

# DISTINCTIVE PROFESSIONAL OFFICE COMPLEX

## Washington Professional Center

41120 Washington St., Bermuda Dunes, CA



Class A Office Suites for Lease

First Floor from 694 SF - 1,979 SF / Second Floor from 1,944 SF - 1,975 SF

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**\$1.45 + NNN**

- Ideal for Variety of Professional Uses Including Healthcare & General Business
- Spacious Modern Private Offices with Exterior Building Signage
- Great Visibility on Major High-Traffic Commercial Corridor
- Strategic Central Valley Location Between Country Club & Fred Waring
- Direct Access to I-10 & Highway 111

**Baxley**  
Properties, Inc.

www.baxleyproperties.com  
Phone: 760-773-3310  
Fax: 760-773-3013  
73712 Alessandro Drive, Ste B-4, Palm Desert, CA 92260

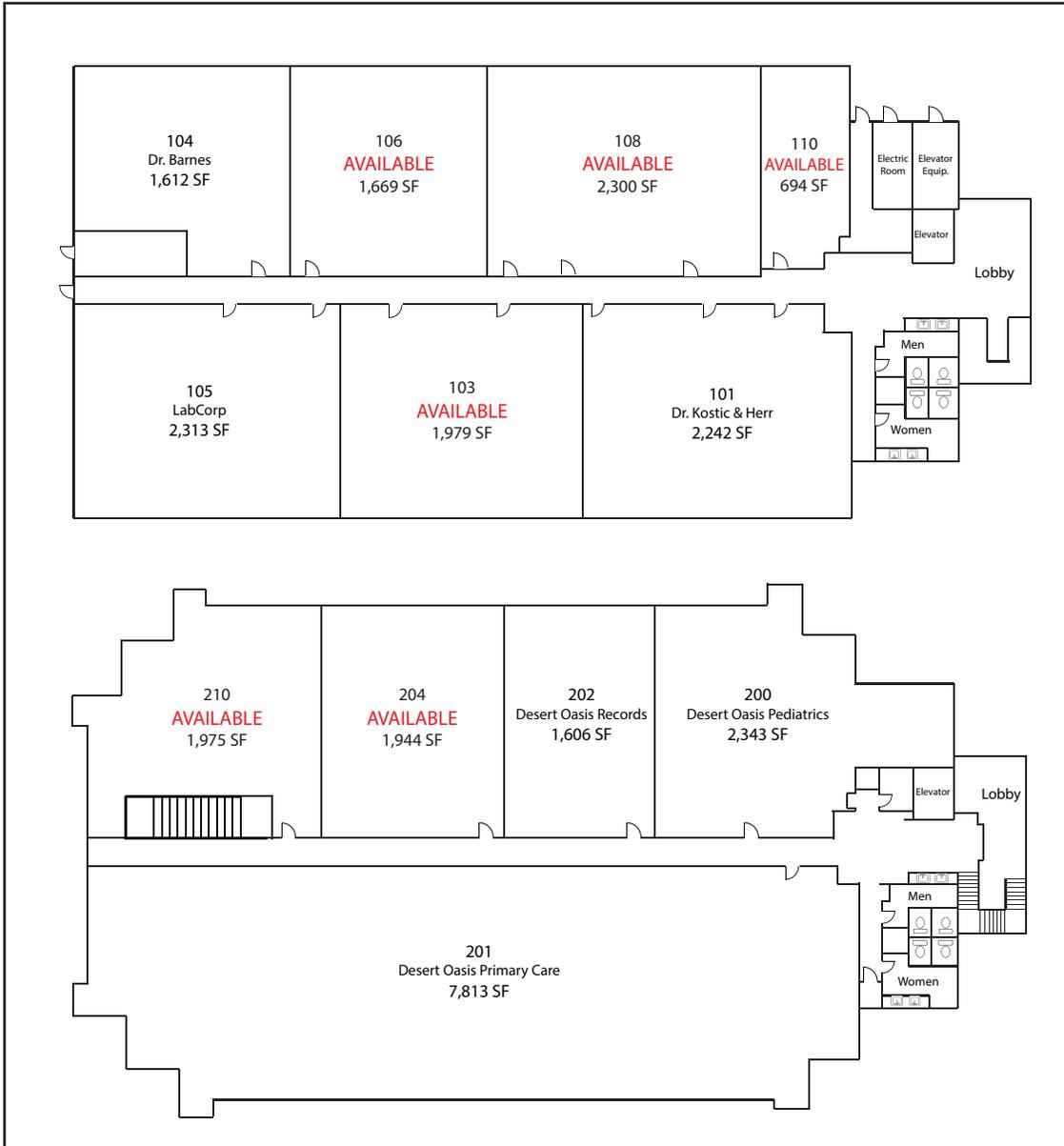
**DISCLAIMER:**

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property.

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41120 Washington Street, Bermuda Dunes, CA

1st Floor



2nd Floor

**Available: First Floor:**

- Suite 103 = 1,979 SF
- Suite 106 = 1,669 SF
- Suite 108 = 2,300 SF
- Suite 110 = 694 SF

**Available: Second Floor:**

- Suite 204 = 1,944 SF
- Suite 210 = 1,975 SF

- New building improvements
- Elevator
- Expanded lobby
- Beautifully manicured park-like setting
- Over 150 parking spaces
- Signalized corner
- Sunline transit bus stop at front
- Current tenants include large multi-specialty medical practice, surgical practice, busy laboratory & on-site X-ray facility



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## BERMUDA DUNES CORRIDOR OF INFLUENCE

Surrounded by Valley's Premier Lifestyle  
Upscale Retail, Corporate Executive,  
Financial & Medical Centers

APN: 607-070-018  
Parcel size: 4.17 Acres  
Building size: 28,490 SF  
(Multi-tenant office building)



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