

# 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:	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

[mrifkin@wilson-meade.com](mailto:mrifkin@wilson-meade.com)

CALBRE #02044140



# 44300 Monterey Avenue Palm Desert, CA 92260

PALM DESERT, CA 92260

**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	<ul style="list-style-type: none"><li>- Welcoming Reception Area</li><li>- (7) Private Offices with windows</li><li>- (1) Conference Room</li><li>- Large Kitchenette</li><li>- (1) Restroom</li><li>- Private Patio Area</li><li>- Ample Parking</li></ul>
Suite B	Available	2,545 SF	Modified Gross	\$2.25 SF/month	<ul style="list-style-type: none"><li>- Large Reception Area</li><li>- (8) Medical Grade Offices/Exam Rooms - (4) Exam Rooms have water hookups.</li><li>- (3) Restrooms including a shower in the Executive Office.</li><li>- Hallway Sink Area.</li><li>- Employee Break Room with Sink and Washer/Dryer Hookups.</li><li>- Side door exit/access.</li><li>- Upgraded Flooring</li></ul>

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