



**COLDWELL
BANKER
COMMERCIAL**

LYLE & ASSOCIATES, LP

**MEDICAL OR OFFICE SPACES
\$1.50 PSF NNN
(STE M \$1.65 PSF NNN)**

CREATE YOUR OWN CUSTOM SPACES!

**SUITE A6-9 - 3,758 SF COMBINED
SUITE A6 - 1,125 SF
SUITE A7 - 744 SF
SUITE A8 - 907 SF
SUITE A9 - 982 SF**

**SUITE C10-C14 - 5756 SF COMBINED
SUITE C10 - 1,945 SF
SUITE C11-C13 - 2,744 SF
SUITE C14 - 1,067 SF**

SUITE M - 510 SF

**72855 FRED WARING DRIVE
PALM DESERT, CA 92260**

MULTIPLE SUITES AVAILABLE, READY TO CUSTOMIZE!



MEDICAL & OFFICE SPACE

Marta Ward Blodgett
310 493 0580
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CalDRE #01309501

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**COLDWELL BANKER COMMERCIAL
LYLE & ASSOCIATES, LP
78000 Fred Waring Drive, Suite 200, Palm Desert, CA 92211
760.772.6400**

FOR LEASE

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MESA OFFICE BUILDING

72855 Fred Waring Dr, Palm Desert, CA 92260

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OFFERING SUMMARY

	Ste A6-9 744 SF -3,758 SF
Available:	510 SF - 5,756 SF
	Ste C10-C14 838 SF - 5,756 SF
	Ste M 510 SF (\$1.65 PSF NNN)
Lease Rate:	\$1.50-\$1.65 PSF/Month \$0.52 (NNN)
Year Built:	1990
Building Size:	8,015 SF
Zoning:	OP - Office Professional

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PROPERTY OVERVIEW

Spaces for Medical and General Office uses.

PROPERTY HIGHLIGHTS

- CREATE YOUR OWN CUSTOMIZED SUITES FOR TENANTS' INDIVIDUAL NEEDS!!
- All spaces are open with restrooms, HVAC, and plumbing.
- Landlord to participate in Tenant Improvement based on credit and financials.
- Spaces can be configured to meet custom size requirements. Current walls can be removed.
- Available spaces, all divisible from 510 SF to 5,756 SF



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	12 months
Total Space:	510 - 5,756 SF	Lease Rate:	\$1.50 - \$1.65 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
A6-9 Combined	Available	744 - 3,758 SF	NNN	\$1.50 SF/month	Large, open space with multiple restrooms in grey shell condition. Can be configured from 744 SF to 3,758 SF, based on the tenant's custom needs.
A6	Available	1,125 SF	NNN	\$1.50 SF/month	Open space ready to customize
A7	Available	744 SF	NNN	\$1.50 SF/month	Open space ready to customize
A8	Available	907 SF	NNN	\$1.50 SF/month	Open space ready to customize
A9	Available	982 SF	NNN	\$1.50 SF/month	Open space ready to customize
C10-14 Combined	Available	838 - 5,756 SF	NNN	\$1.50 SF/month	Large, open space with a waiting area, reception area, and multiple restrooms in grey shell condition. Can be configured from 838 SF to 5,756 SF, based on the tenant's custom needs.
C10	Available	1,945 SF	NNN	\$1.50 SF/month	Large, open space with a waiting area and a restroom in grey shell condition.
C11-13	Available	2,744 SF	NNN	\$1.50 SF/month	Large, open space with a reception area, offices, storage areas, and multiple restrooms in grey shell condition. Can be configured from 838 SF to 2,744 SF, based on the tenant's custom needs.
C14	Available	1,067 SF	NNN	\$1.50 SF/month	Open space with a storage room and a restroom in grey shell condition. Can be configured from 1,067 SF to 5,756 SF based on the tenant's custom needs.
M	Available	510 SF	NNN	\$1.65 SF/month	Suite with a storage room and a restroom in grey shell condition.

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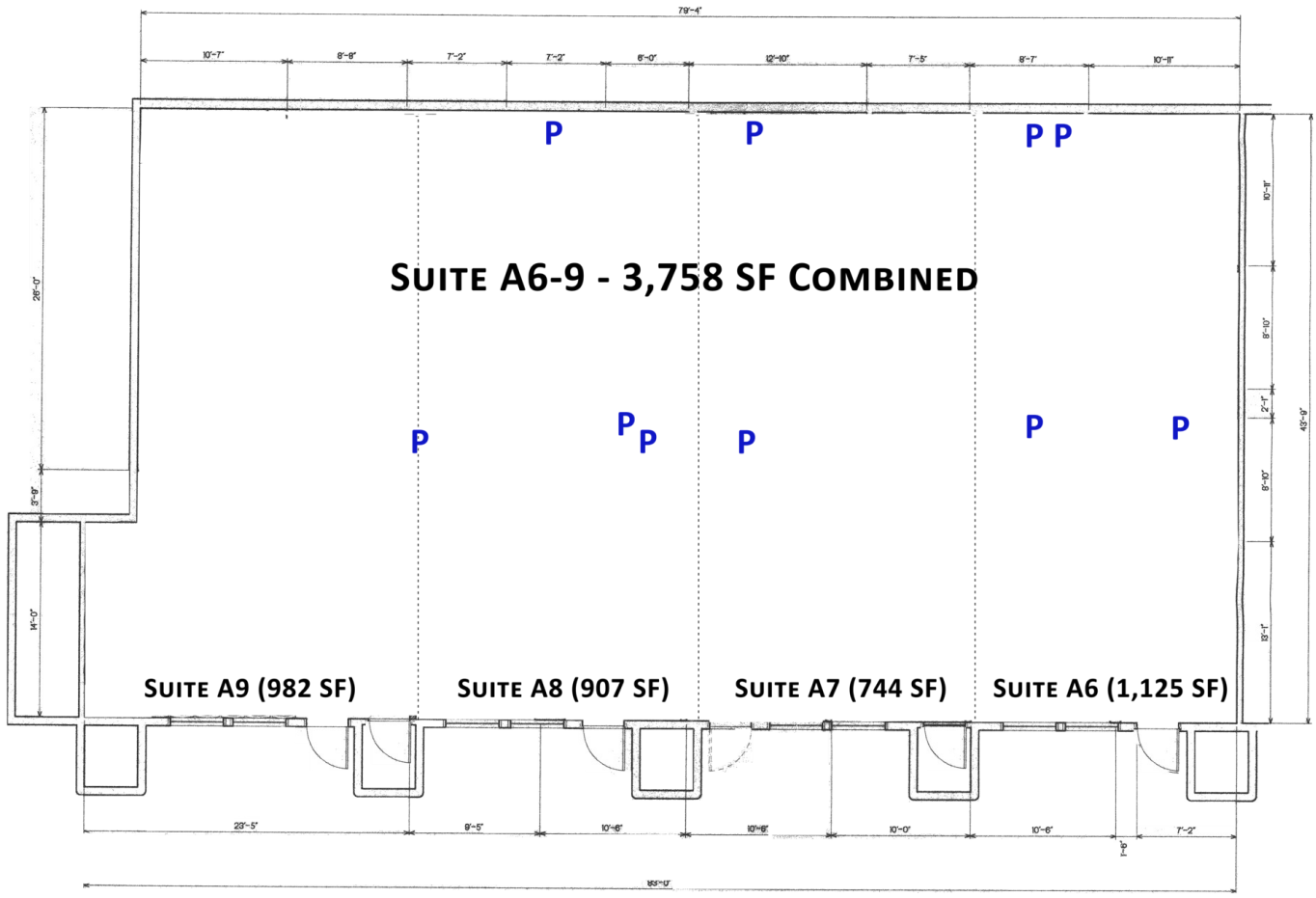




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FLOORPLAN: SUITE A6-A9 - 3,758 SF (\$1.50 PSF NNN)

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FRED WARING DRIVE

P = PLUMBING

NOT TO SCALE, FOR DEMONSTRATION PURPOSES ONLY. DOTTED LINES SHOW ORIGINAL CONFIGURATION; SPACES ALL CURRENTLY OPEN

SUITE A6-9 - 3,758 SF (Combined) Also shown: Individual suites that can be configured

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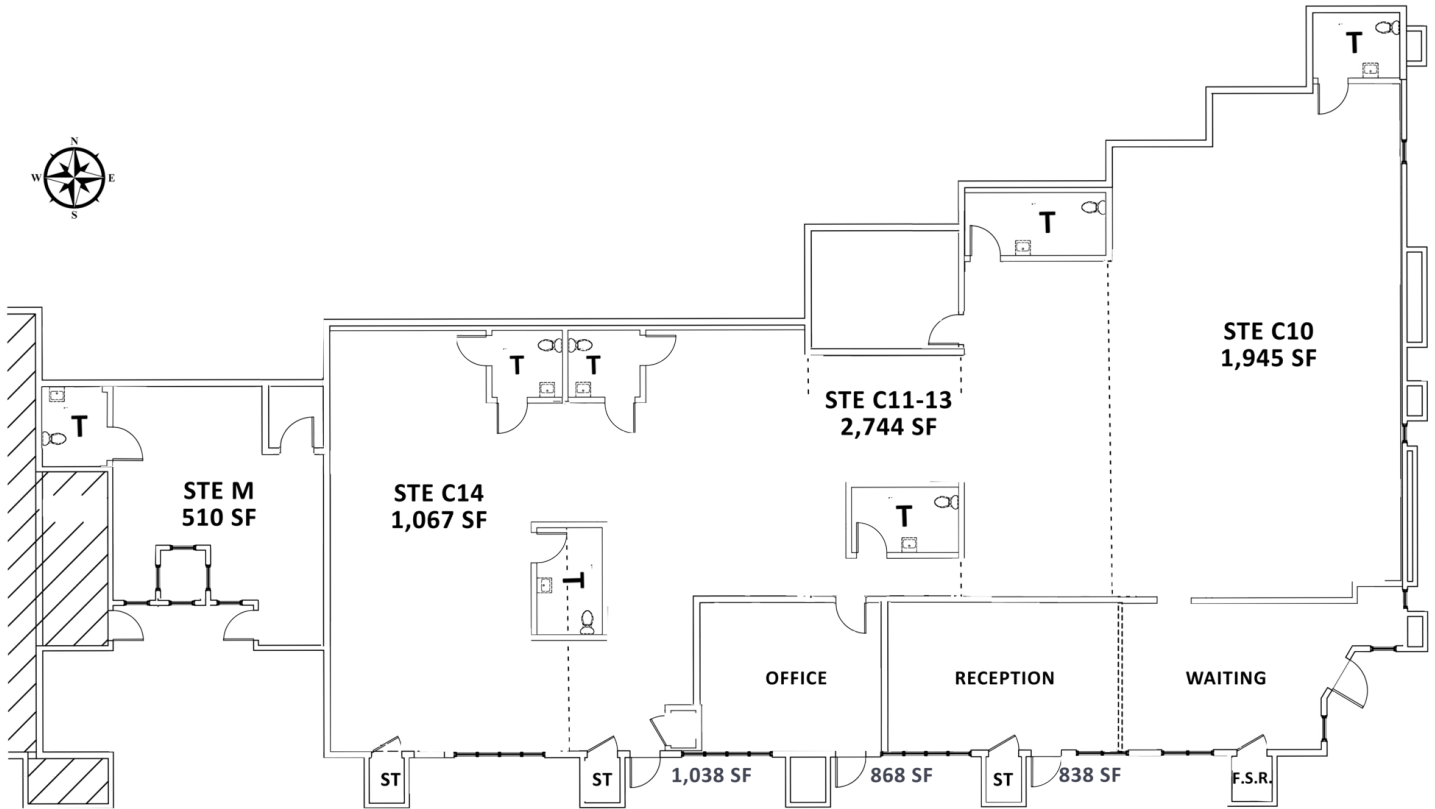
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**FLOORPLAN: SUITE M-510 SF (\$1.65 PSF NNN) &
SUITE C10-14 - 5,756 SF COMBINED (\$1.50 PSF NNN)**

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FRED WARING DRIVE

*NOT TO SCALE, FOR DEMONSTRATION PURPOSES ONLY. DOTTED LINES SHOW POSSIBLE CONFIGURATIONS;
SPACES ALL CURRENTLY OPEN.*

SUITE M - 510 SF & SUITE C10 - C14 (5,756 SF Combined). Individual suites can be configured

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MESA OFFICE BUILDING - EXTERIOR PHOTOS

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SUITES A6-9



SUITES C10-14 & M

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INTERIOR PHOTOS

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Suite A6-9 - Interior



Suites A6-9 - Interior



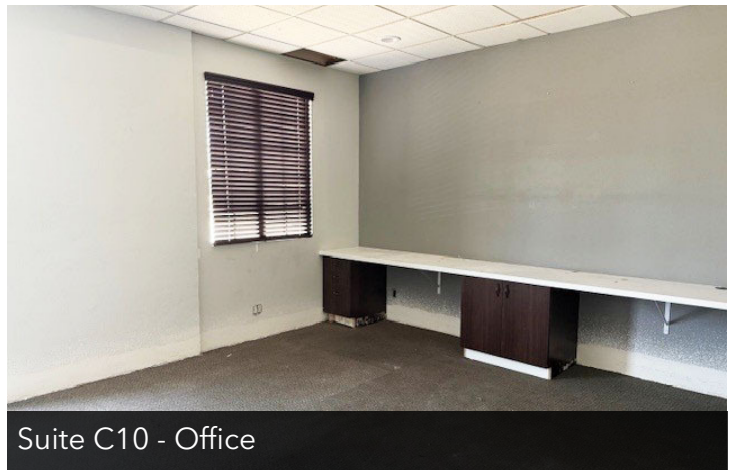
Suite C10 - Lobby



Suite C10 - Reception area



Suite C10 - View from Reception area



Suite C10 - Office

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INTERIOR PHOTOS

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Suite C10



Suite C11-13



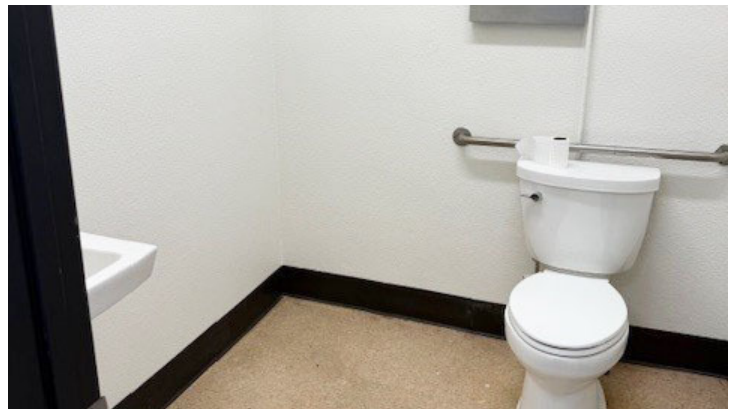
Suite M - Entrance



Suite M - Suite



Suite M - Small Room



Suite M - Restroom

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RETAILER MAP

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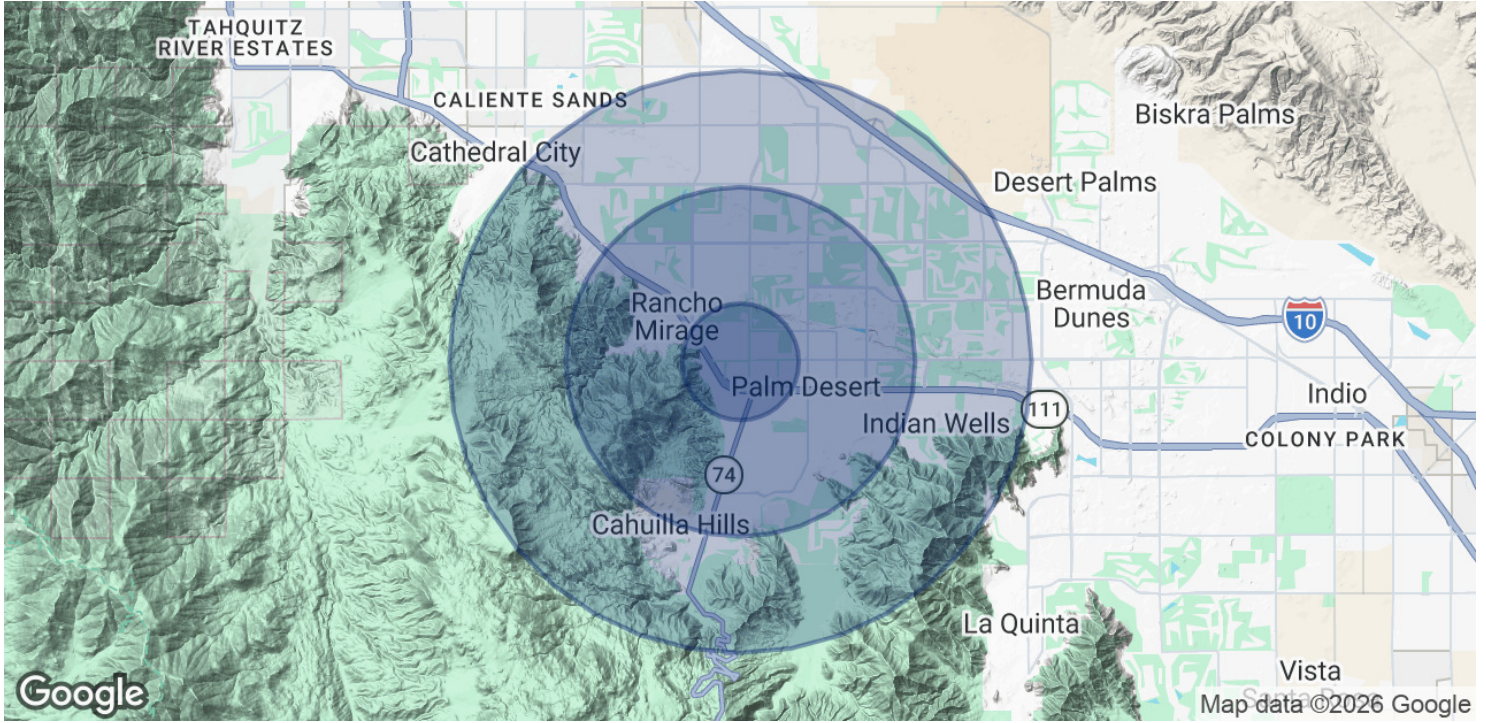


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DEMOGRAPHICS MAP

72855 Fred Waring Dr, Palm Desert, CA 92260



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,776	41,028	69,481
Average age	45.2	51.5	55.6
Average age (Male)	41.8	49.9	54.6
Average age (Female)	46.7	52.4	56.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,273	19,695	33,807
# of persons per HH	2.1	2.1	2.1
Average HH income	\$71,313	\$93,245	\$105,588
Average house value	\$422,689	\$460,346	\$499,893

* Demographic data derived from 2020 ACS - US Census

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CONTACT

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