



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

One El Paseo Plaza **For Lease - Suite 200** **West Building**

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 200 within the West Building is located right off the prestigious main lobby on the second floor. This newly remodeled, luxurious suite is built out to the highest Class "A" configuration showing a unique elegance throughout the interior. The suite has two elegant conference rooms, several private executive offices, work station areas, a break room, and spectacular desert mountain views. 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 200 now available –suite information below:

Suite Net Rentable SF:	4,212 square feet
Suite Usable SF:	3,728 square feet
Market Rental Rate:	\$1.95/SF on a Triple Net Basis
Building Type:	Two-Story Class "A" Office Building (West)
Building Address:	74-199 El Paseo Drive, Palm Desert, CA 92260
Type:	Class "A" fully built out office space
Project Area:	5 Acres
Total Project SF:	86,835 square feet
West Building SF:	47,990 net rentable square feet
Built in:	2001
Tenant Mix:	Class "A" Fortune 500 Companies
Average Household Income (2008 estimate):	\$93,279 (5 mile radius)
Parking Ratio:	5 spaces per 1,000 square feet
Traffic Count:	Approx. 60,000 cars per day
Available:	Immediately.

For more leasing information or a private showing please contact Samuel Rasmussen at 858-273-6600 or e-mail at srasmussen@oceanprop.net.

**One El Paseo Plaza
West Building
74-199 El Paseo Drive, Palm Desert, CA**

Main Lobby



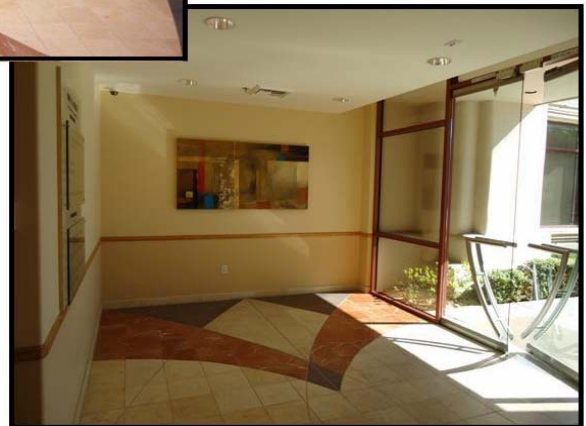
**One El Paseo Plaza
West Building
74-199 El Paseo Drive, Palm Desert, CA**



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**Suite 200
West Building**



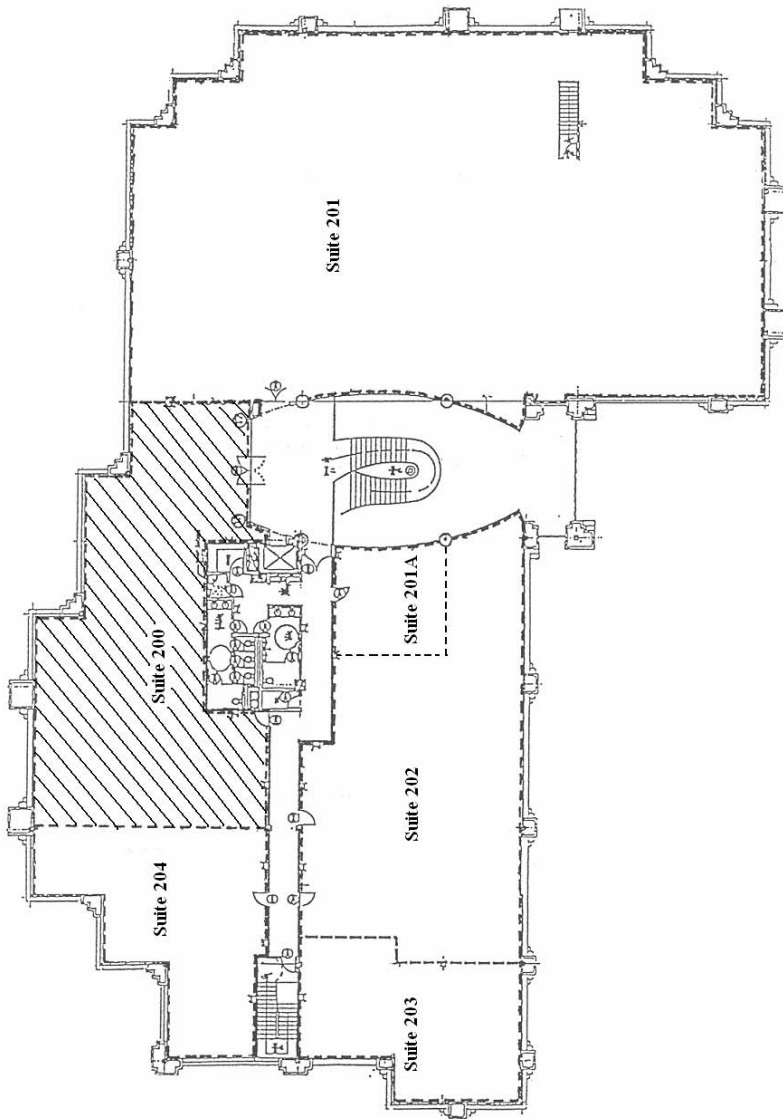
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Suite 200 (Interior Photos)



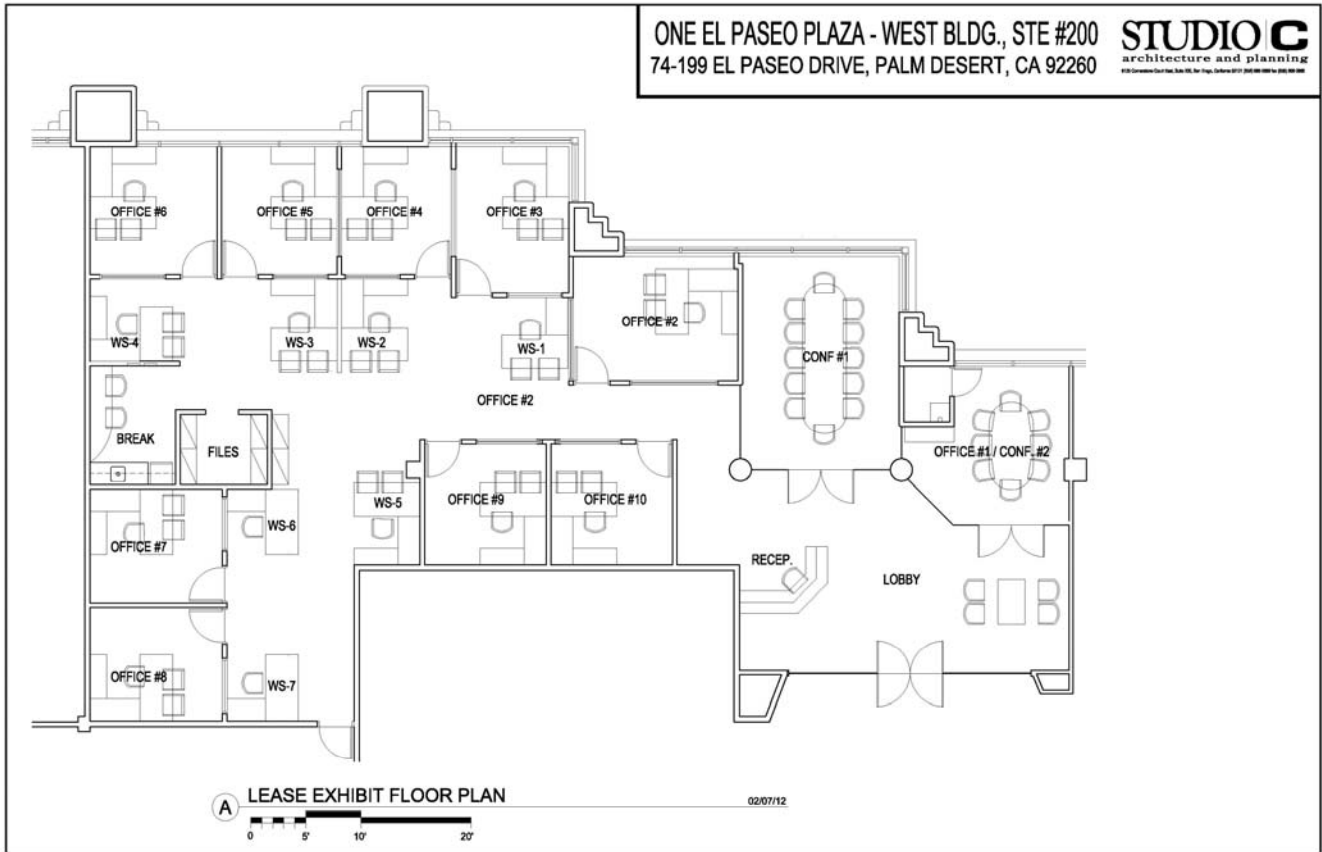
**One El Paseo Plaza
West Building
74-199 Highway 111, Palm Desert, CA**

Suite 200 (Floor Plan)
(4,212 net rentable square feet)
(3,728 usable square feet)



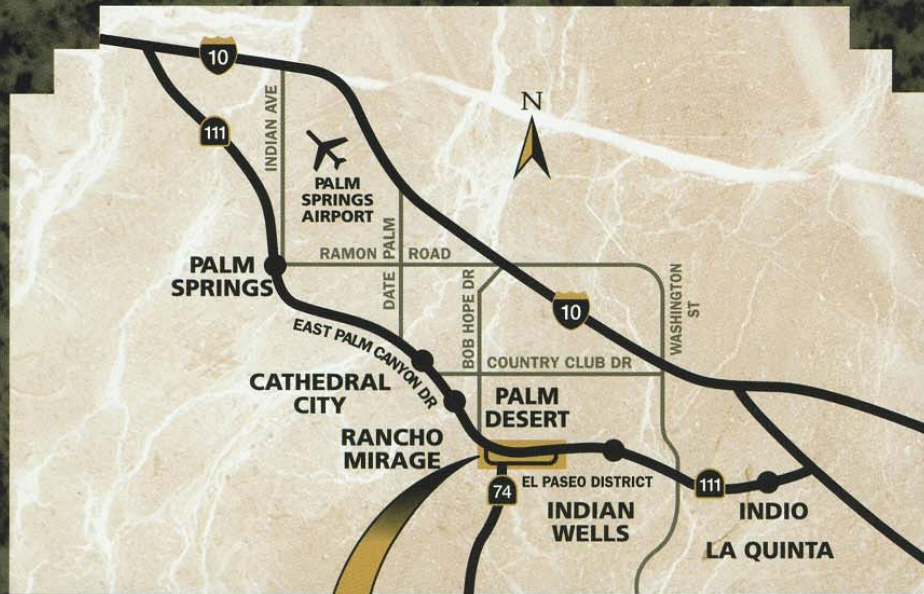
**One El Paseo Plaza
West Building
74-199 El Paseo Drive, Palm Desert, CA**

Suite 200 - Space Plan
(4,212 net rentable square feet)
(3,728 usable 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.



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SAN DIEGO, CA • PHONE (858) 273-6600