

AVAILABLE FOR LEASE: in Palm Desert, CA.

**MEDICAL / PROFESSIONAL OFFICE BUILDING: 8,160 total square feet, divisible with separate meters in place.
41-990 Cook Street, Building H, Suite 701, Palm Desert, CA.**

Asking \$2.25/psf



Now available for lease a stand-alone building, positioned in one of the desert premier business parks.



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



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

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- ◆ Signal Tenant / Owner User
- ◆ Desired Address / Corner Location
- ◆ Plenty of parking / Professional ambiance
- ◆ 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 / MEDICAL OR PROFESSIONAL OFFICE USE / FLOOR PLAN ATTACHED

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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 for lease, positioned in the highly sought after "Business Park of the Desert". Centrally located in the Coachella Valley and able to service the neighboring communities.

The interior condition is exquisitely built out. This offering is presented for lease, for a single tenant.

Corner Lot / Signalized Intersection / Great Signage / Prestigious Location /

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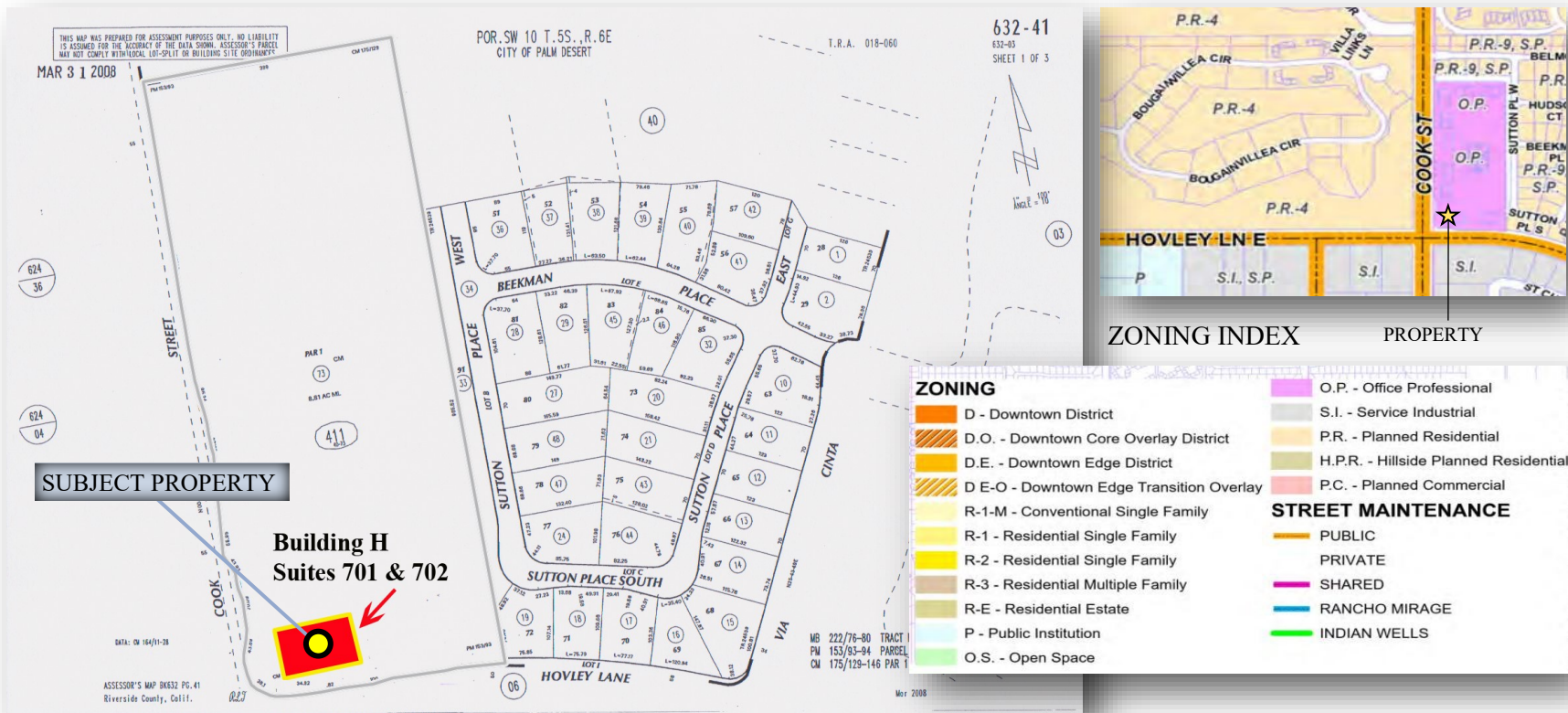


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- ◆ Easy access
- ◆ Plenty of parking
- ◆ Rare opportunity
- ◆ Minutes from Hwy 111
- ◆ Minutes from Interstate 10
- ◆ \$2.25/psf + NNN

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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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