

LEASE

THE FIVE HUNDRED

500 South Palm Canyon Drive Palm Springs, CA 92264



PROPERTY DESCRIPTION

THE FIVE HUNDRED Major Move-In Incentives Available for Qualified Tenants, including Base Rent FREE followed by a low introductory Base Rental rate for a period of time thereafter on Leases signed before 12/31/25!

The Five Hundred is Downtown Palm Springs' answer to a true Class "A" multi-use, multi-story Building offering trendy, upscale Retail and/or Office Suites on the first floor and luxury Office Suites with a modern flair on the second and third floors. "Formerly" known as the Alan Ladd Building, this Building is an integral part of the history and redevelopment of Downtown Palm Springs. The Building's presence and stature have been renowned throughout the Coachella Valley for over 40 years as an unmistakable landmark in the skyline of vintage Palm Springs.

The Five Hundred offers an incredible concentration of desirable features and amenities, including designer appointed Retail and Office Suites, professionally furnished Common Area Lounges, Restrooms and Conference Room, on-site Coffee Shop, unobstructed views from virtually all directions and abundant on-site private parking, with approximately 20 underground/garage level spaces (for a small fee).

The Five Hundred is located within a very short walk to countless Downtown Retail Stores, numerous Boutique Resorts, trendy Restaurants, and elite Neighborhoods. Join some of the most prestigious Office users in the desert at this epic location at the intersections of S. Palm Canyon Drive, Ramon Road and N. Indian Canyon Drive. Tenants are poised to capture strong traffic from this intersection, with signage offering exposure to approximately 20,000 passing vehicles per day. Within just five miles of The Five Hundred, Palm Springs presents a robust demographic profile of potential clients and employees including a growing population and a consumer spending of \$1 billion. The Building's history, location, and renovations create an optimal opportunity for tenants seeking upgraded spaces for their businesses.

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**COLDWELL BANKER
COMMERCIAL**
LYLE & ASSOCIATES,
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	456 - 4,295 SF	Lease Rate:	\$1.75 - \$3.00 SF/month

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
101	4,295 SF	NNN	\$2.75 SF/month	Existing Floor plan = Large Reception Area, 5 Private Window Offices on North side/facing Ramon Road, 2 additional Private Window Offices on East side, 4 Cubicle Areas + Workstation Area, Breakroom/Lounge and a large Private Conference Room. NNN Charges = \$0.79 per sq. ft. per month Electricity = \$0.43 per sq. ft. per month
106	1,159 SF	NNN	\$2.50 SF/month	NNN Charges = \$0.79 per sq. ft. per month Electricity = \$0.43 per sq. ft. per month
201-203	2,188 SF	NNN	\$2.00 SF/month	NNN Charges = \$0.79 per sq. ft. per month Electricity = \$0.43 per sq. ft. per month
206	456 SF	NNN	\$3.00 SF/month	NNN Charges = \$0.79 per sq. ft. per month Electricity = \$0.43 per sq. ft. per month
207	745 SF	NNN	\$2.00 SF/month	NNN Charges = \$0.79 per sq. ft. per month Electricity = \$0.43 per sq. ft. per month
209	1,352 SF	NNN	\$1.75 SF/month	NNN Charges = \$0.79 per sq. ft. per month Electricity = \$0.43 per sq. ft. per month
300	516 SF	NNN	\$2.25 SF/month	NNN/CAM Charges = \$0.79 per sq. ft. per month Electricity = \$0.43 per sq. ft. per month
301	1,565 SF	NNN	\$2.25 SF/month	NNN Charges = \$0.79 per sq. ft. per month Electricity = \$0.43 per sq. ft. per month
307	521 SF	NNN	\$2.00 SF/month	NNN Charges = \$0.79 per sq. ft. per month Electricity = \$0.43 per sq. ft. per month
309	1,043 SF	NNN	\$2.25 SF/month	NNN Charges = \$0.79 per sq. ft. per month Electricity = \$0.43 per sq. ft. per month
319	521 SF	NNN	\$2.25 SF/month	NNN Charges = \$0.79 per sq. ft. per month Electricity = \$0.43 per sq. ft. per month
321	1,563 SF	NNN	\$2.75 SF/month	Existing Floor plan = Large Reception Area, 4 Private Window Offices (or 3 plus a Conference Room) and Breakroom/Lounge Area. NNN Charges = \$0.79 per sq. ft. per month Electricity = \$0.43 per sq. ft. per month

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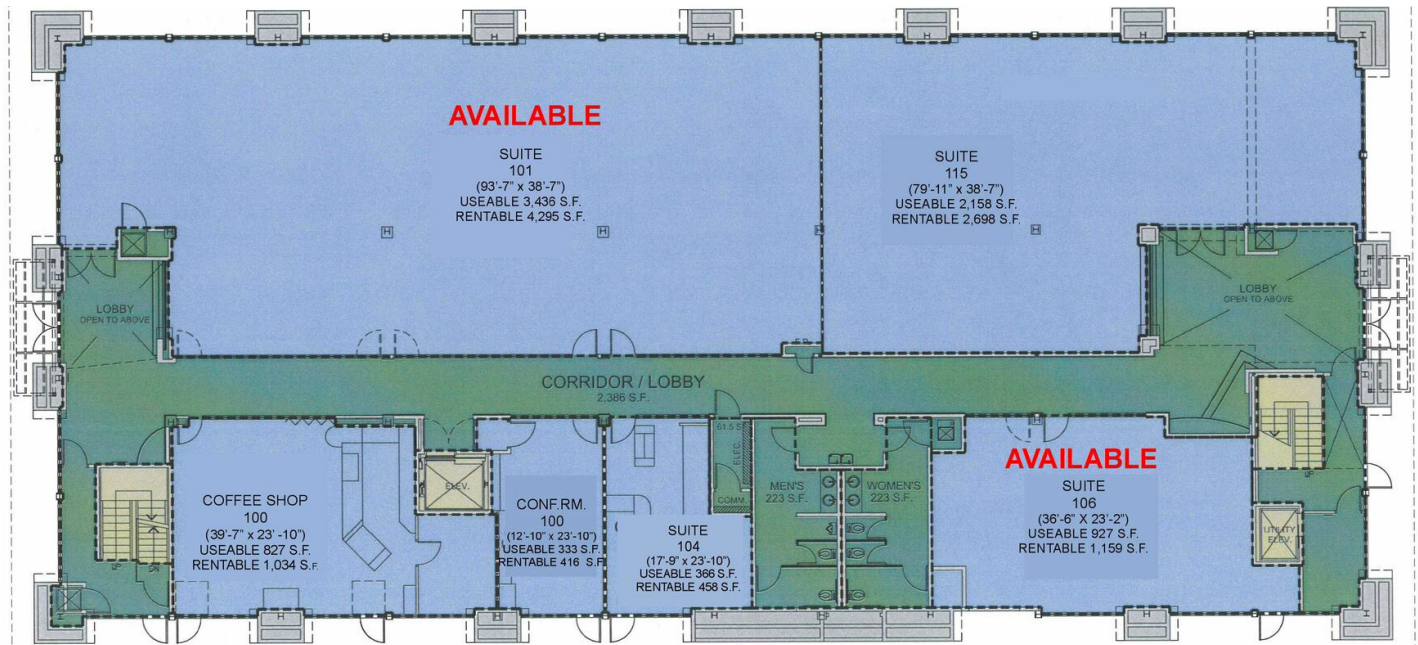


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First Floor Plan - The 500 Building

USEABLE AREA COMMON AREA NON-USEABLE AREA

TOTAL BUILDING AREA = 23,692 S.F.



Second Floor Plan - The 500 Building

USEABLE AREA COMMON AREA NON-USEABLE AREA

TOTAL BUILDING AREA = 29,882 S.F.
TOTAL USEABLE AREA = 22,200 S.F.

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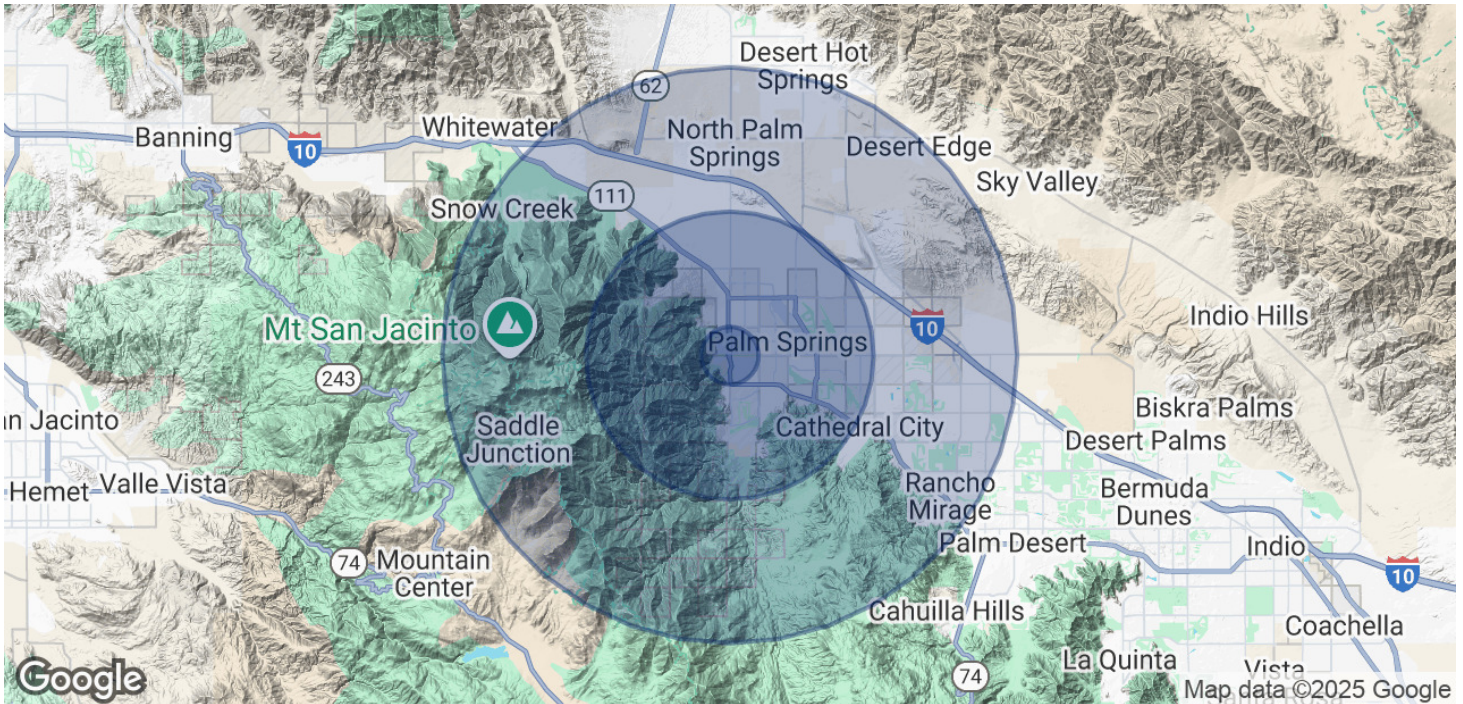


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,527	59,600	149,402
Average Age	50	47.8	43.8
Average Age (Male)	51.4	47.9	43.5
Average Age (Female)	48.4	47.8	44.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,048	28,825	63,936
# of Persons per HH	1.8	2.1	2.3
Average HH Income	\$62,874	\$66,391	\$71,880
Average House Value	\$335,263	\$356,837	\$434,279

2020 American Community Survey (ACS)

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