



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

For Lease

West Building - Suite 101A

One El Paseo Plaza is the Desert's business epicenter and is the only location in the trade area featuring multiple Fortune 500 and national credit companies. Join Morgan Stanley, Wells Fargo, Royal Bank of Canada, and Compass, amongst others, in experiencing the Desert's finest business location. One El Paseo Plaza is the finest project situated in the best mid valley location on the incomparable corner of El Paseo Drive and Highway 111. This suite with its dominant first floor main lobby frontage and entrance within the West Building complex is the only suite of its size available. It has private executive offices, conference rooms, work station areas, as well as a break room and high capacity phone and data built out to the highest Class "A" standards. 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 101A now available – Suite information below:

Suite Net Rentable SF:	4,315 square feet
Suite Usable SF:	3,819 square feet
Market Rental Rate:	\$2.25/SF plus approximate \$0.78/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
Built in:	2001
Tenant Mix:	Class "A" Fortune 500 Companies
Average Household Income (2008 estimate):	\$97,310 (5-mile radius)
Parking Ratio:	5 spaces per 1,000 square feet
Traffic Count:	Approx. 50,000 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
74-245 Highway 111, Palm Desert, CA



One El Paseo Plaza
Exterior Property Photos
74-245 Highway 111, Palm Desert, CA



West Building and Restaurant Pavilion



West Building

One El Paseo Plaza
Exterior Property Photos
74-245 Highway 111, Palm Desert, CA



East Building



East Building

**One El Paseo Plaza
Exterior Property Photos
74-245 Highway 111, Palm Desert, CA**



Restaurant Pavilion



Restaurant Pavilion

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



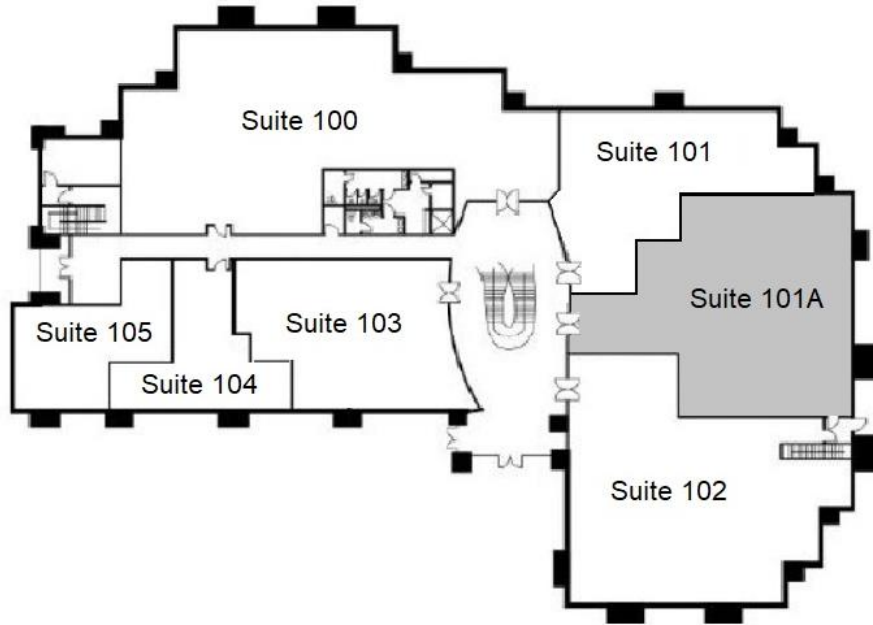
**One El Paseo Plaza
West Building
Suite 101A – Interior Suite Photos**

To be inserted at later date

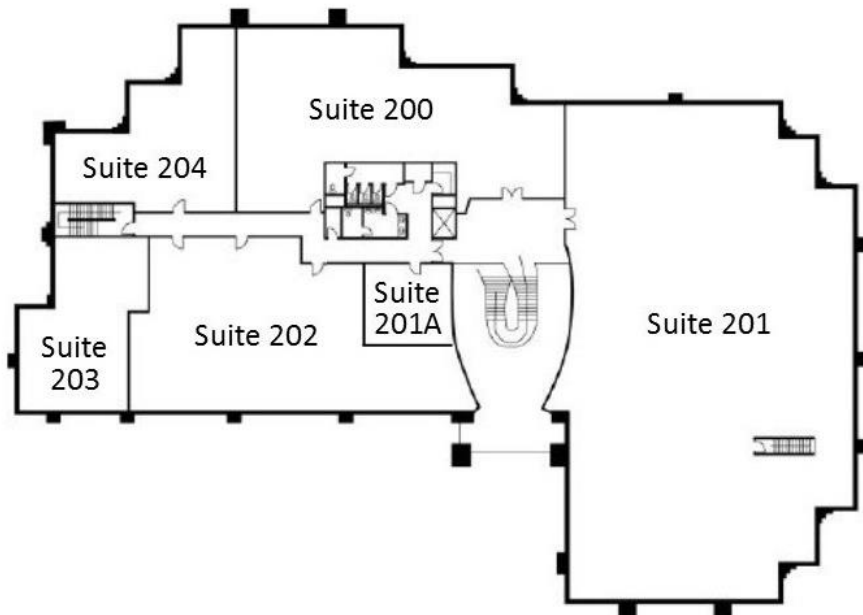
**One El Paseo Plaza
West Building
74-199 Highway 111, Palm Desert, CA**

Suite 101A
(2,552 net rentable square feet)

First Floor

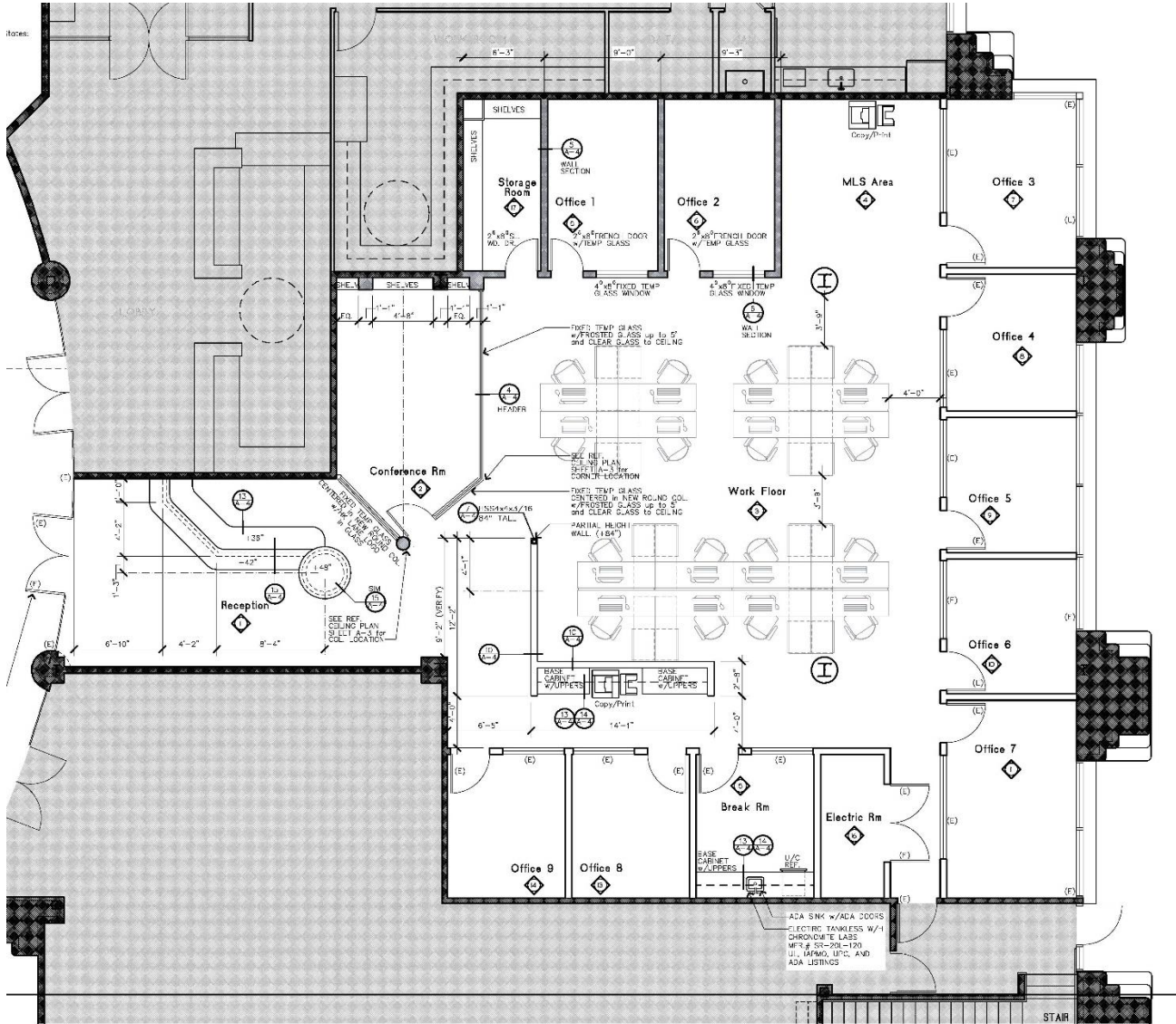


Second Floor



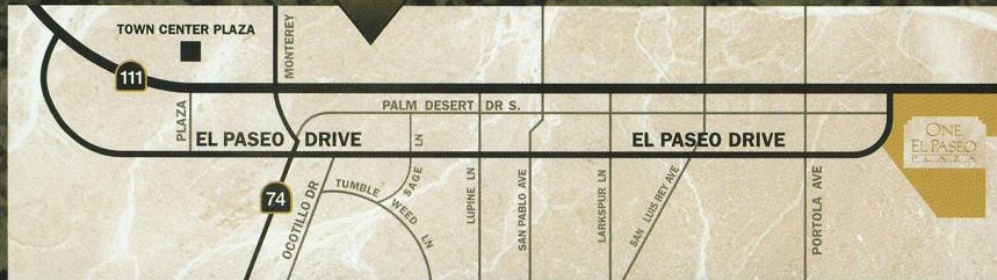
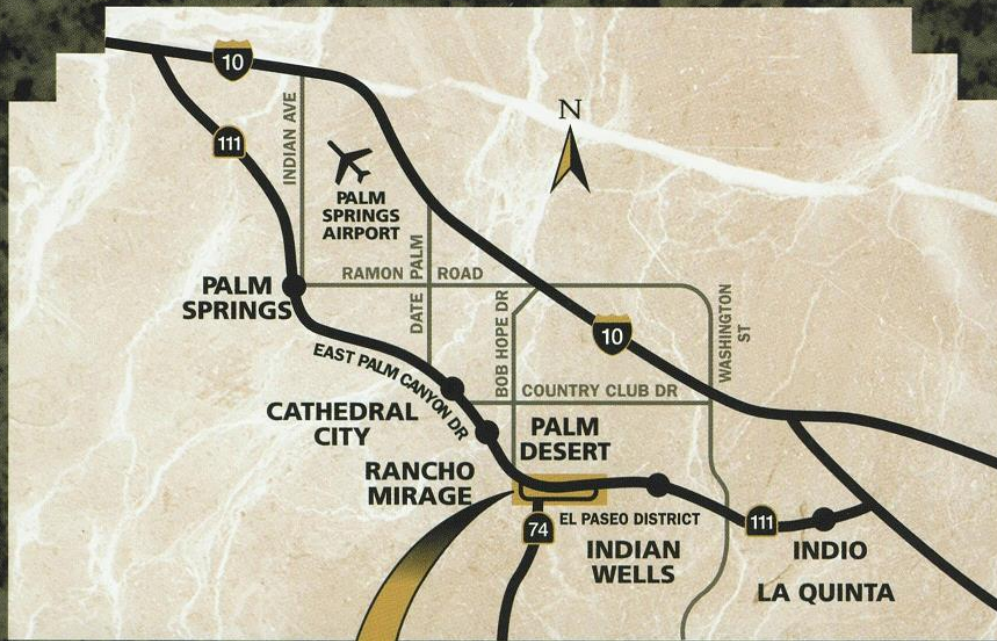
One El Paseo Plaza West Building 74-199 El Paseo Drive, Palm Desert, CA

Suite 101A Space Plan (4,315 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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