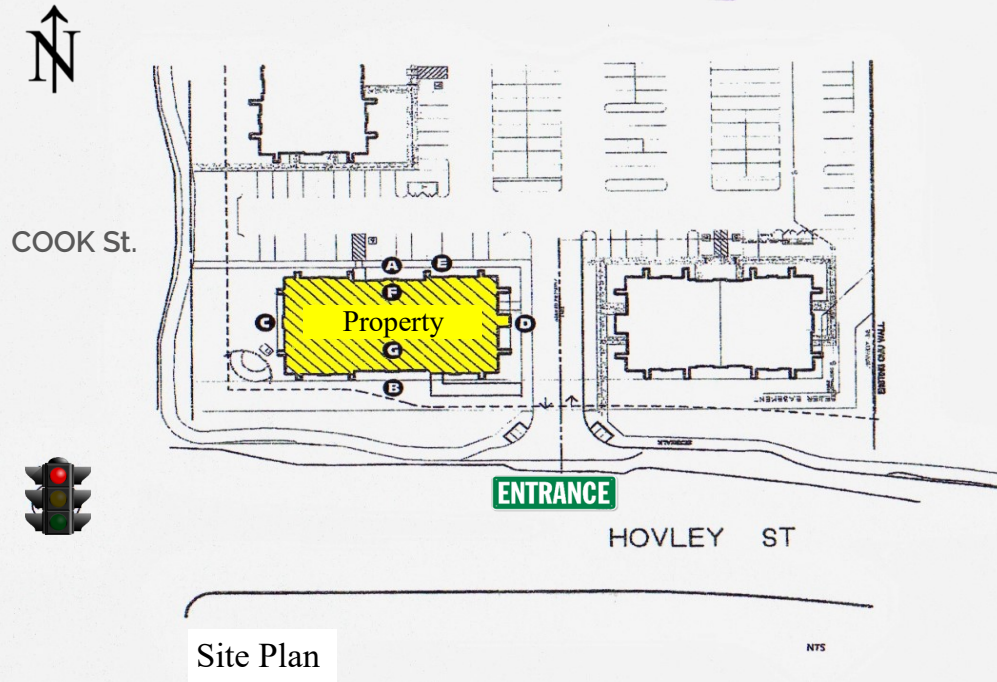


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ZONING: Office Professional. Medical, Professional Office Use.
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SITE PLAN: BUSINESS PARK OF THE DESERT



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Average Market Rate Per SF

Data Source: Costar



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NOW AVAILABLE FOR PURCHASE
8,160sf OF IMPROVED SPACE

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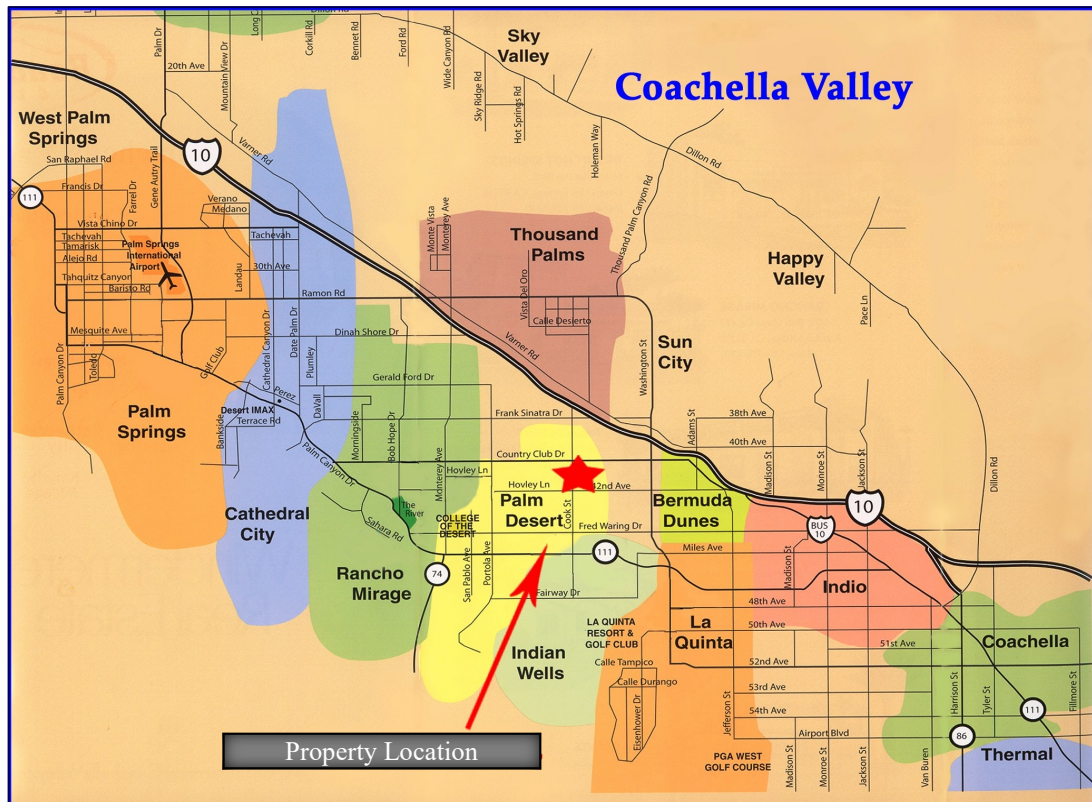
PALM DESERT: PROPERTY LOCATION MAP

About Palm Desert

Palm Desert is the geographic center of the Coachella Valley, a fast-growing region of southern California that comprises nine cities. Palm Desert has evolved into a vibrant city that today is the educational, retail, and cultural hub of the Valley. Whether you come here to invest or spend a lifetime, Palm Desert offers an abundance of resources.

Southern California within Reach.

In less than a two-hour drive, you can find yourself snow skiing at one of Southern California's resorts such as Big Bear and Mountain High. Or, like a true Southern California native, head to the beach, San Diego, Los Angeles, Santa Monica, or Newport - it's all just a quick drive from Palm Desert. No matter where you plan on investing in the Southern California area, Palm Desert is a great place to start.



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