

**PROFESSIONAL OFFICE SUITE | FOR LEASE**  
39800 Portola Avenue, Building D, Palm Desert, CA 92260



**±4,962 SF BUILDING**  
**\$2.15/SF + NNN**



**CAMERON RAWLINGS**

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## PROPERTY OVERVIEW

Meade Commercial is proud to present 39800 Portola Avenue, Building D, Palm Desert for lease. The property enjoys a prime central Coachella Valley location with easy access to both ends of the Valley. This fully built-out medical space has a lobby, reception area, waiting area, three restrooms, administrative areas, break room, procedure room, and ten exam rooms. Property is in the Office Professional zone of Palm Desert allowing a wide array of professional and medical users. Reach out to Broker for an exclusive tour.

## BUILDING INFORMATION

Building Type:	Office
Year Built:	1996
Building Height:	1-Story
Building Size:	±4,962 SF
Building Class:	B
Unfinished Ceiling Height:	10'
Parking:	15 Surface Parking Spaces

## SUITE INFORMATION

- \$2.15/SF, + NNN
- Lease rate does not include utilities, property expenses or building services
- Office intensive layout
- Space is in Excellent Condition
- Central Air Conditioning
- Fully Built-Out as Standard Medical Space
- Fits 13 - 40 People
- Reception Area
- Private Restrooms

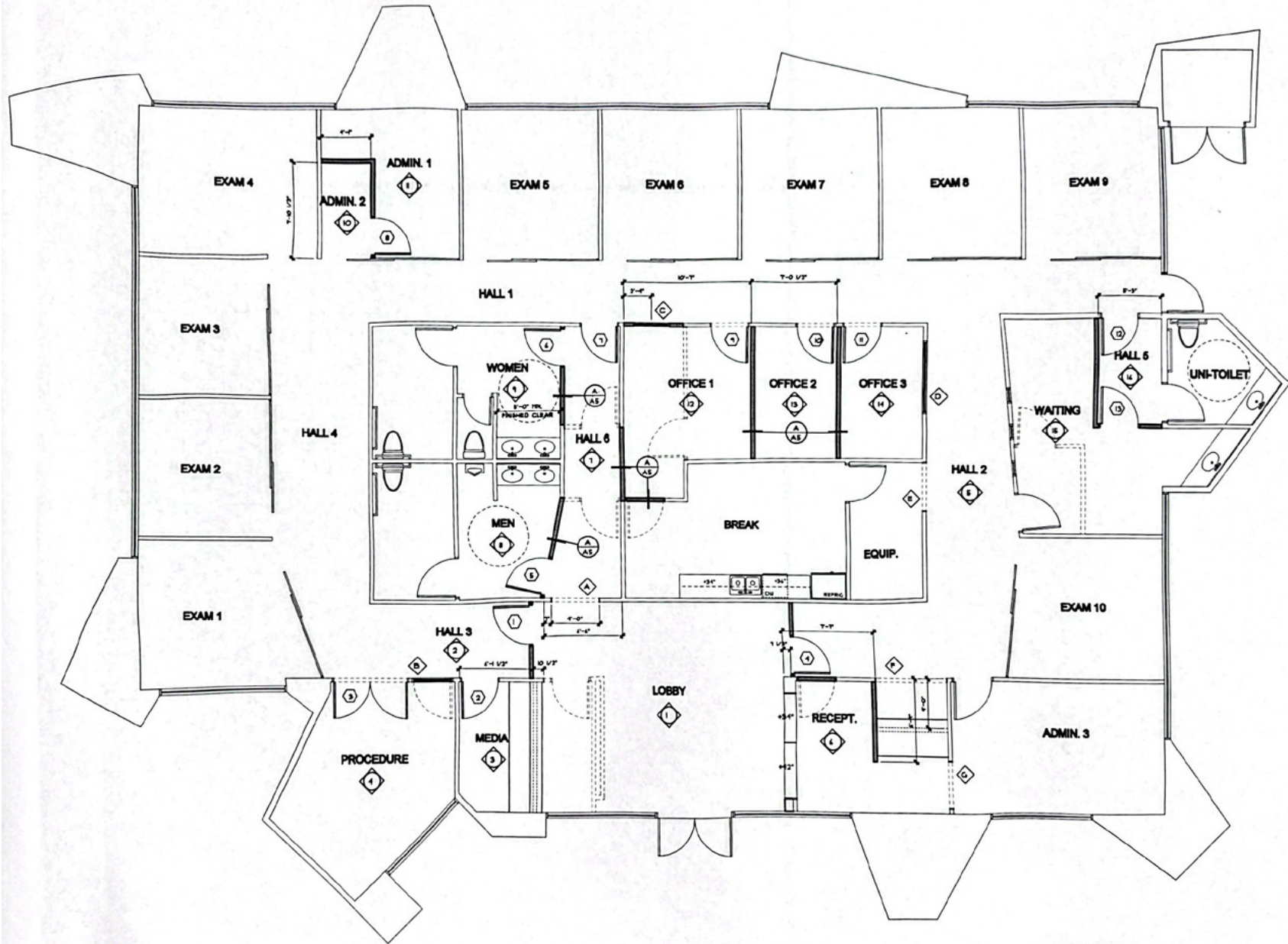


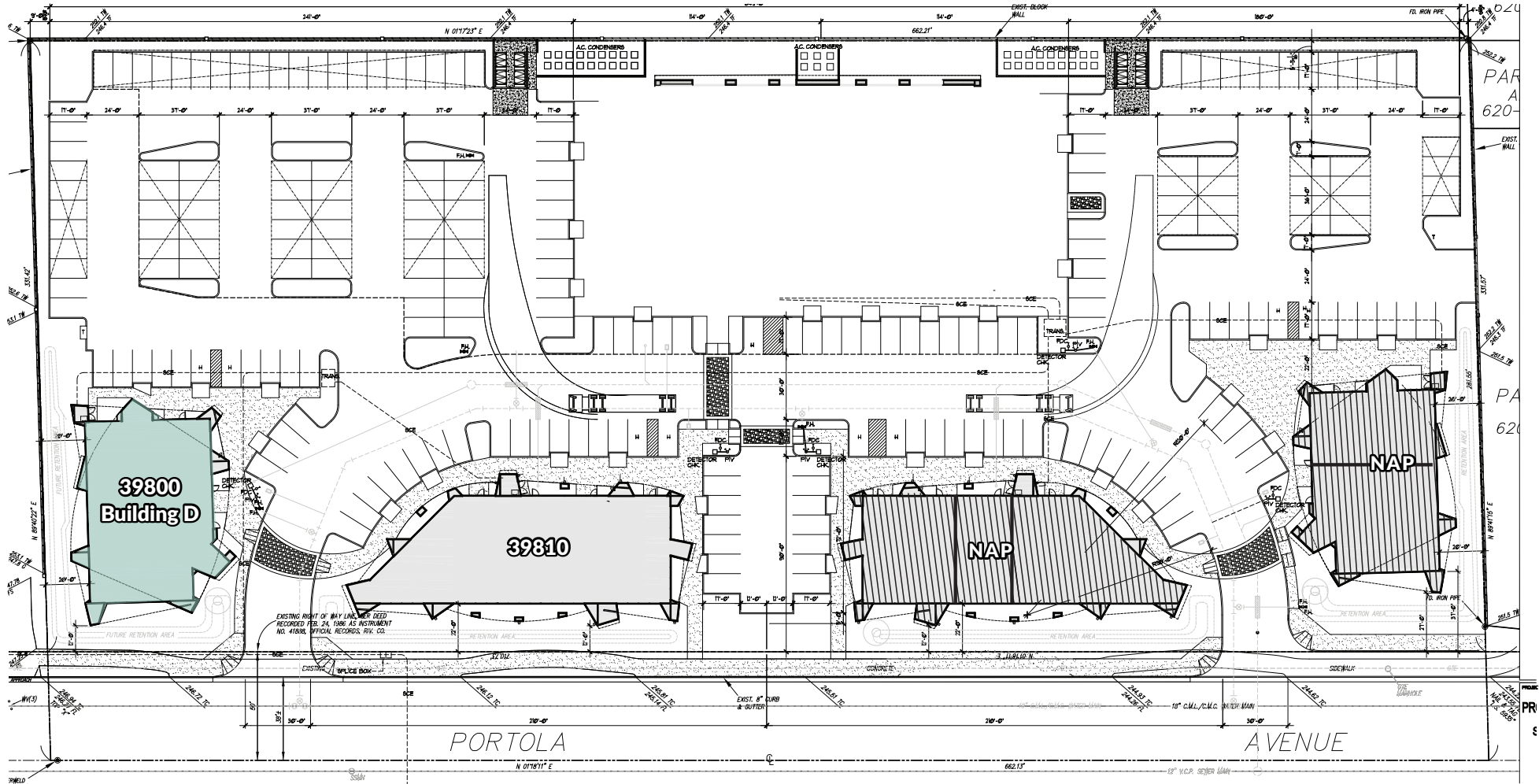
# PHOTOS

FOR LEASE  
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Size:	±4,962 SF
Available:	Now
Rate:	\$2.15/SF
Type:	NNN
Zoning:	Office Professional

# DEMOGRAPHICS

FOR LEASE  
39800 Portola Ave, Building D, Palm Desert, CA 92260



	1-Mile	5-Mile	10-Mile
Population	9,187	127,855	352,515
Households	4,866	61,446	148,343
Average Household Income	\$98,709	\$123,160	\$116,092
Median Household Income	\$70,626	\$92,876	\$86,820
Traffic Volume	Country Club Drive and Portola Ave: 23,330 VPD		

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## YOUR ADVISORS



### CAMERON RAWLINGS

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### DISCLAIMER

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The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Meade Commercial, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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