



OFFICE/MEDICAL SUITE FOR LEASE

44530 San Pablo, Suite 100
Palm Desert, CA 92211



Offering Summary

Property Type:	Office/Medical
Available SF:	2,947 SF
Price/SF:	\$1.25/SF (NNN)
NNN:	\$0.47/SF
Available:	90 Days

Property Overview

Suite 100: +/-2,947 SF office and medical suite available in 90 days. The existing plan includes a reception and waiting area, five exam rooms, two private offices, a staff room, a file room, and separate men's and women's restrooms. Landlord will consider tenant improvements with prior approval, so the suite can be reconfigured for general office use or alternate medical use.

Location Overview

This property sits on San Pablo Avenue, the corridor the City of Palm Desert has rebuilt as its downtown, with widened sidewalks, on-street parking, roundabouts, bike lanes, and landscaping between Highway 111 and Fred Waring Drive. Highway 111 is at the south end of the corridor, and the renowned El Paseo shopping district is under a mile away, providing an array of upscale shopping, dining, and entertainment options. The city hosts numerous annual events and cultural attractions, creating a dynamic and engaging community for businesses and individuals alike. The property's location offers a blend of convenience and leisure, making it an ideal choice for those seeking office space in Palm Desert.

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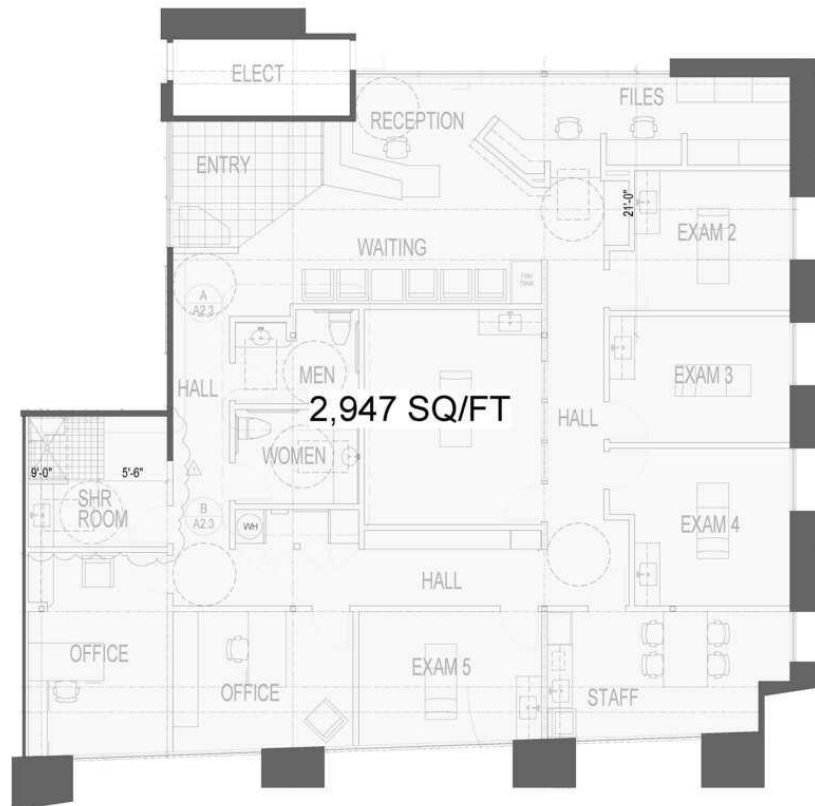
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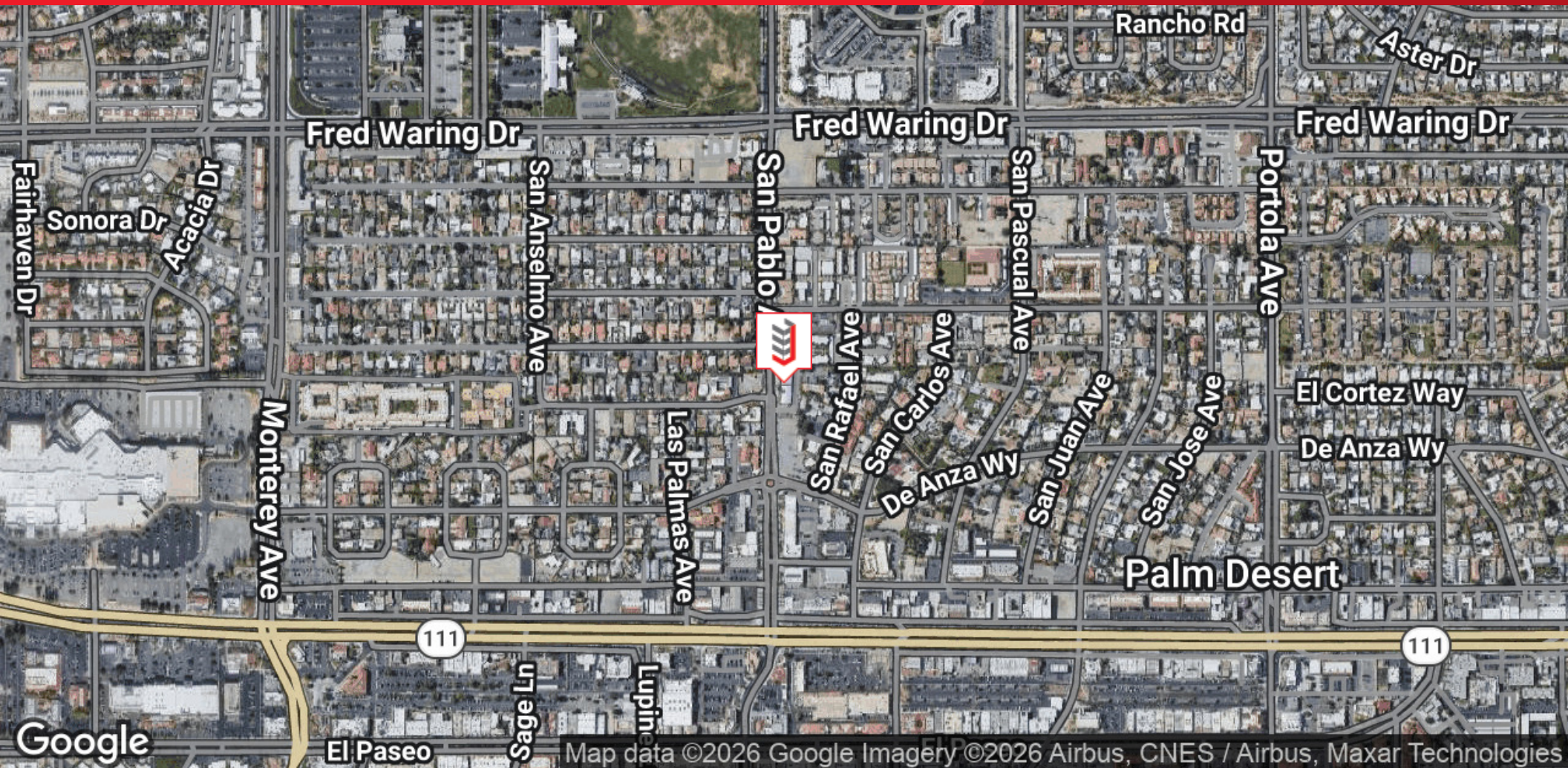
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