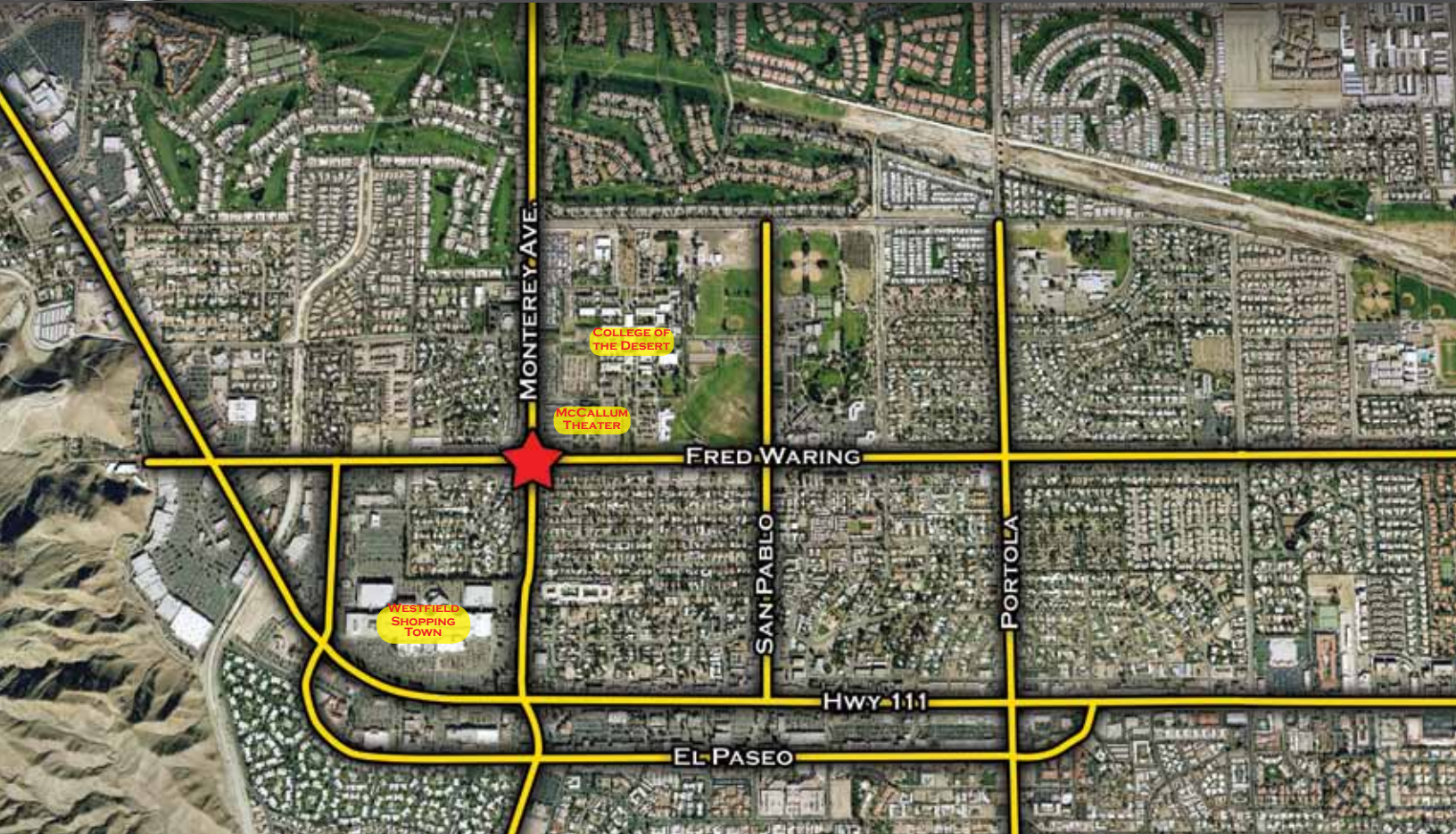




FRED WARING PROFESSIONAL PLAZA

44100 MONTEREY AVENUE • PALM DESERT, CALIFORNIA
SEC OF FRED WARING & MONTEREY



Property Description:

Utilities included, covered parking, elevator, conference rooms, janitorial service, some furnished suites. Exterior, highly visible signage available. On Site Management and Maintenance. Executive suites and modified gross leases available. Flexible lease terms. NO NNN CHARGES.

Location Description:

Palm Desert's busiest and most traveled intersection. Exceptionally high-traffic location with the best visibility available. Previously unavailable building signage now offered through our new City approved signage program.

For more information please contact exclusive agent



SHARP COMMERCIAL, INC.

sales • leasing • management

41865 Boardwalk, Suite 120 | Palm Desert, CA 92211

Heather Sharp

T: 760.773.3050 F: 760.773.5890

heather@sharpcommercialinc.com

DRE # 01758032

www.sharpcommercialinc.com



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Demographics	1 Mile	3 Mile	5 Mile
Population	20,100	62,854	88,232
Median Age	44	55	58

24 Hour Average Daily Traffic

Fred Waring W/O Monterey	24,050	2008	16.94%
Fred Waring E/O Monterey	31,391	2008	5.46%

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigations.

AVAILABLE	TYPE	SQ FT	PRICE
Suite 207		685	\$1.25 MG sf.
Suite 210		685	\$1.25 MG sf
Suite 211		906	\$1.25 MG sf
Suite 215		224	\$500 per mo.
Suite 216 3,4,5		473	\$950 per mo.
Suite 216 6	Ex. Suite	148	\$400 per mo.
Suite 216 7	Ex. Suite	137	\$400 per mo.
Suite 216 9	Ex. Suite	134	\$400 per mo.
Suite 216 B-D	Ex. Suite	720	\$1100 per mo.
Suite 216 L	Ex. Suite	118	\$400 per mo.
Suite 216 S	Ex. Suite	149	\$450 per mo.
Suite 216 W	Ex. Suite	162	\$450 per mo

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