

FOR LEASE

## FULLY IMPROVED OFFICE SUITE

47-250 WASHINGTON STREET - SUITE B | LA QUINTA, CA



**4,704 SF AVAILABLE JAN 1, 2027**  
**\$2.00 + NNN Per SF Per Month**

- Great frontage and signage on Washington Street
- Building signage available
- Easy access and ample parking
- Favored area for medical and office professional uses to serve the east valley



**MAGGIE MONTEZ**  
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

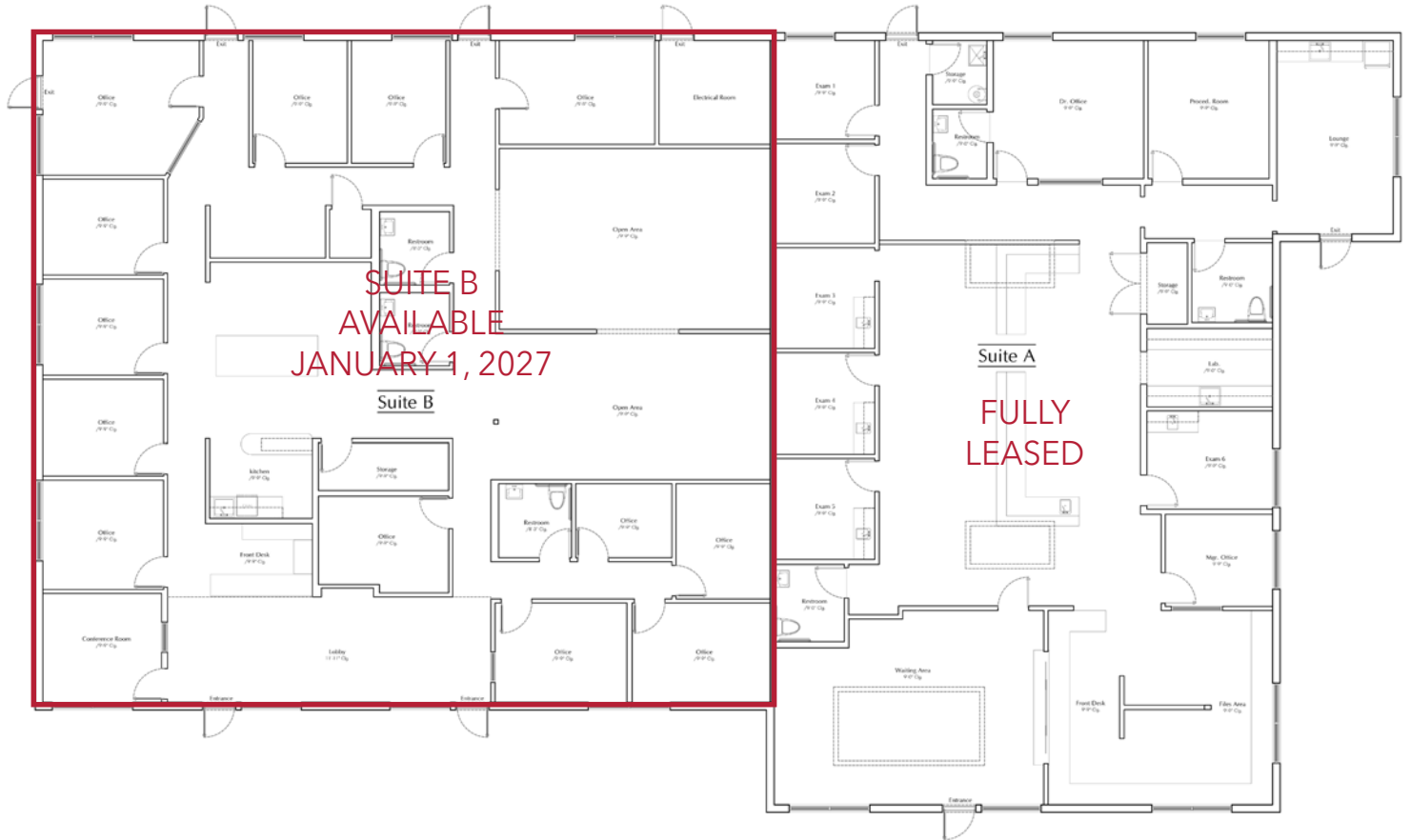


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## SUITE B FLOOR PLAN - 4,704 SF



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AVERAGE DAILY TRAFFIC

**EW 2,526**  
**NS 39,617**



ESTIMATED POPULATION

**3MI**  
**72,785**



TOTAL BUSINESSES

**3MI**  
**2,245**

WASHINGTON ST.  
& AVENUE 47

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