



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

One El Paseo Plaza **For Lease - Suite 104** **West Building**

One El Paseo Plaza is the Desert's business epicenter and is the only location in the trade area featuring multiple Fortune 500 and national credit companies. Join Morgan Stanley, Wells Fargo, Royal Bank of Canada, and HighTower, amongst others, in experiencing the Desert's best business location. One El Paseo Plaza is the finest project situated in the best mid valley location on the incomparable corner of El Paseo Drive and Highway 111. Suite 104 is built out to the highest Class "A" configuration with two private executive offices, a conference room, a reception area, and a wet bar. The suite features solid wood doors and high capacity phone and data, and many more amenities. 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 104 now available – Suite information below:

Suite Net Rentable SF:	1,151 net rentable square feet
Suite Usable SF:	1,018 usable square feet
Market Rental Rate:	\$1.95/SF on a Triple Net Basis (NNN Fee: \$0.62/SF)
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):	\$97,310 (5 mile radius)
Parking Ratio:	5 spaces per 1,000 square feet
Traffic Count:	Approx. 50,000 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**

Exterior Project Photos



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

Exterior Project Photos



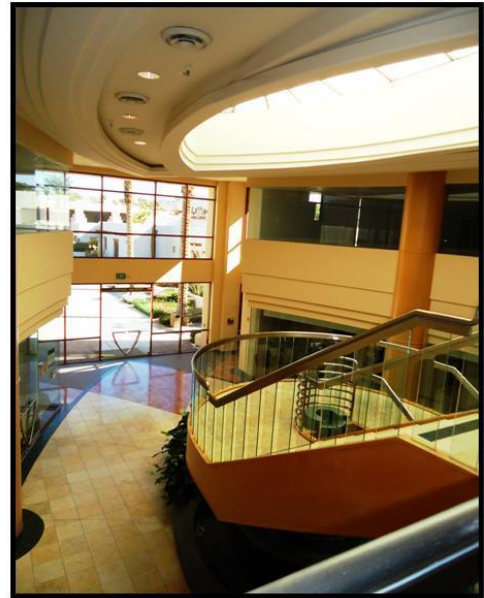
**One El Paseo Plaza
West Building
74-199 El Paseo Drive, Palm Desert, CA**

Aerial Project Photos



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

Interior Project Photos



**One El Paseo Plaza
West Building
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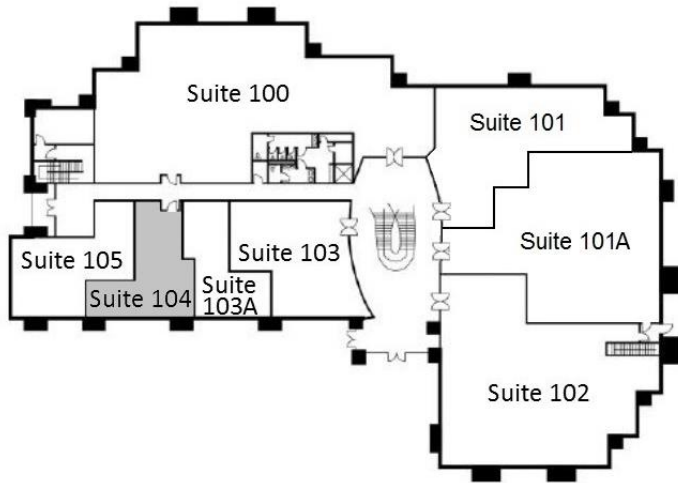
Interior Photos for Suite 104



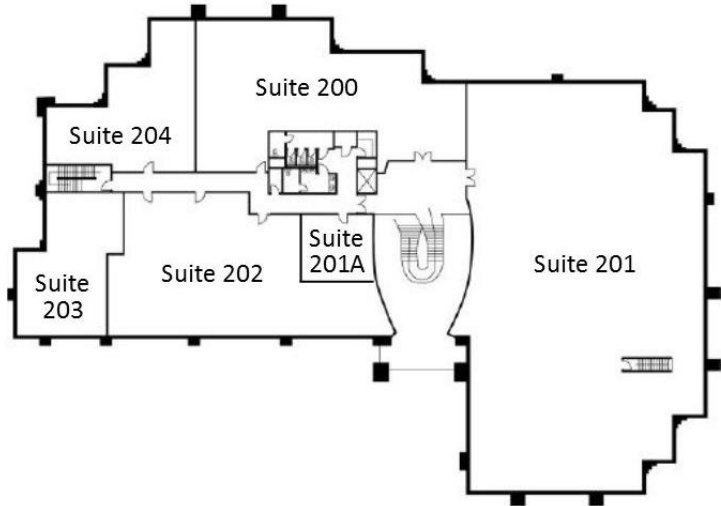
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Suite 104 (Floor Plan)
(1,151 net rentable square feet)

First Floor

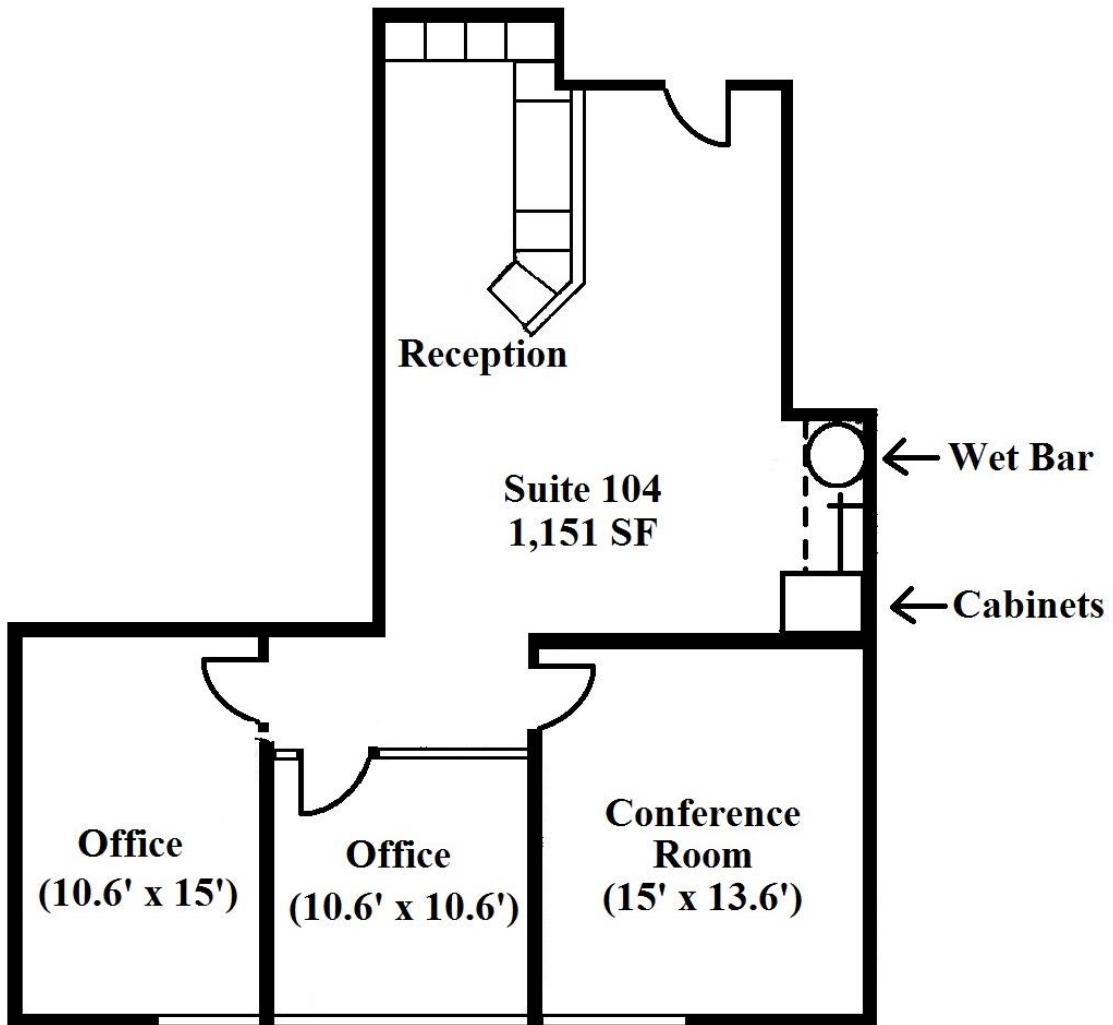


Second Floor



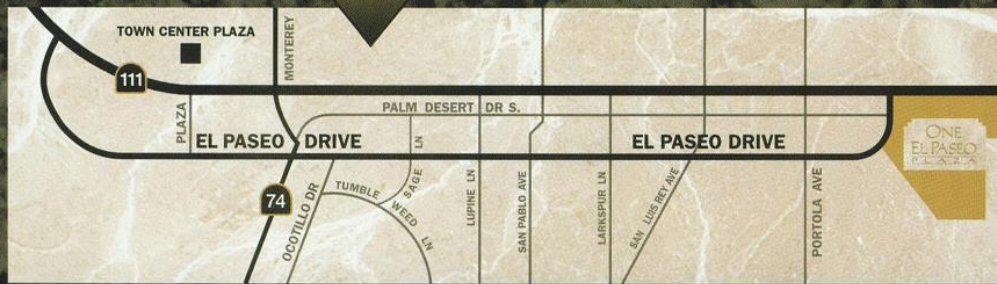
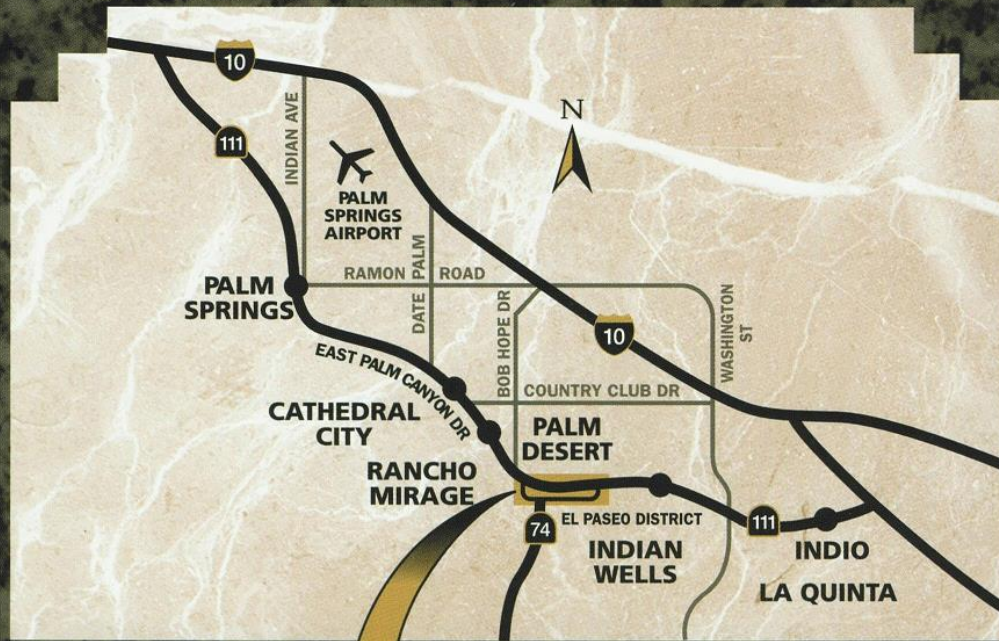
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Suite 104 - Current Space Plan Configuration
(1,151 net rentable square feet)



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.



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