



**LUXURIOUS PALM SPRINGS OFFICE/RETAIL/MEDICAL  
SPACE SITUATED WITHIN THE COURTYARD AT PALM SPRINGS**



**THE FINEST OFFICE/RETAIL COMPLEX IN PALM SPRINGS  
777 E. TAHOOTZ CANYON WAY, PALM SPRINGS CA 92262**

**FOR MORE LEASING INFORMATION OR TO SCHEDULE A PRIVATE SHOWING,  
PLEASE CONTACT SAMUEL RASMUSSEN AT  
858-273-6600 EXT. 101 OR E-MAIL AT [SRASMUSSEN@OCEANPROP.NET](mailto:SRASMUSSEN@OCEANPROP.NET)**



## FOR LEASE - SUITE 101

The Courtyard at Palm Springs is the finest class "A" office and retail complex in Palm Springs and is anchored by the 9 screen Regal Cinemas and Pacific Western Bank. The Courtyard is conveniently located in the downtown business corridor, west of the Palm Springs International Airport, City of Palm Springs and Riverside County offices, as well as within walking distance to the Agua Caliente Casino, Convention Center and the newly built cultural center. The project is situated on 7 acres of grounds, with lush landscape and a beautiful courtyard center with a fountain. The 400 space parking structure offers desirable covered and assigned parking for employees and clients. The New Arena at Agua Caliente is only one block away and will be holding 250+ events a year.

Suite 101 on the ground floor of the office/retail/entertainment complex is built out to a high-end fully equipped restaurant/cocktail lounge with intimate stage and a large outdoor seating area overlooking the beautiful courtyard with its stunning fountain. The restaurant and lounge accommodate as many as 240 guests and has a full commercial and catering kitchen. The unique feature is the combination of tables and chairs, bar and booth seating. This is a great opportunity for any lunch and dinner operation including catering. The restaurant/lounge is ready for immediate occupancy.

### **Now Available For Lease:**

**Suite Net Rentable SF:** 7,167 square feet

**Market Rental Rate:** \$1.50/SF on a Triple Net Basis

**Triple Net Costs:** Estimated at \$0.42 per square foot

**Building Type:** Three-Story Class "A" Office/Retail Building

**Building Address:** 777 E. Tahquitz Canyon Way, Palm Springs, CA 92262

**Project Size:** 146,110 rentable square feet on 7 acres

**Tenant Mix:** Office / Retail / Medical

**Parking:** Two-Story, 700 Space Parking Structure with 400 covered and assigned parking spaces available

**Available:** Immediately

**For more leasing information please contact Sam Rasmussen at 858-273-6600 ext. 101  
or e-mail [srasmussen@oceanprop.net](mailto:srasmussen@oceanprop.net)**

# The Courtyard at Palm Springs

## Exterior Property Photos



# The Courtyard at Palm Springs

## Exterior Property Photos



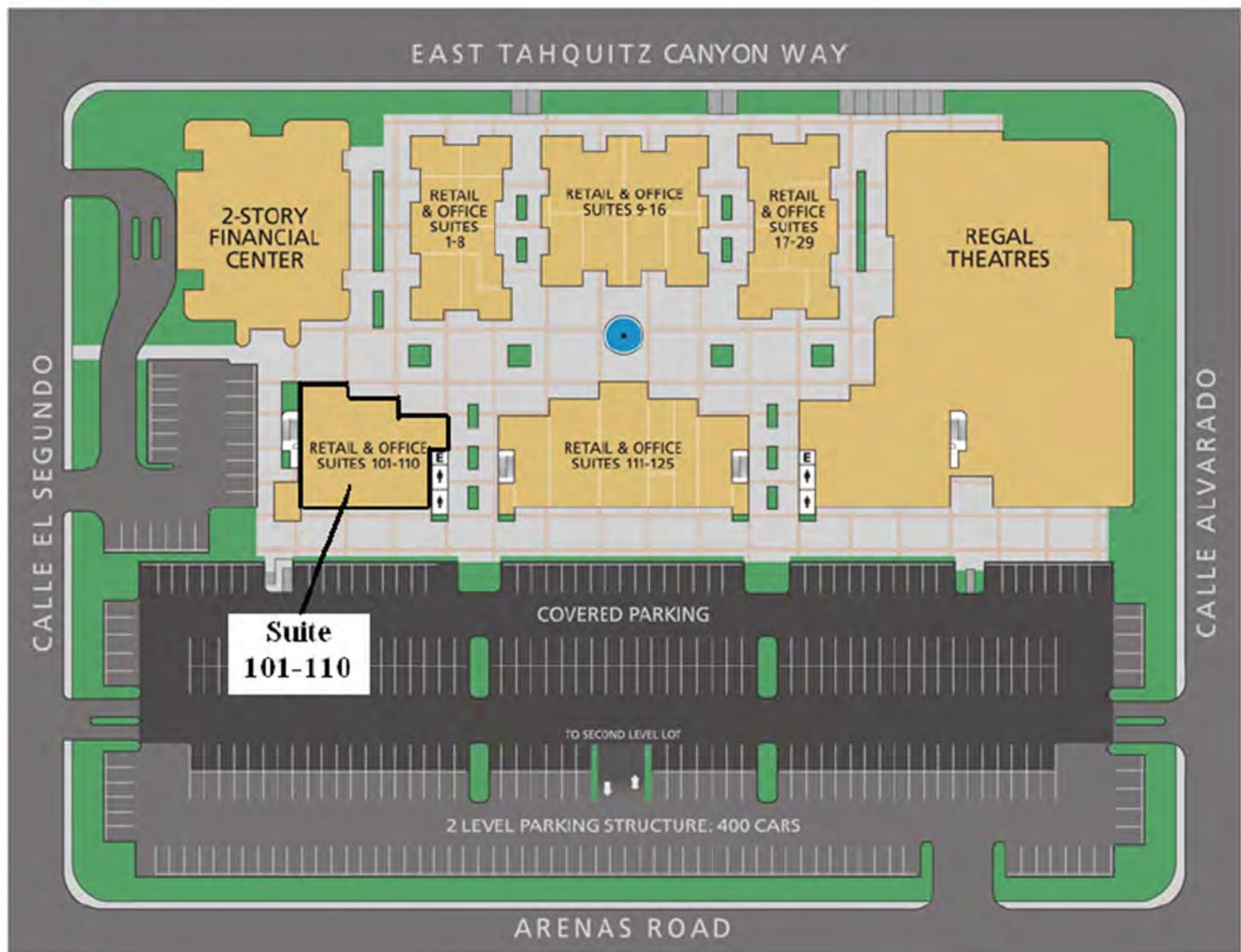
## Previous Tenant Photos



# The Courtyard at Palm Springs

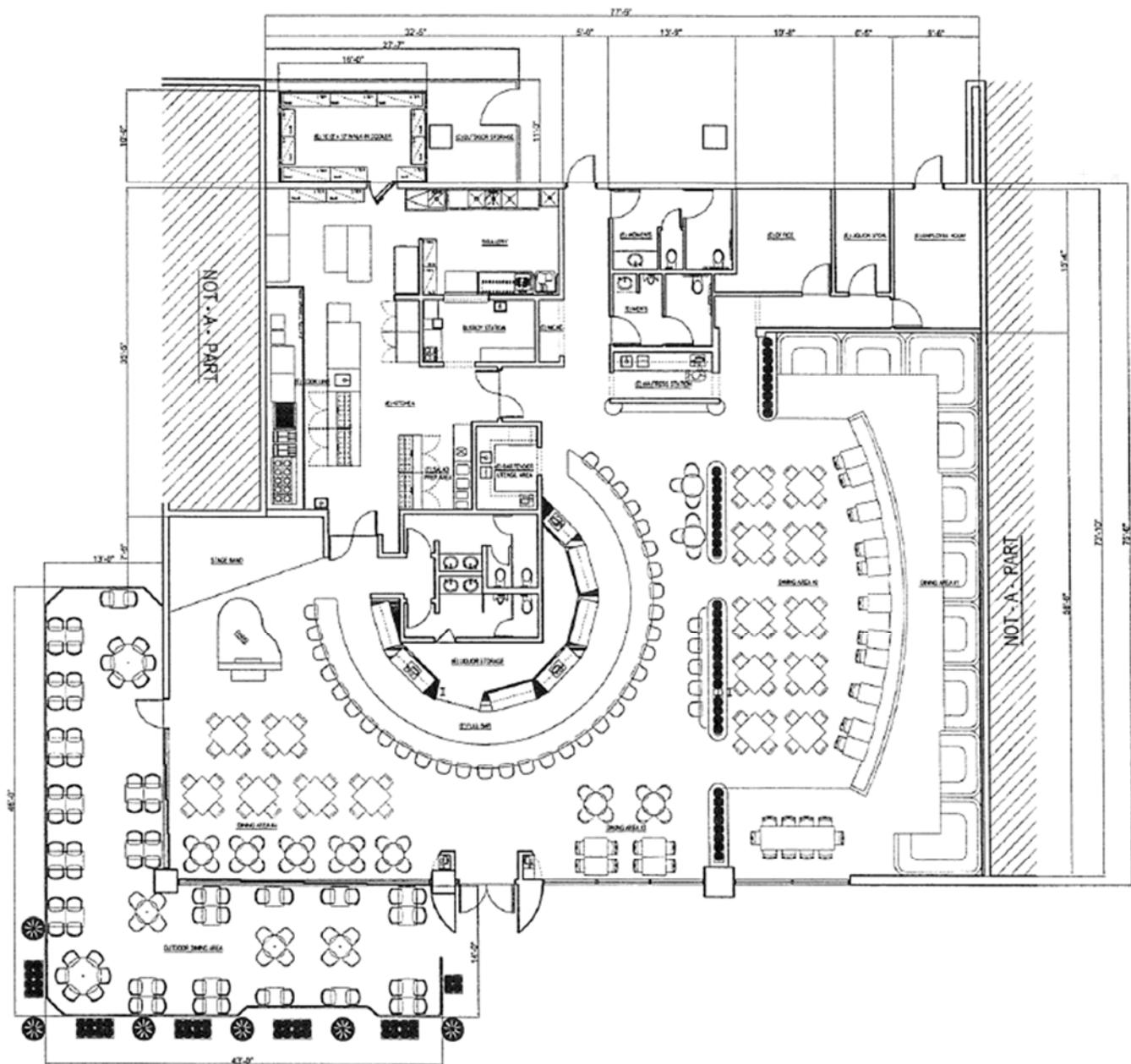
## Site Plan

### GROUND LEVEL



# The Courtyard at Palm Springs

## Suite 101 Space Plan



## **Exhibit A**

### Exterior Signage



# Exhibit A

## Exterior Signage

### **B** NEW INTERNALLY OR EXTERNALLY ILLUMINATED D/F MONUMENT SIGN (Qty 1)

FIELD SURVEY READING  
COLOR CALL OUTS (1000')



FRONT VIEW  
SCALE: 3/4" = 1'-0"

**SPECIFICATIONS**  
1. SEE SPECIFICATION CH 1000' (1000')  
NOTES  
- EXTERNAL UPLIGHTS (1000')

**COLUMN FINISHES**

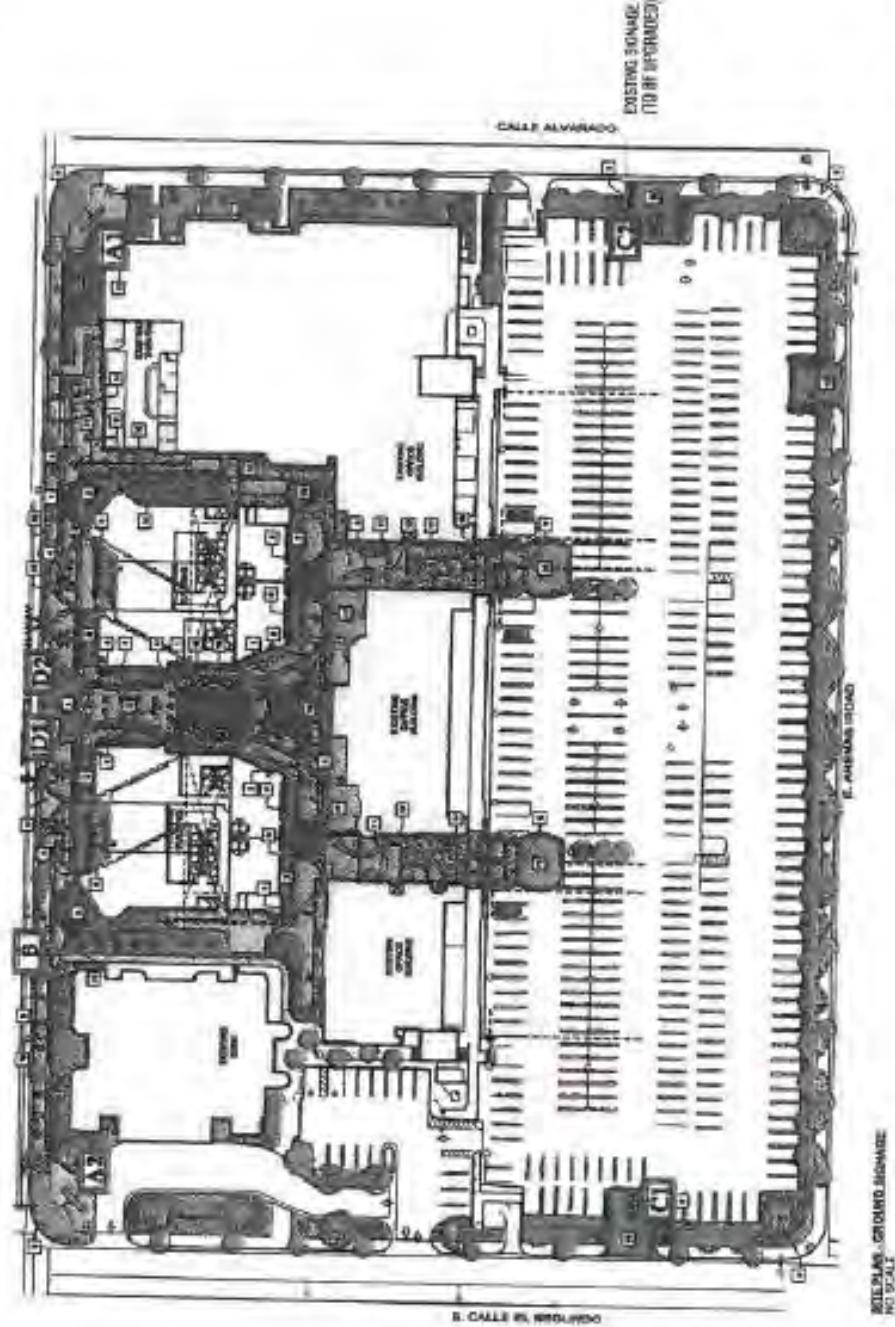
P-1	WHITE
P-2	CH 1000' (1000')
P-3	STAINLESS STEEL
P-4	STONE VENEER

**JONES SIGN**  
Your Vision. Accomplished.

**TIME SCENE SIGN PROGRAM**

# Exhibit A

## Exterior Signage



**JONES SIGN**

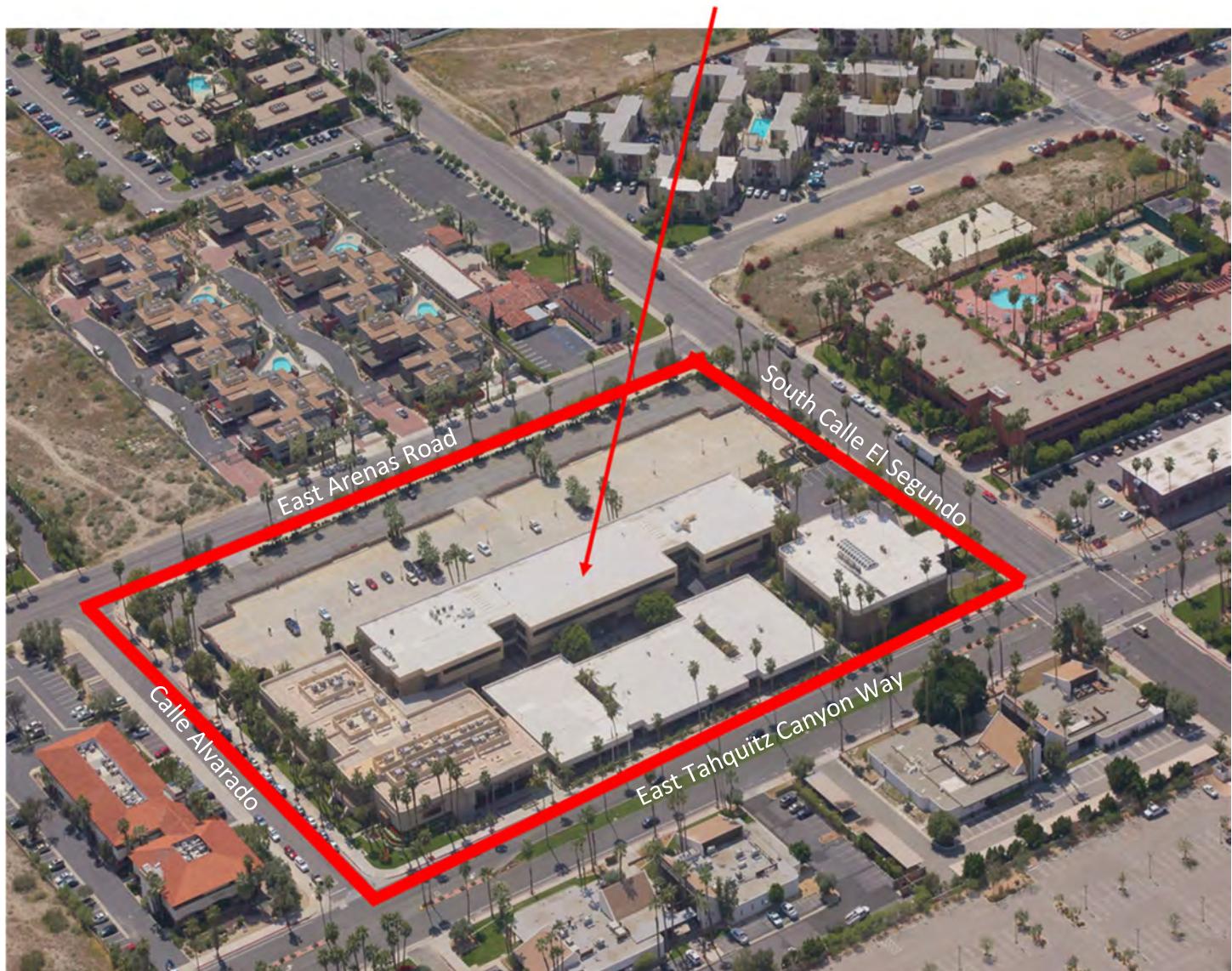
Your Vision. Accomplished.

THE SCENE SIGN PROGRAM

FEBRUARY 06, 2018 JC

# **The Courtyard at Palm Springs**

Aerial Project Photo



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Aerial Project Photo



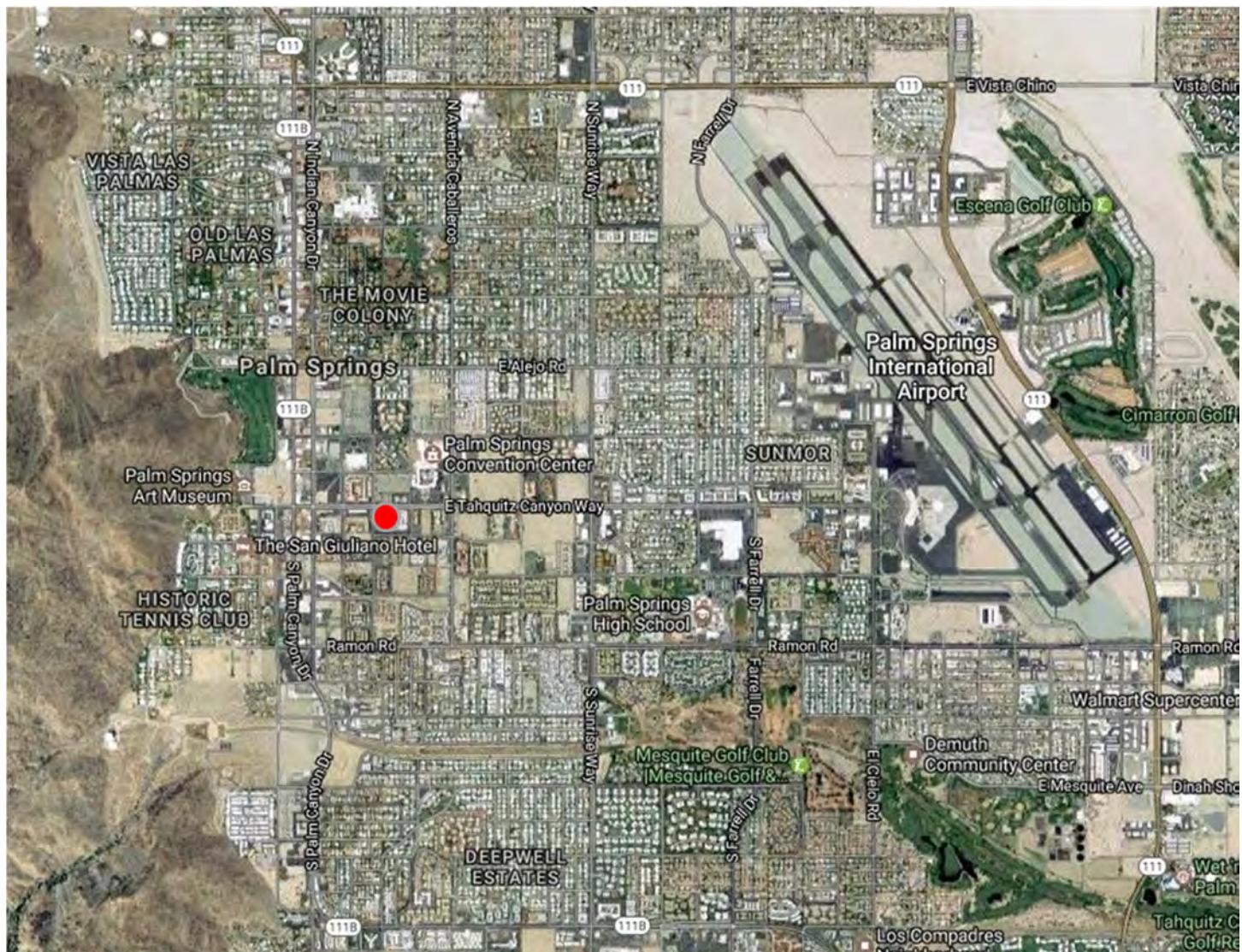
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Aerial Project Photo



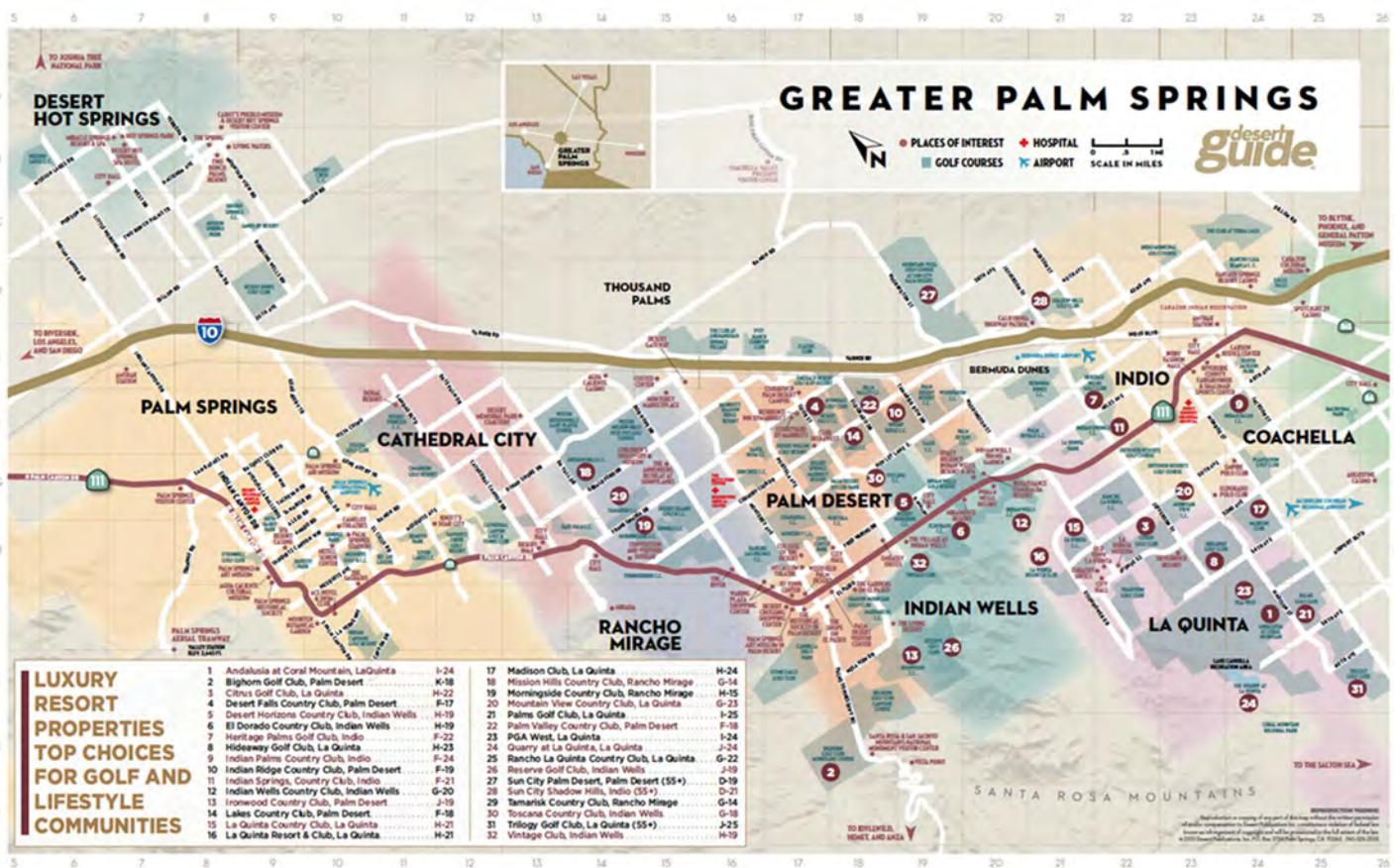
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Aerial Project Photo



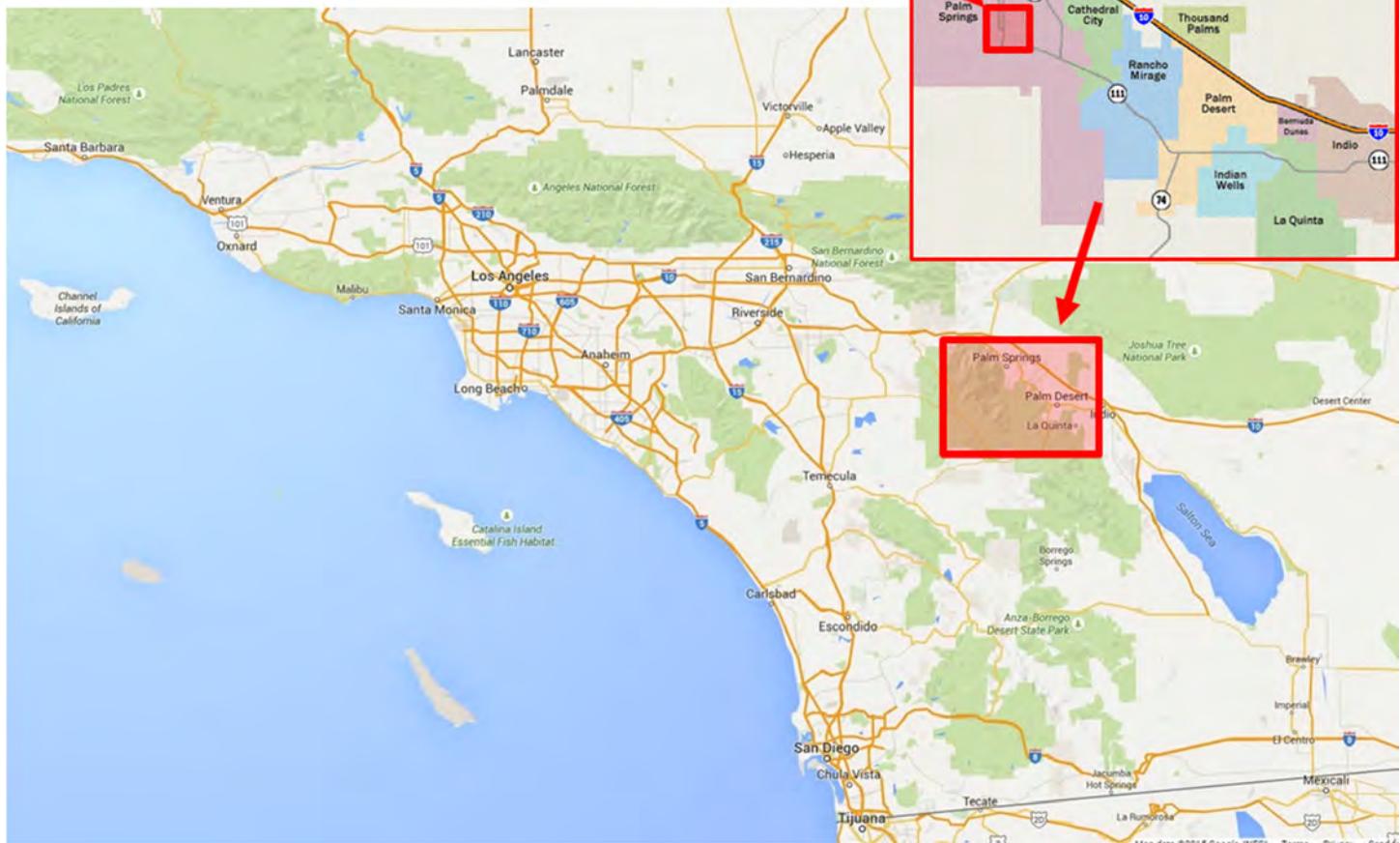
# **The Courtyard at Palm Springs**

## Regional Coachella Valley Map



# The Courtyard at Palm Springs

Regional Coachella Valley Map



# The Courtyard at Palm Springs

