



**ONE EL PASEO NORTH, L.L.C.**  
A CALIFORNIA LIMITED LIABILITY COMPANY

## **For Lease**

### **East Building - Suite 203**

One El Paseo Plaza, home of several Fortune 500 Companies, is the Desert's finest Class "A" office complex, located within the valley's demographic and economic heart at the prime intersection of two of the Desert's most prominent streets – El Paseo Drive and Highway 111. Suite 203 within the East Building is built out to the highest Class "A" configuration including formal slab granite reception station, private offices, solid wood doors, high capacity phone and data, etc. The second floor suite features butted glass entry doors directly off the second floor main lobby. One El Paseo Plaza with its two luxurious, two-story office buildings is situated on approximately 5 acres of grounds. Both buildings feature prestigious lobbies with granite, custom design flooring and many more well appointed amenities. The project is surrounded by lush landscaping, fountains and many architectural highlights in the common area. One El Paseo Plaza offers desirable covered and assigned parking.

#### **Suite 203 now available — suite information below:**

<b>Suite Net Rentable SF:</b>	2,219 net rentable square feet
<b>Market Rental Rate:</b>	\$2.00/SF plus approximately \$0.67/SF Triple Net Fee
<b>Building Type:</b>	Two-Story Class "A" Office Building (East)
<b>Building Address:</b>	74-245 Highway 111, Palm Desert, CA 92260
<b>Type:</b>	Class "A" fully built out office space
<b>Project Area:</b>	5 Acres
<b>Building Size:</b>	22,813 net rentable square feet
<b>Built in:</b>	2003
<b>Tenant Mix:</b>	Class "A" Fortune 500 Companies
<b>Average Household Income:</b>	\$102,769 (5 mile radius)
<b>Parking Ratio:</b>	5 spaces per 1,000 square feet
<b>Traffic Count:</b>	Approx. 50,000 cars per day
<b>Available:</b>	Immediately

**For more leasing information or a private showing please contact:**

**Pablo Rodriguez – CA DRE 01870757**

**Coldwell Banker Commercial Lyle & Associates**

**760-772-6400 (office) - 760-610-3147 (cell) - [pablo@cbclyle.com](mailto:pablo@cbclyle.com) (email)**

**One El Paseo Plaza**  
**Aerial Property Photos**  
**74-245 Highway 111, Palm Desert, CA**



**One El Paseo Plaza**  
**Exterior Property Photos**  
**74-245 Highway 111, Palm Desert, CA**



West Building and Restaurant Pavilion



West Building

**One El Paseo Plaza**  
**Exterior Property Photos**  
**74-245 Highway 111, Palm Desert, CA**



East Building



East Building

**One El Paseo Plaza**  
**Exterior Property Photos**  
**74-245 Highway 111, Palm Desert, CA**

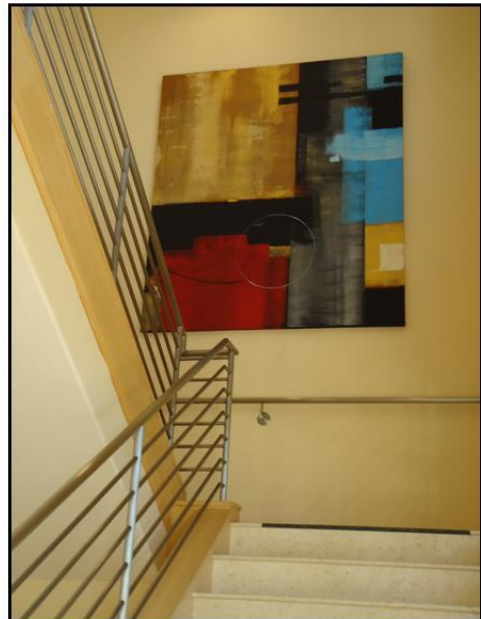


Restaurant Pavilion



Restaurant Pavilion

**One El Paseo Plaza**  
**Interior Property Photos**  
**74-245 Highway 111, Palm Desert, CA**



**One El Paseo Plaza**  
**East Building – Suite 203 Interior Photos**  
**74-245 Highway 111, Palm Desert, CA**



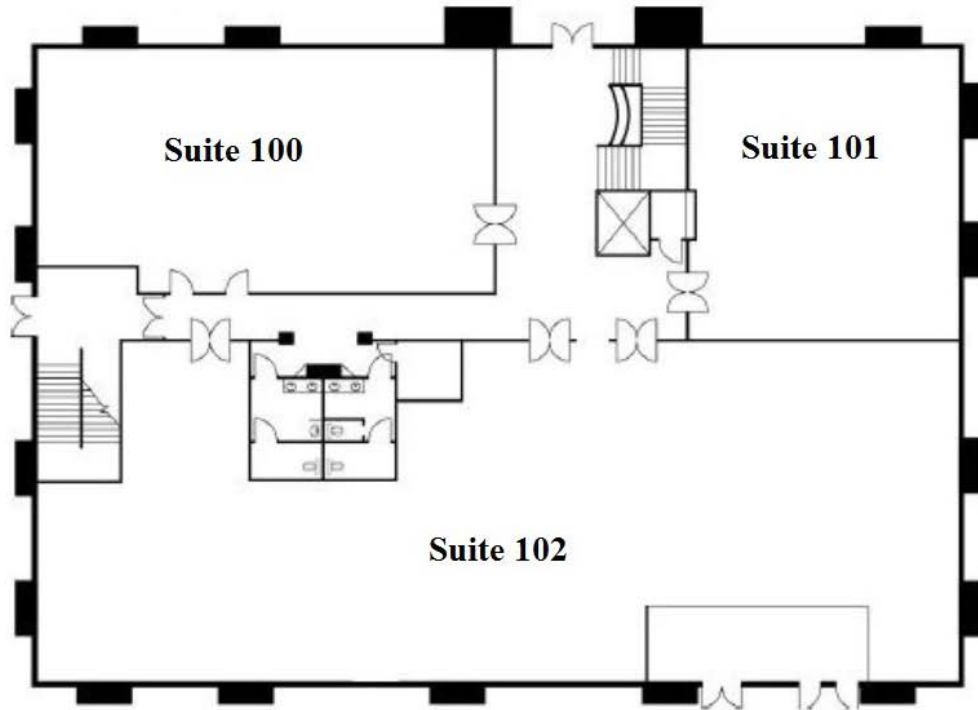
**One El Paseo Plaza**  
**East Building – Suite 203 Interior Photos**  
**74-245 Highway 111, Palm Desert, CA**



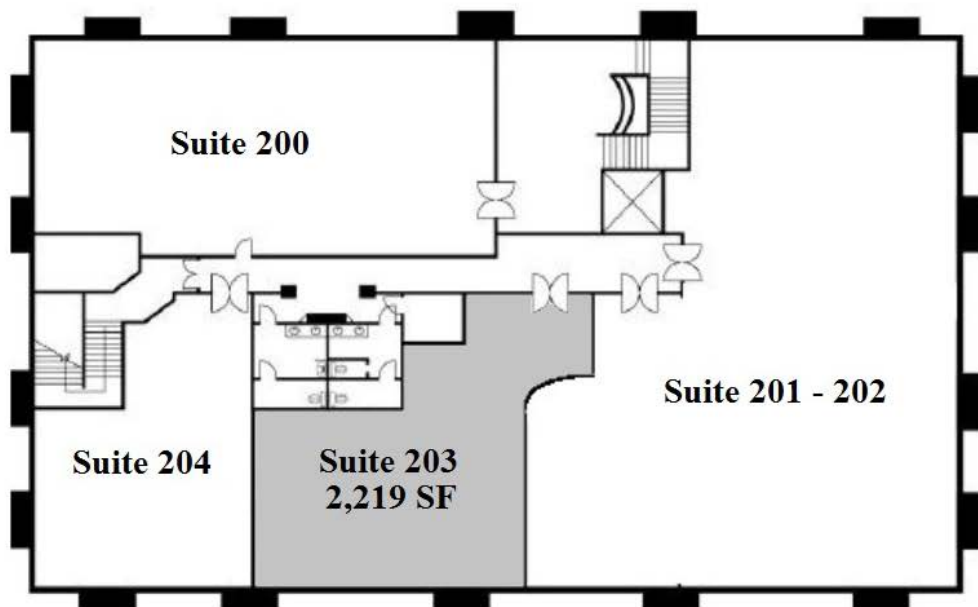
**One El Paseo Plaza**  
**East Building**  
**74-245 Highway 111, Palm Desert, CA**

**Suite 203 - Floor Plan**  
2,219 net rentable square feet

**First Floor**

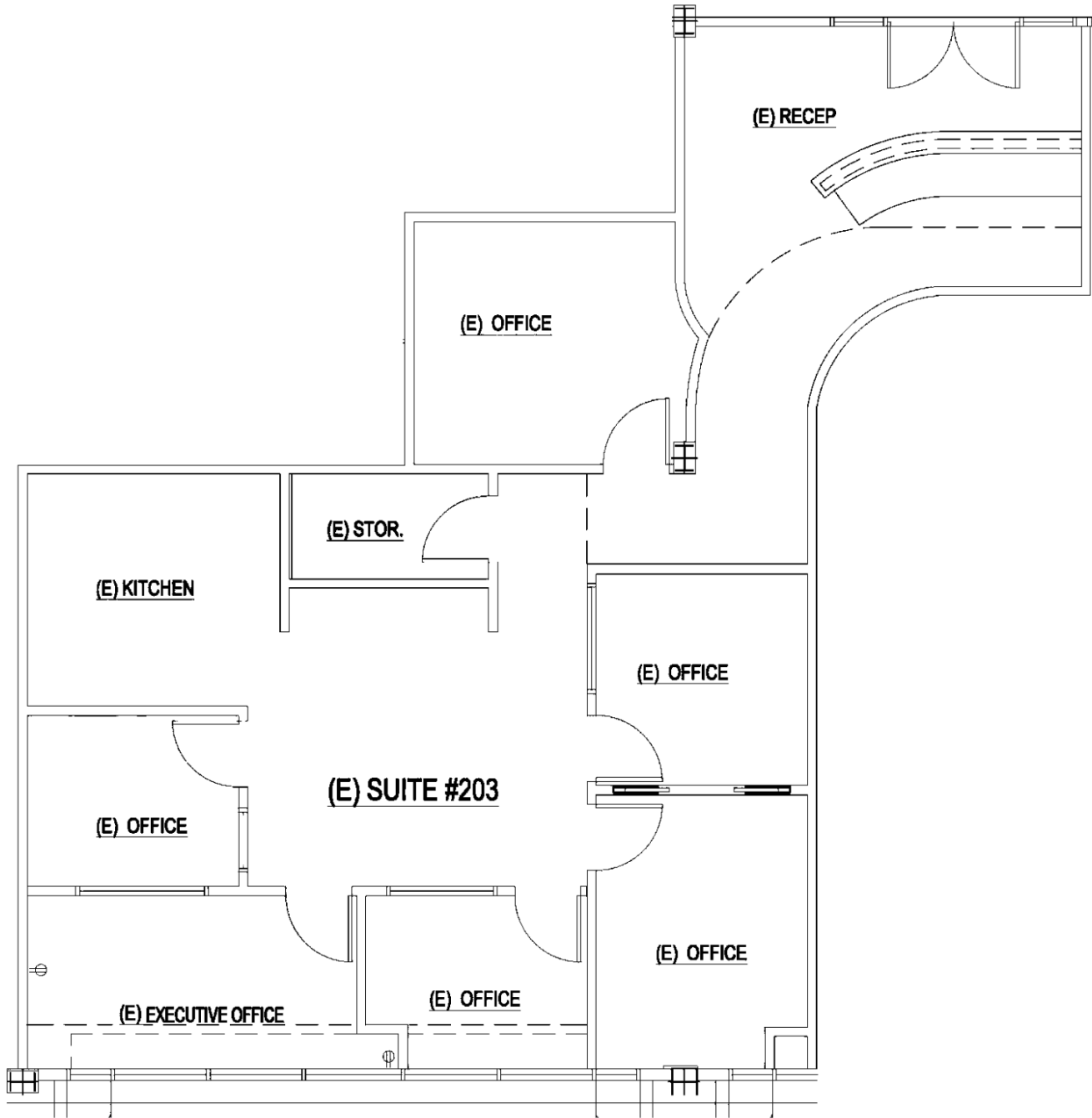


**Second Floor**



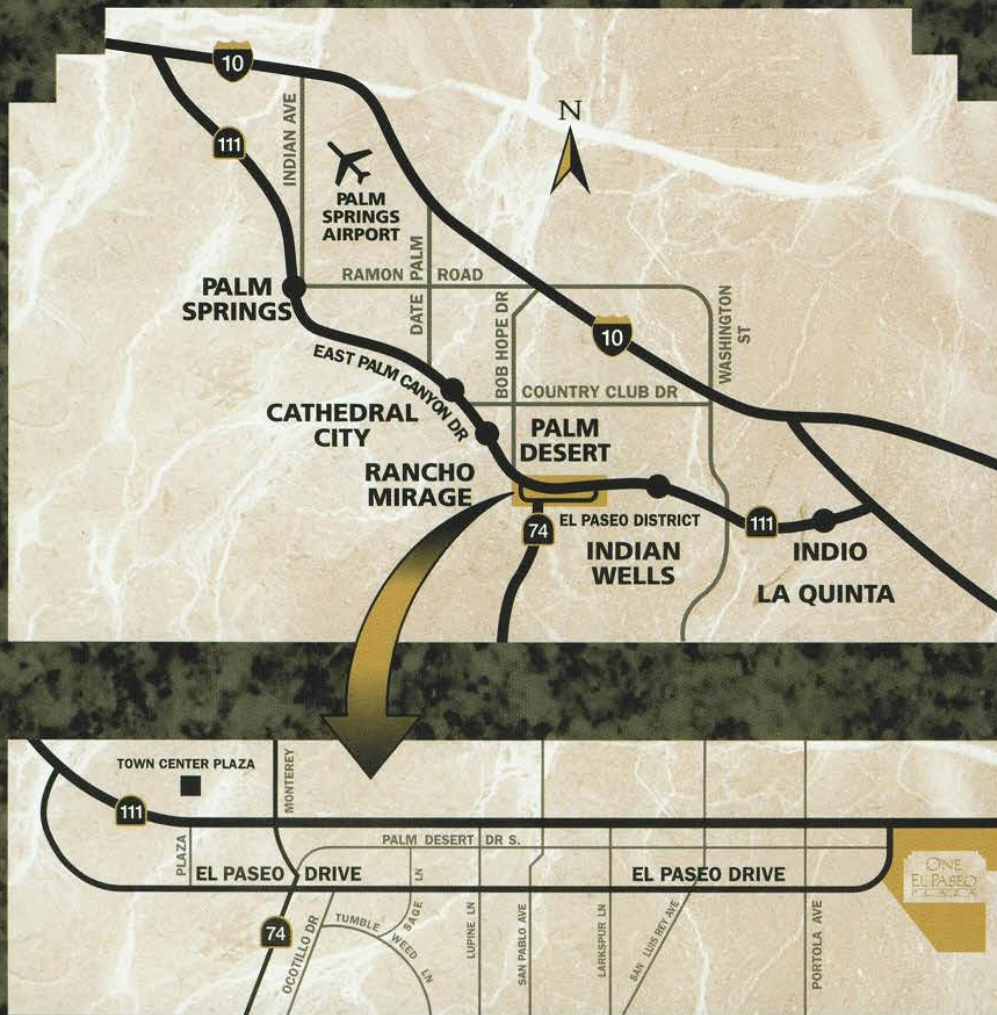
**One El Paseo Plaza**  
**East Building**  
**74-245 Highway 111, Palm Desert, CA**

**Suite 203 - Space Plan**  
2,219 net rentable square feet



# One El Paseo Plaza Site Plan





**ONE EL PASEO PLAZA** is the Desert's finest class "A" full service office complex. Serving the business communities of Rancho Mirage, Palm Desert, Indian Wells and La Quinta, the project combines high visibility frontage and signage on the Coachella Valley's main traffic artery—Highway 111—with the stature and elegance of its El Paseo Drive address.

Centrally located within the valley's demographic and economic heart—One El Paseo Plaza is a short drive to all Desert businesses and recreational facilities, including the Palm Springs Regional Airport. Within walking distance of this project are literally dozens of shops and restaurants to service the daily needs of our facility.

## ONE EL PASEO PLAZA

DEVELOPED BY OCEAN PROPERTIES  
DEVELOPMENT CORPORATION  
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