

CLASS A OFFICES FOR LEASE

ONE EL PASEO PLAZA

74199 El Paseo & 74245 Highway 111, Palm Desert, CA



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**COLDWELL BANKER
COMMERCIAL**
**LYLE & ASSOCIATES,
LP**

FOR LEASE

ONE EL PASEO

74199 El Paseo & 74245 Highway 111, Palm Desert, CA 92260



PROPERTY DESCRIPTION

One El Paseo is the premier office property in the economic and geographic heart of the Coachella Valley. Prestigious local firms and Fortune 500 companies alike enjoy the prime, signalized corner of El Paseo and Highway 111. Clients, guests, and employees recognize the project's unrivaled image, fit and finish, visibility, and easy access. Call for suite details and a private tour.

PROPERTY HIGHLIGHTS

- Custom Granite Lobbies with Water Features
- 24-Hour Access Buildings with Security System
- Building and Monument Signage Available
- Built-In Slab Granite Reception Areas
- Easy Ingress and Egress
- Ample Assigned Covered Parking

OFFERING SUMMARY

Lease Rate:	\$2.25/SF NNN
Available SF:	732 - 5,669 SF
Total Project Size:	86,835 SF
Parking:	313 Spaces, Mostly Covered Medical Allowed
Zoning:	D - Downtown

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,410	18,012	32,903
Total Population	10,029	37,955	69,603
Average HH Income	\$104,750	\$138,623	\$142,305
Average Age	45.1	54	54.5
Average House Value	\$427,112	\$659,611	\$670,630
Traffic Count ±63,000 VPD			

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AVAILABLE SPACES

SUITE	SIZE (SF)	DESCRIPTION
E100	2,769 SF	Direct lobby entrance with built in reception station, 2 conference rooms, 4 private offices, 18 built in cubicle workstations and large break room.
E102	2,450 SF	Direct lobby entrance, 2 conference rooms, 4 private offices, open area for cubicles and coffee bar with sink.
W101A	4,315 SF	Direct lobby entrance, built in reception station, conference room, 9 private offices, 16 workstations and break room.
W104	1,371 SF	Large built in reception station, 3 private offices, conference room or 4th office.
W202	3,872 SF	Second floor suite with built in reception station, 4 large offices, large conference room, work room, break room, kitchen and data room.
W203	1,797 - 5,669 SF	Corner unit with reception, conference, two offices, and open work space. Can be combined with suite 202 of 3,872 SF for total of 5,669 SF.
Suite C	732 SF	Rare executive suite available 10/01/2026!

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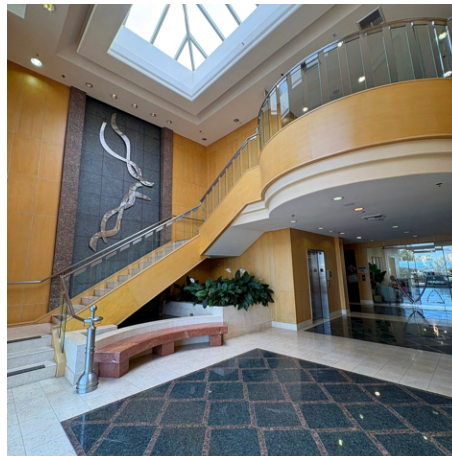
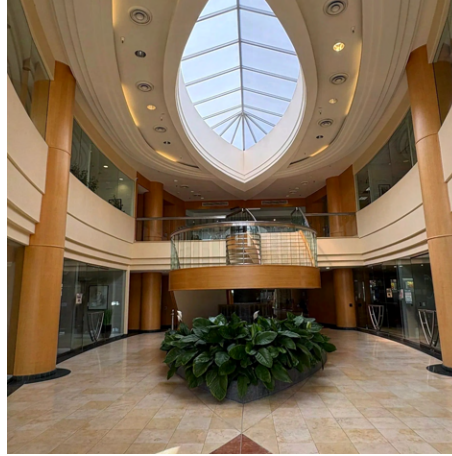


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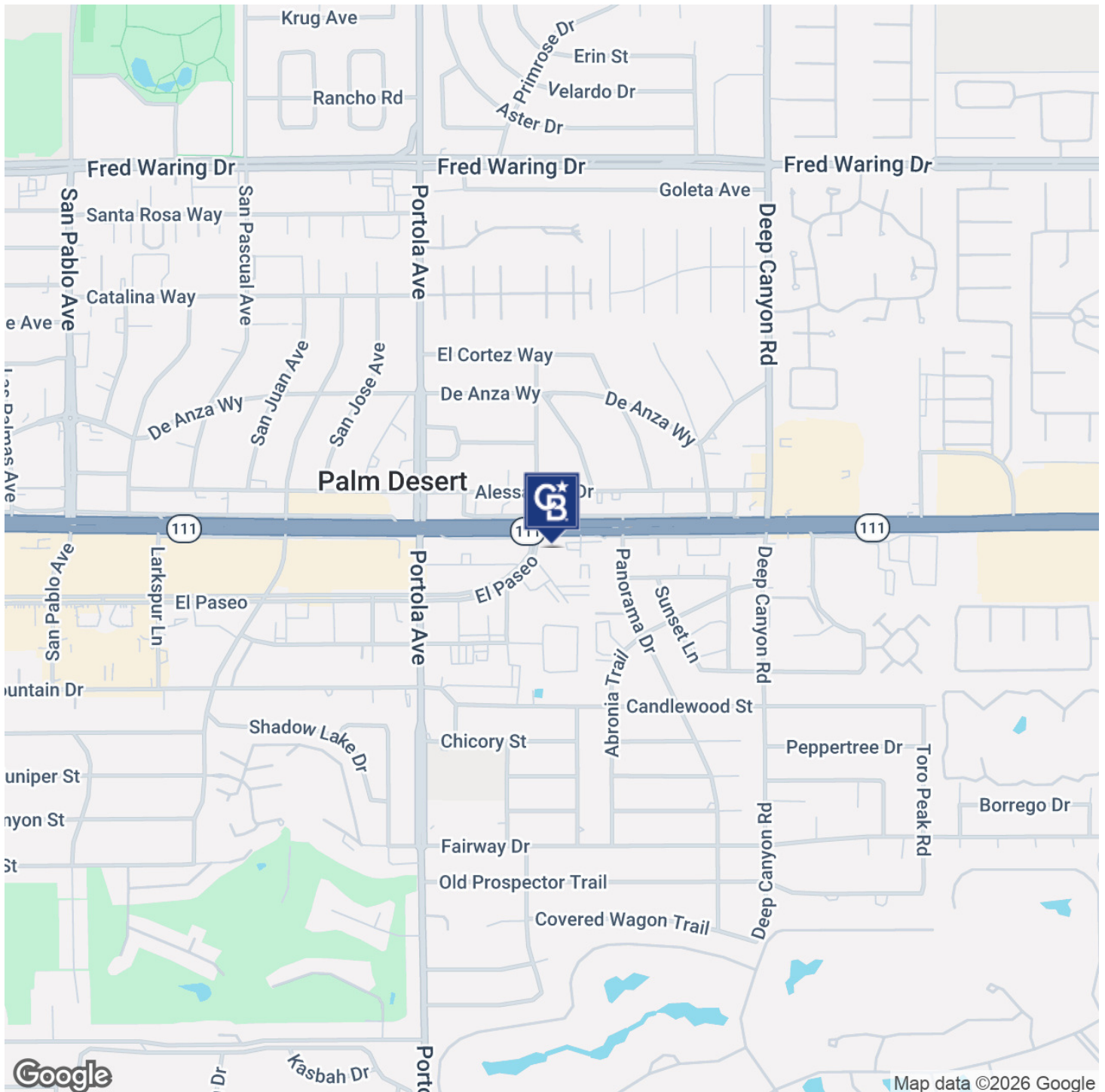


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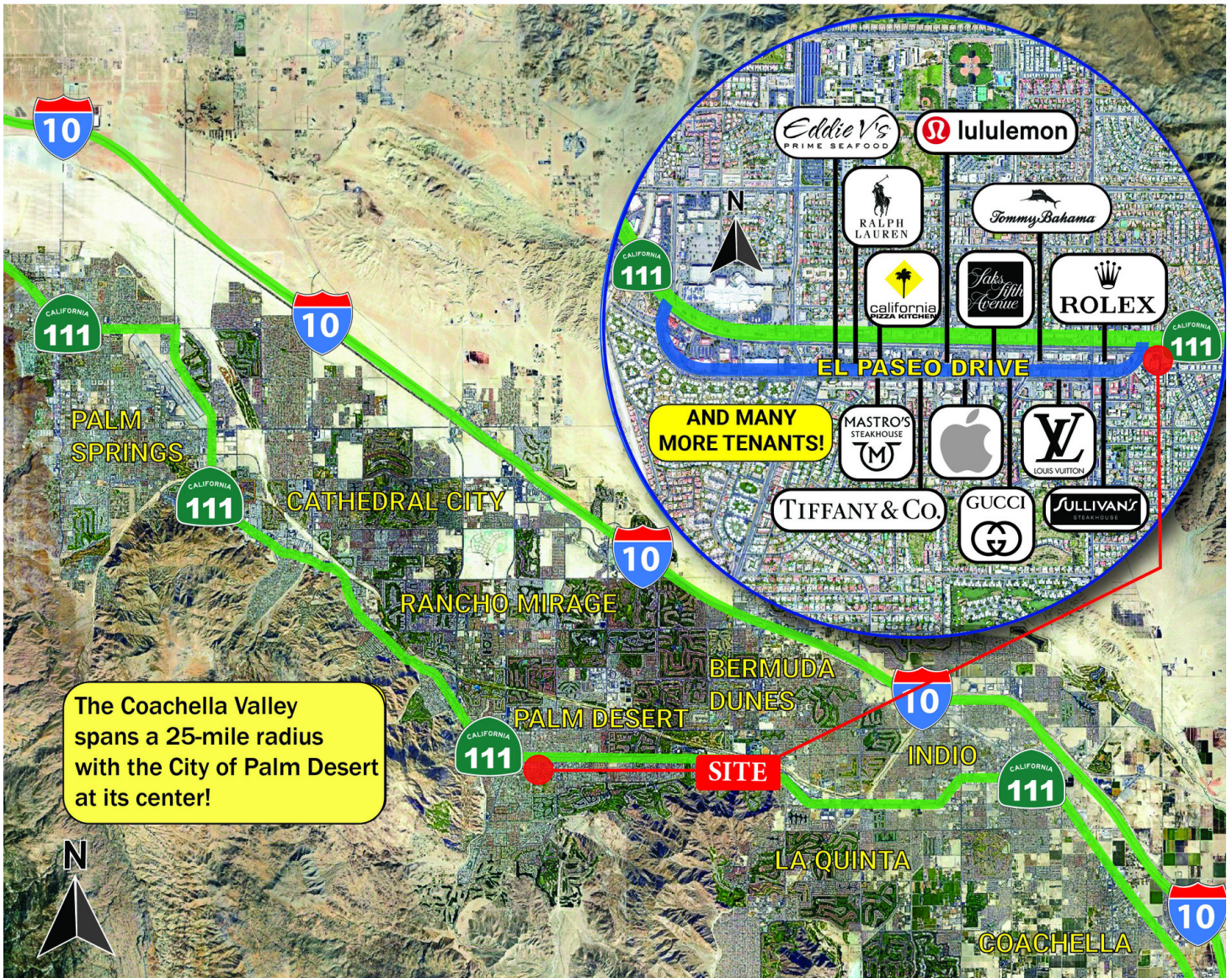


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