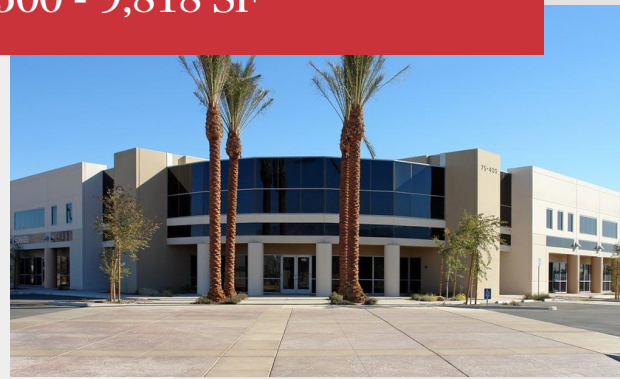


For Lease

Industrial/Flex

1,500 - 9,818 SF

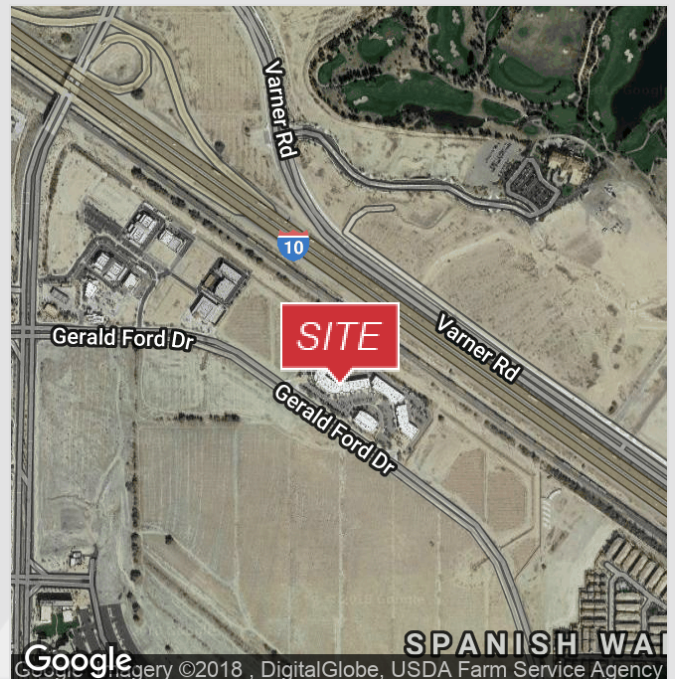


75400 - 75450 Gerald Ford Dr.

Palm Desert, California 92211

Property Highlights

- New Construction
- 20' Min. Clear Height
- Easy Freeway Access
- Low-Cost IID Electrical Service
- 100% Office Build-out possible
- Parking 4.4 spaces per 1,000 SF
- Freeway Visible Tenant Signage
- Turn Key Improvements Available



Demographics	1 Mile	5 Miles	10 Miles
Total Population:	1,628	82,001	270,670
Avg. HH Income:	\$89,723	\$93,242	\$85,284

For more information:

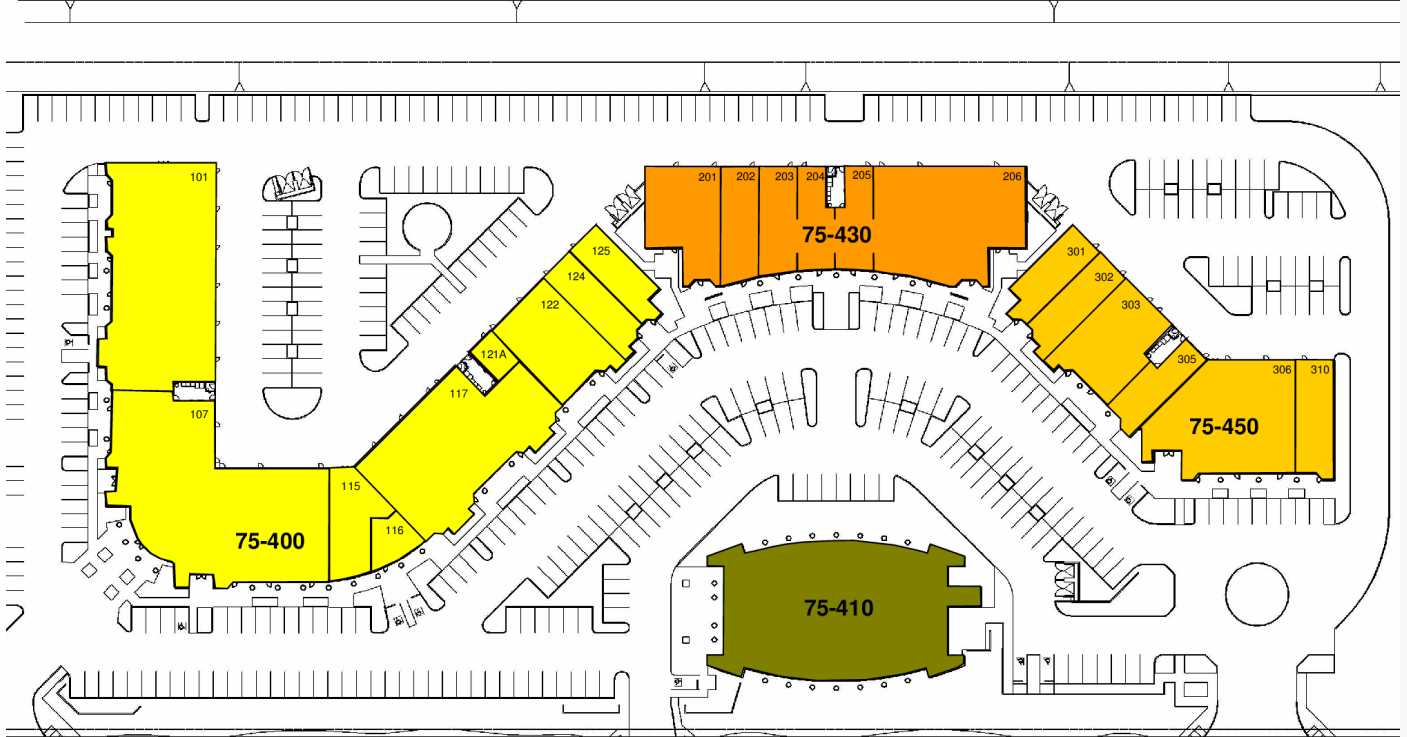
Kathleen Howard

760 834 3636 • khoward@naicapital.com • CA CalDRE #00751479

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NAI Capital
 75-410 Gerald Ford Drive Suite 200
 Palm Desert, CA 92211
 760 346 1566
www.naicapital.com

UNIVERSITY COMMERCE CENTER - SITE PLAN



Property Summary

Available SF: 1,500 - 9,818 SF

Lease Rate: \$0.99 - 1.25 SF/month*

NNNs: \$0.26 SF/month

***TI Allowance:** Some tenant improvements are included in Lease Rate

Property Overview

The University Commerce Center offers a premium business park setting with an optimal blend of professional and industrial businesses. The center provides upscale architecture and a sleek design with ample parking at 4 per thousand, as well as freeway signage.

Available Spaces

Space	Lease Rate	Existing Build Out	Size (SF)
125	\$1.25 SF/MONTH	Full Build-out	2,129 SF
203	\$0.99 SF/MONTH	Partial Build-out	2,579 SF
204	\$1.25 SF/MONTH	Shell Space	1,514 SF
204-205	\$1.25 SF/MONTH	Shell Space	3,028 SF
206-210	\$1.25 SF/MONTH	Full Build-out	9,818 SF
305	\$1.25 SF/MONTH	Shell Space	1,500 SF