PROFESSIONAL OFFICE SPACE FOR SUBLEASE

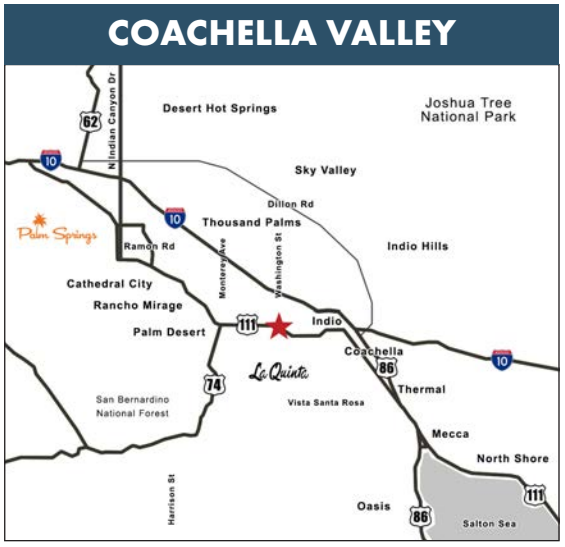
2,942 SF OFFICE IN LA QUINTA



78900 AVE 47, SUITE 208, LA QUINTA

FEATURES

- **Prime Corner Second-Floor Suite:** Professional 2,942 SF office space with convenient elevator access.
- **Functional Office Layout:** Six private offices, a separate conference room, and dedicated reception and waiting area.
- **Professional Reception:** Welcoming front desk and waiting area for clients and visitors.
- **Multiple Access Points:** Two exterior access doors, providing convenient entry and exit.
- **Employee Amenities:** Dedicated break room, supply closet, and additional storage.
- **Flexible Floor Plan:** Ideal for professional, administrative, consulting, and other office users.
- **Ample Parking:** Convenient on-site parking, including covered spaces.
- **Desirable La Quinta Location:** Established professional office complex near Washington Street and Highway 111.



VICINITY MAP

LEASE RATE: $1.32/SF NNN

$3,883.44 BASE RENT+ESTIMATED NNN $1656.99=$5,540.43/MO

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10/29/2026 RR



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2,942 SF PROFESSIONAL OFFICE

SITE AERIAL & AMENITIES

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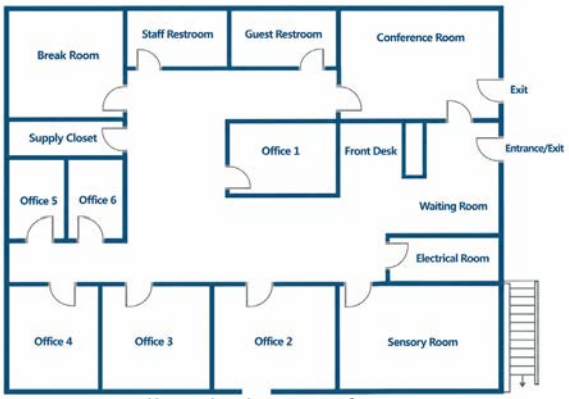
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SITE AMENITIES

- **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.
- **Elevator:** Yes
- **APN:** 643-090-016
- **Zoning:** HUM (Highway 111 Mixed Use Zone)
- **Year Built:** 2005
- **Comments:** This thoughtfully configured second-floor office suite offers an excellent balance of private workspaces, administrative areas, and client-facing amenities. Featuring six private offices, a conference room, dedicated reception and waiting area, two restrooms, break room, and additional storage, the suite provides a functional and professional layout. With elevator access available, the space is well suited for businesses seeking an efficient and welcoming office environment in La Quinta.
- **Sublease Terms:** Offered at $1.32/SF/month ($3,883.44/month), plus estimated NNN charges of $1,553.99/month and HVAC reimbursement of $103.00/month, for a total estimated monthly rent of $5,540.43, plus utilities. Sublease expires August 31, 2028, and is subject to landlord approval. Elevator access available. Availability to be confirmed.

FLOOR PLAN



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2,942 SF PROFESSIONAL OFFICE

PHOTOS

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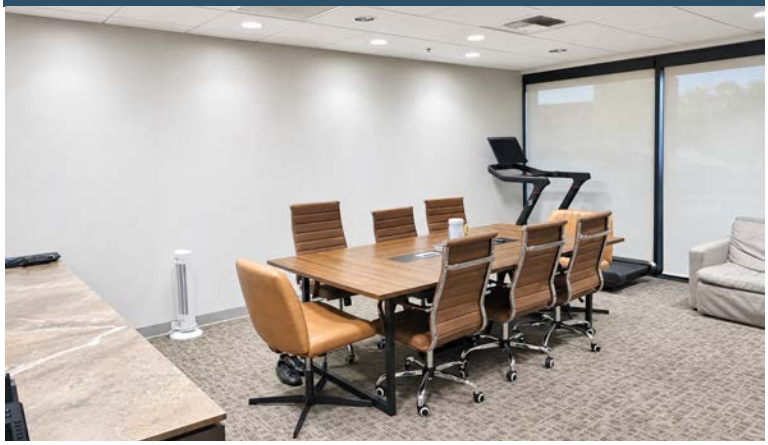
CORNER UNIT W/DECK



COVERED PARKING



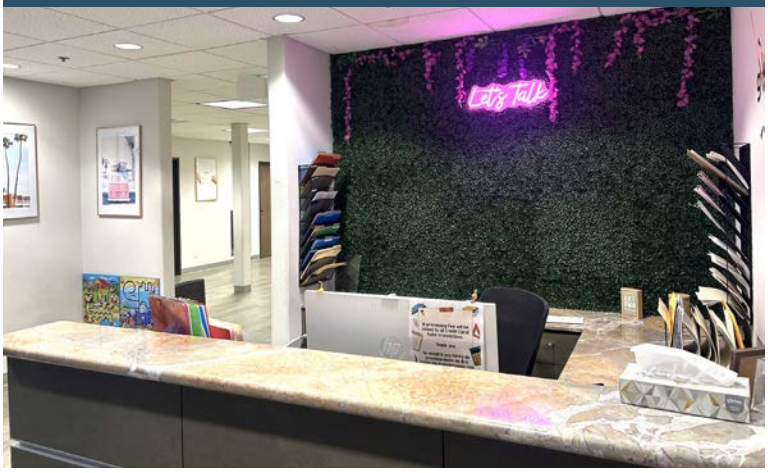
CONFERENCE ROOM



MONUMENT SIGNAGE



RECEPTION DESK



OPEN WORK AREA



PHOTOS

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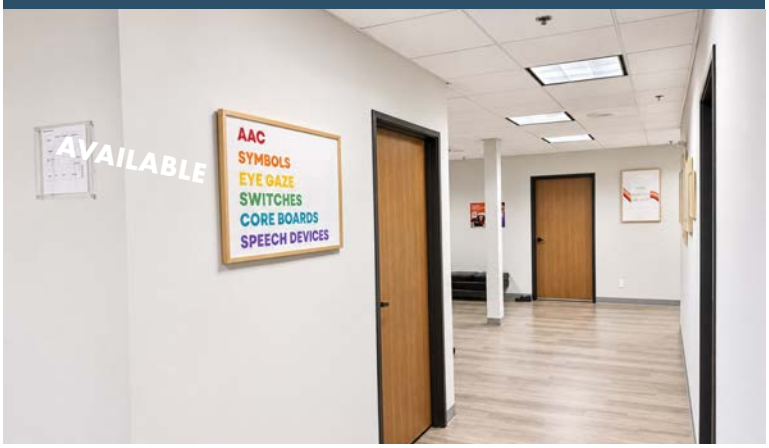
2,942 SF PROFESSIONAL OFFICE

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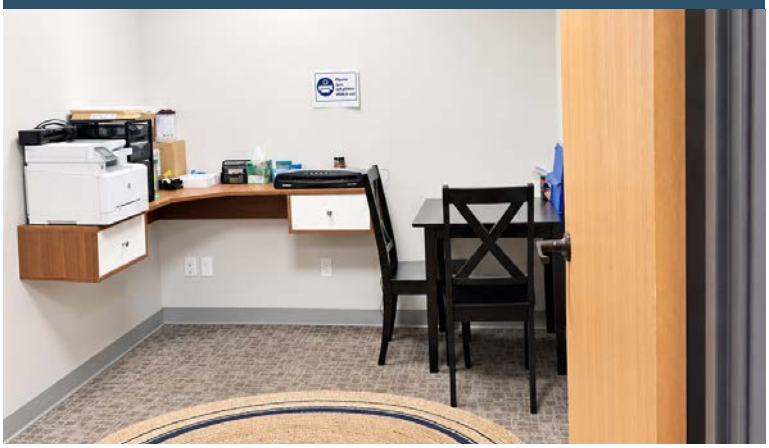
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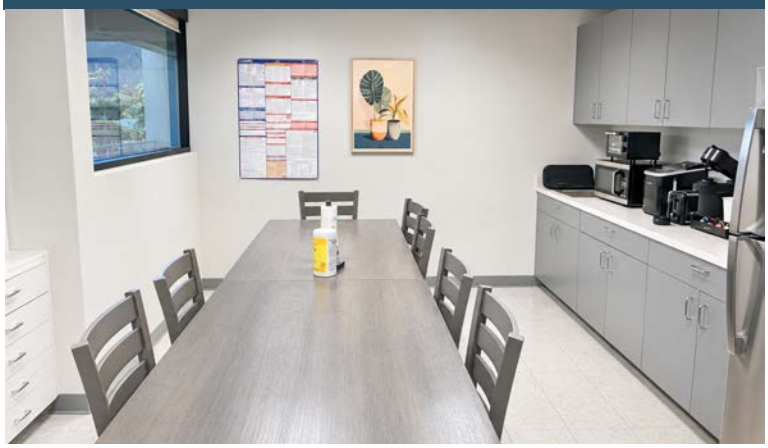
HALL



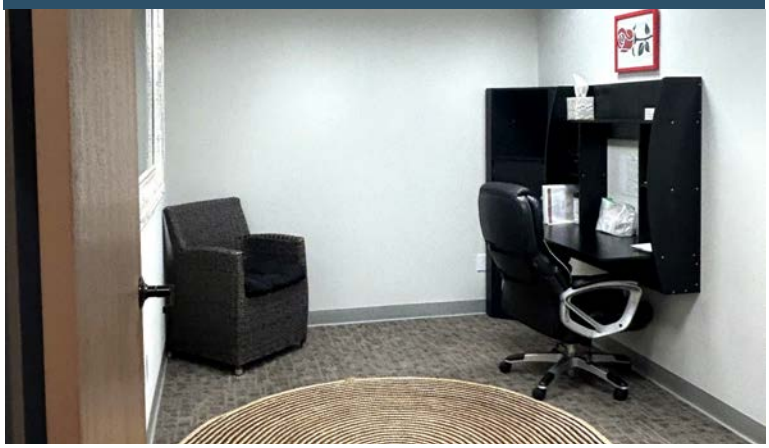
OFFICE



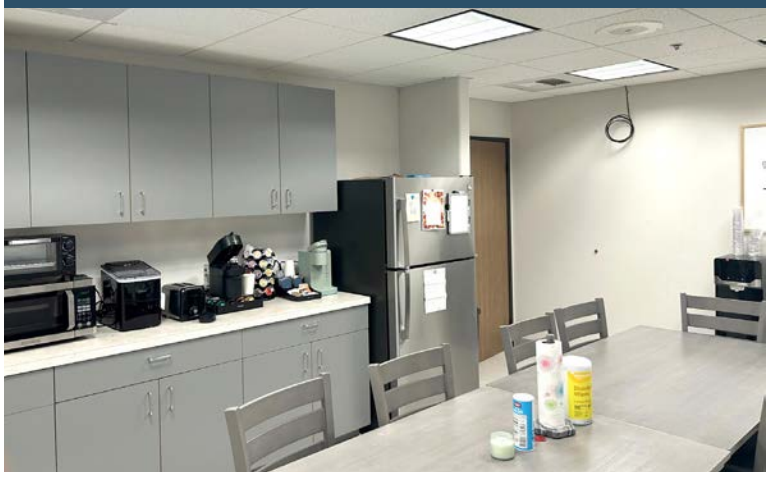
BREAK ROOM



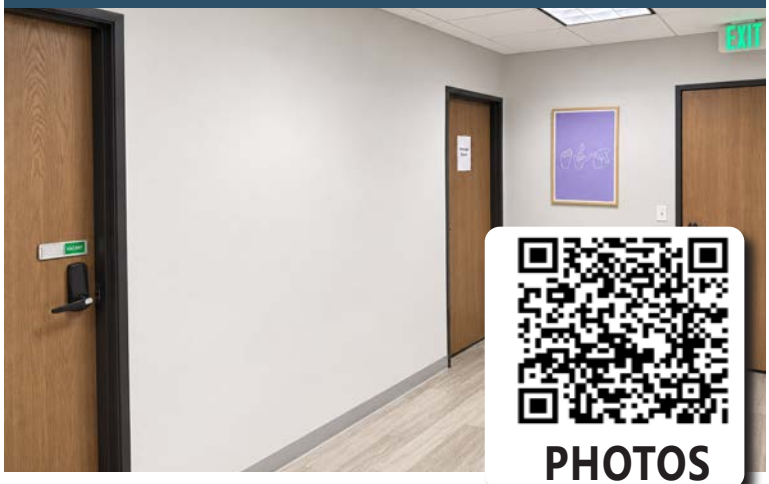
OFFICE



BREAK ROOM



HALL



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