



**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 - 843 SF  
SUITE A9 - 1,046 SF**

**SUITE C10-C14 - 5,756 SF COMBINED  
SUITE C10 - 1,945 SF  
SUITE C11-C13 - 2,674 SF  
SUITE C14 - 1,137 SF**

**SUITE M - 510 SF**

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

**FOR LEASE**

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**MULTIPLE SUITES AVAILABLE, READY TO CUSTOMIZE!**



**MEDICAL & OFFICE SPACE**

Marta Ward Blodgett  
310 493 0580  
mward@cbclyle.net  
CaDRE #01309501

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



# MESA OFFICE BUILDING

72855 Fred Waring Dr, Palm Desert, CA 92260

LEASE



## 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)
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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 plumbing 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	843 SF	NNN	\$1.50 SF/month	Open space ready to customize.
A9	Available	1,046 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	2,674 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 2,674 SF, based on the tenant's custom needs.
C14	Available	1,137 SF	NNN	\$1.50 SF/month	Open space with a storage room and a restroom in grey shell condition. Can be configured from 1,137 SF to 5,756 SF based on the tenant's custom needs.
M	Available	510 SF	NNN	\$1.65 SF/month	Open floor plan with a small office or store room and a restroom.

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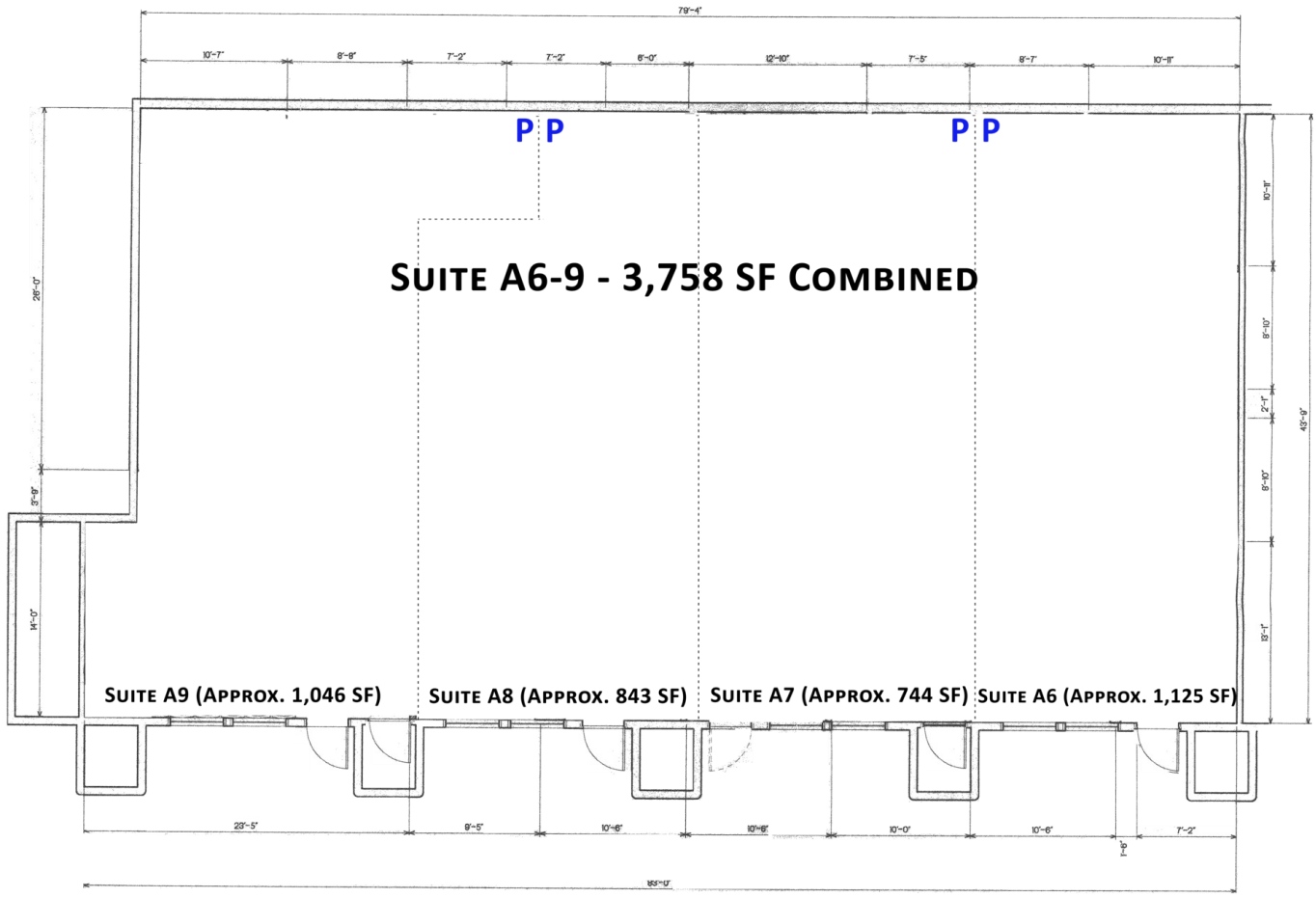




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# FLOORPLAN: SUITE A6-A9 - 3,758 SF (\$1.50 PSF NNN)

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P = PLUMBING



FRED WARING DRIVE

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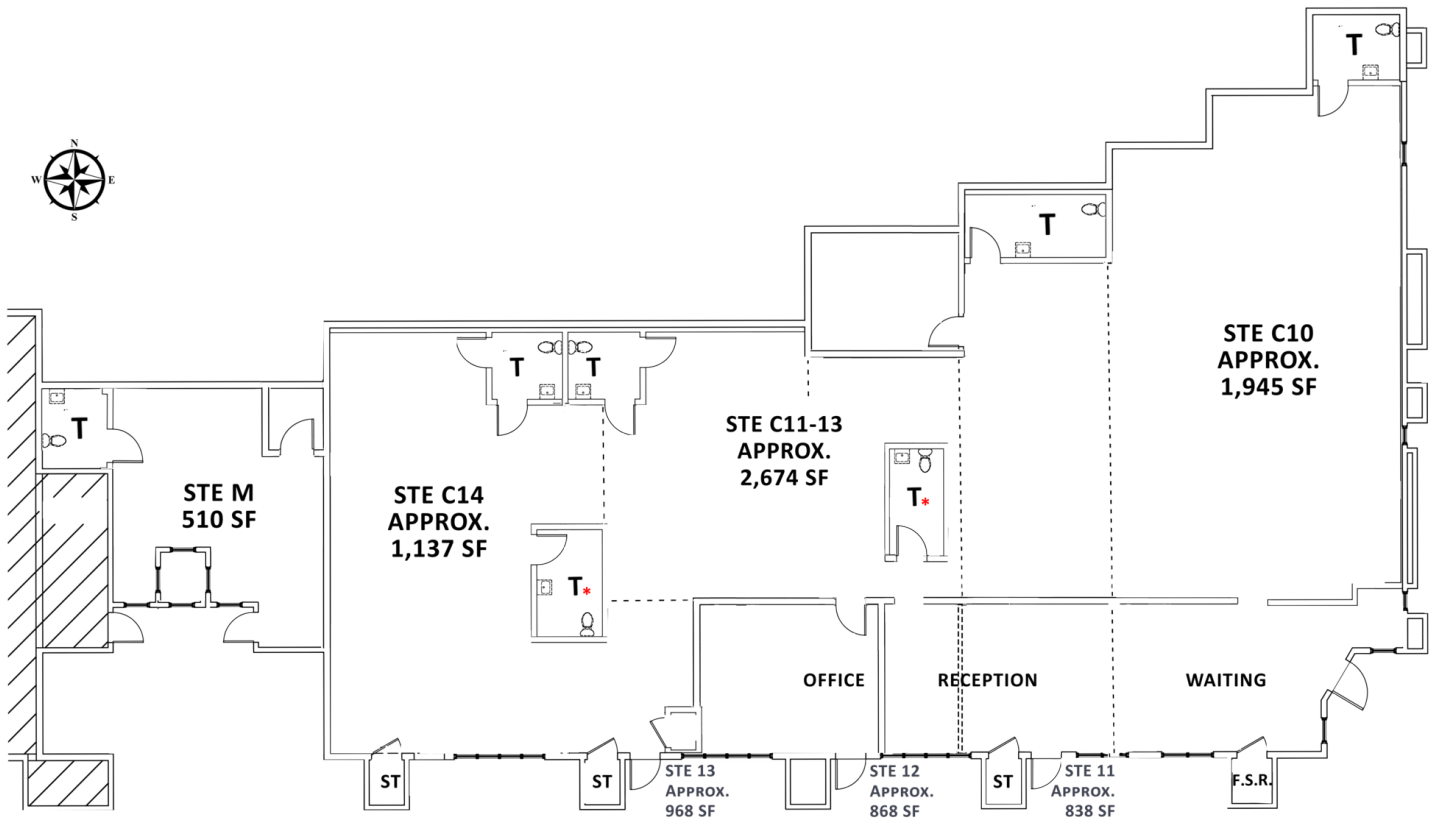
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**FLOORPLAN: SUITE M-510 SF (\$1.65 PSF NNN) &  
SUITE C10-14 - 5,756 SF COMBINED (\$1.50 PSF NNN)**

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**LEASE**



**FRED WARING DRIVE**

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SPACES ALL CURRENTLY OPEN. \*RESTROOMS IN MIDDLE CAN BE REMOVED.*

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

72855 Fred Waring Dr, Palm Desert, CA 92260

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Suite A6-9 - Interior



Suites A6-9 - Interior



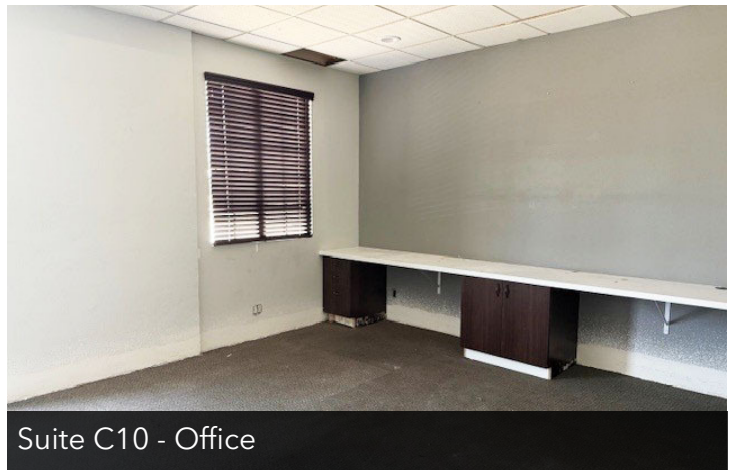
Suite C10 - Lobby



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



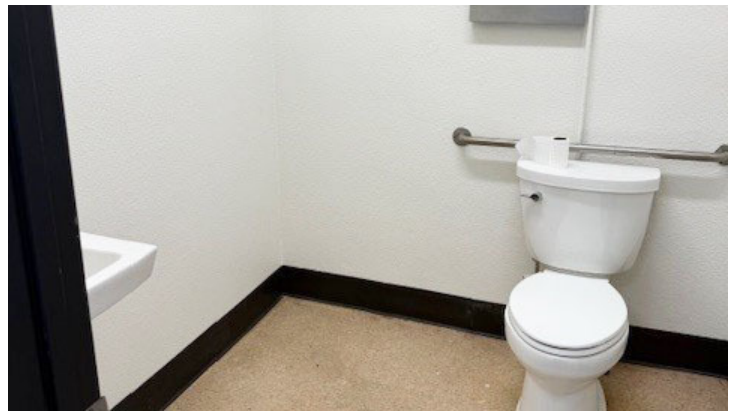
Suite M - Entrance



Suite M - Suite



Suite M - Small Room



Suite M - Restroom

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# RETAILER MAP

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## DEMOGRAPHICS MAP

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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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