MEDICAL AND PROFESSIONAL OFFICE BUILDING FOR LEASE

44300 MONTEREY AVENUE, SUITES A & B, PALM DESERT, CA 92260



Lease Rate \$2.00 - 2.25 SF/MONTH

OFFERING SUMMARY

Building Size:	4,534 SF	
Available SF:	e SF: 1,989 - 2,545 SF	
Lot Size:		
Market:	Office	

PROPERTY OVERVIEW

Located right off of Monterey Ave in Palm Desert, this office/medical building is perfect for a business looking for exposure and a quality place to house your business. There are (2) spaces available for Lease, one being Medical and the other a professional office suite. With large offices throughout, this building sets itself apart from others in the area. This is a must-see if you are in the market for a new office. Contact Matt Rifkin at Wilson Meade Commercial for more details.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,952	19,744	33,343
Total Population	8,353	41,339	68,603
Average HH Income	\$72,882	\$93,934	\$105,499

CalBRE# 02051182 Information has been secured from sources we believe to be reliable, however, WILSON MEADE cannot guarantee its accuracy.

FOR MORE INFORMATION CONTACT:

MATT RIFKIN

760.779.8836





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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,989 - 2,545 SF	Lease Rate:	\$2 - \$2.25 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite A	Available	1,989 SF	Modified Gross	\$2.00 SF/month	- Welcoming Reception Area - (7) Private Offices with windows - (1) Conference Room - Large Kitchenette - (1) Restroom - Private Patio Area - Ample Parking
Suite B	Available	2,545 SF	Modified Gross	\$2.25 SF/month	- Large Reception Area - (8) Medical Grade Offices/Exam Rooms - (4) Exam Rooms have water hookups. - (3) Restrooms including a shower in the Executive Office. - Hallway Sink Area. - Employee Break Room with Sink and Washer/Dryer Hookups. - Side door exit/access. - Upgraded Flooring

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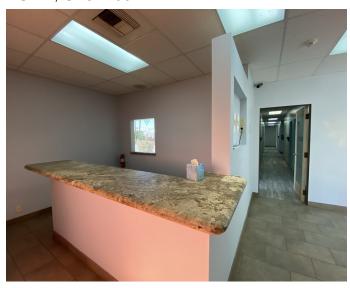
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MEDICAL OFFICE FOR LEASE

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