PROFESSIONAL OFFICE SPACE FOR SUBLEASE

2,000 SF OFFICE IN LA QUINTA



78900 AVE 47, SUITE 100, LA QUINTA

FEATURES

- **Prime Corner Suite:** Ground-floor location with convenient client access.
- **Functional Layout:** 7 private offices, separate front desk office, and waiting room.
- **Excellent Visibility:** Prominent Avenue 47 monument signage.
- **Two Restrooms:** Including a dedicated employee restroom.
- **Employee Amenities:** Break room and additional storage.
- **Dual Entrances:** Convenient front and rear access.
- **Ample Parking:** On-site parking, including covered spaces.
- **Desirable Location:** Established La Quinta office complex near Washington Street and Highway 111.

LEASE RATE: $1.75/SF/MO NNN

$3,500 BASE RENT+ESTIMATED NNN $1,152.36 =$4,652.36/MO

COACHELLA VALLEY



VICINITY MAP

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2,000 SF PROFESSIONAL OFFICE

SITE AERIAL & AMENITIES

78900 AVENUE 47, SUITE100, LA QUINTA

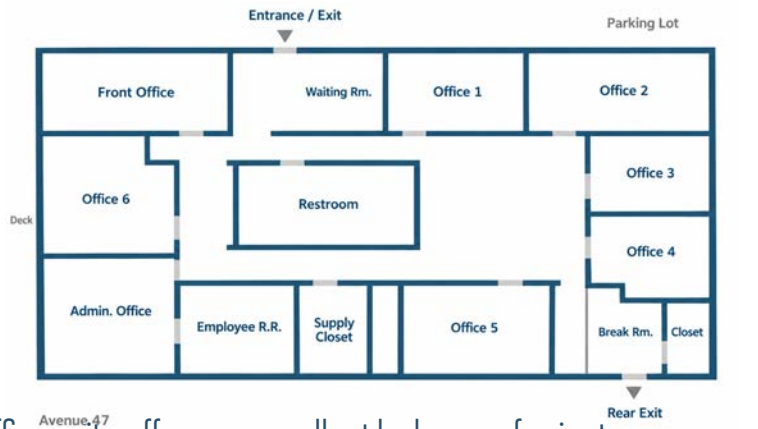
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SITE AMENITIES

- **Location:** Strategically located on Avenue 47 near Washington Street, in the heart of La Quinta's established commercial corridor. The property offers convenient access to Highway 111, major shopping centers, restaurants, banking, and everyday business amenities.
- **APN:** 643-090-016
- **Zoning:** HUM (Highway 111 Mixed Use Zone)
- **Year Built:** 2005

FLOOR PLAN



- **Comments:** This thoughtfully configured ground-floor office suite offers an excellent balance of private workspaces, administrative areas, and client-facing amenities. With seven private offices, a dedicated reception and waiting area, two restrooms, and convenient front and rear access, the suite is well suited for businesses seeking an efficient and professional office environment in La Quinta.
- **Sublease Terms:** Offered at $1.75/SF/month ($3,500/month), plus NNN of approximately $0.53/SF/month ($1,056.41/month) and HVAC reimbursement of $95.95/month, for a total estimated monthly rent of $4,652.36, plus utilities. Sublease expires August 31, 2028, and is subject to landlord approval. Availability to be confirmed.

Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property. Certain images have been digitally enhanced using AI to improve presentation. Actual property conditions may vary.

2,000 SF PROFESSIONAL OFFICE

PHOTOS

78900 AVENUE 47, SUITE100, LA QUINTA

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CORNER UNIT W/DECK



COVERED PARKING



DECK



MONUMENT SIGNAGE



LOBBY



WORK AREA



PHOTOS

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FRONT OFFICE



OFFICE



WORK AREA



OFFICE



HALL



OFFICE



PHOTOS

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