



## 73600 Alessandro Dr

73600 Alessandro Dr, Palm Desert, CA 92260



**Silva Mirzoian**

Green Properties

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## 73600 Alessandro Dr

\$36.00 /SF/YR

A unique building in Palm Desert with approx. Spacious and open feel throughout. High ceiling at the entry and throughout. Currently a café by the entrance with indoor and outdoor eating. A large event room which is perfect to hold conferences and meeting events. Outdoor cocktail area complete with garden and bar. Cafe space also available.

A perfect setting for a retail/ health & wellness spa as it is complete with his/her dressing rooms, dry sauna and spa. Ample parking available - onsite and offsite. 16 spaces are available for lease ranging from 1095 sq.ft. to 3237 sq.ft. submit terms....

- heavy traffic, close to El Paseo & Hwy111, FWY10.
- Courtyard
- Mezzanine
- Conference Room
- Security System
- Air conditioning



Photo by Gregg Felsen

Rental Rate: \$36.00 /SF/YR

Property Type: Retail

Property Subtype: Health Club

Gross Leasable Area: 23,000 SF

Year Built: 1980

Walk Score ®: 83 (Very Walkable)

Rental Rate Mo: \$3.00 /SF/MO

## 1st Floor

Space Available	1,095 SF
Rental Rate	\$36.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Cafe in Palm Desert with ample parking, patio dining, A/C, bathrooms. Excellent location to launch or expand your business. Bright spacious space. Rent includes all NNN.

1

## 1st Floor

Space Available	605 SF
Rental Rate	\$36.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Medical
Lease Term	Negotiable

Beautiful and elegant space in a Venetian-style building with ample space. Currently, it is used for hair/facial treatments.

2

## 1st Floor Ste 113

Space Available	2,742 SF
Rental Rate	\$36.00 /SF/YR
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

Flexible terms. could also be retail. Rare to find building. Perfect for a gym, yoga, Pilates workout room. His/Her locker rooms available with Dry sauna and spa for additional \$\$. Lighting and additional reception area is also available. Private office space adjoining the gym. Additional space for cycling can also be added to this space.

3

## 1st Floor Ste 136-137

Space Available	3,237 SF
Rental Rate	\$36.00 /SF/YR
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

Large open space would be perfect for retail, gym, yoga or art. Outdoor garden area plus locker rooms with dry sauna and spa. Also perfect for events. Outdoor garden event space is also available. check terms.

4

5

## 1st Floor Ste 138

Space Available	1,160 SF
Rental Rate	\$36.00 /SF/YR
Date Available	Now
Service Type	Full Service
Built Out As	Professional Services
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Closest to the side entrance would be perfect for Hair dressing/nail Enter this unique Mediterranean styled building through a bright and two story entrance in Palm Desert with ample parking. Space is spacious, bright and centrally located. Close to HWY 111 & Monterey. Building also includes locker rooms for his/her with dry sauna and spa. Tiled floors. Perfect location for a health & wellness business owner. Master lease is also available for the entire building to the right business entrepreneur.



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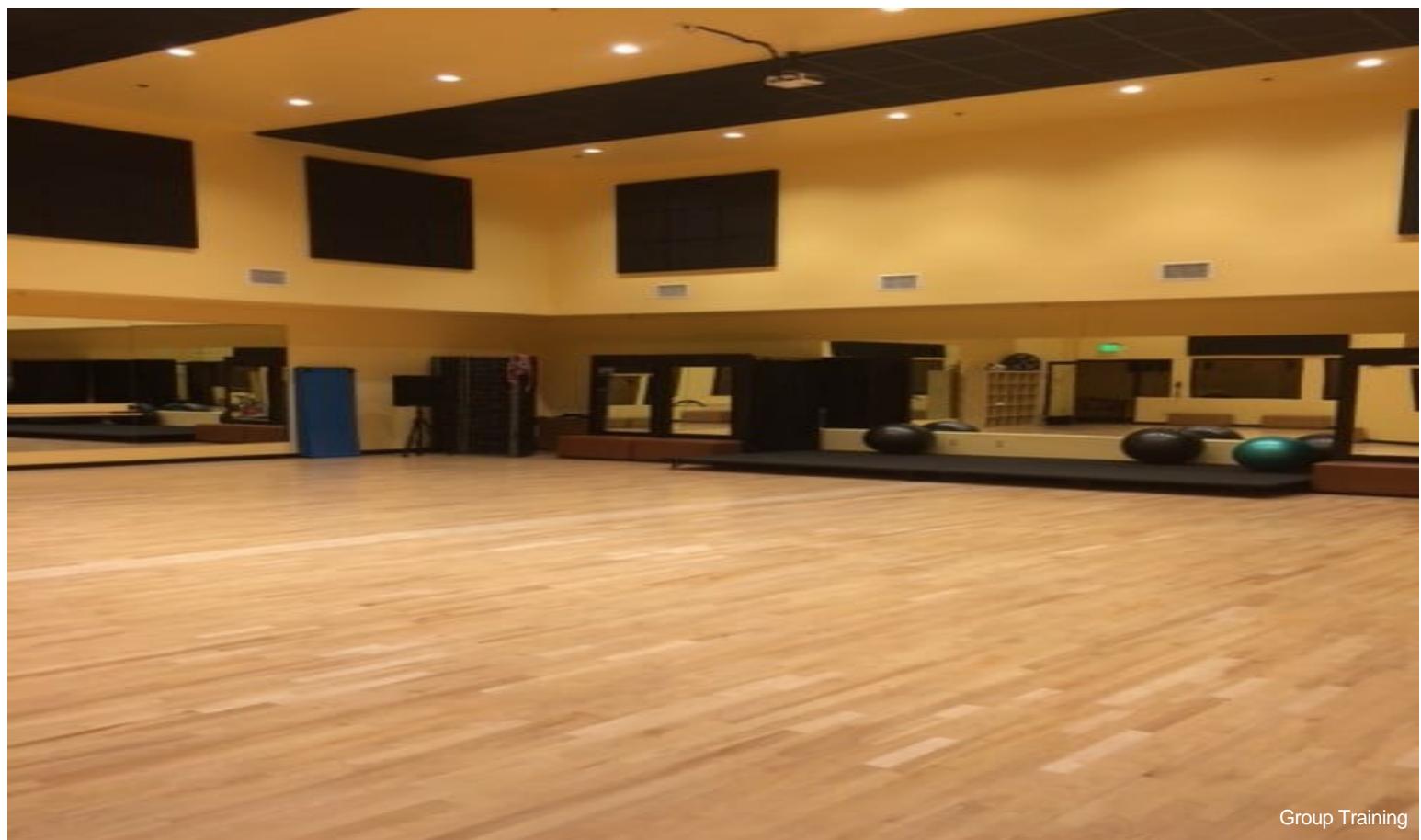
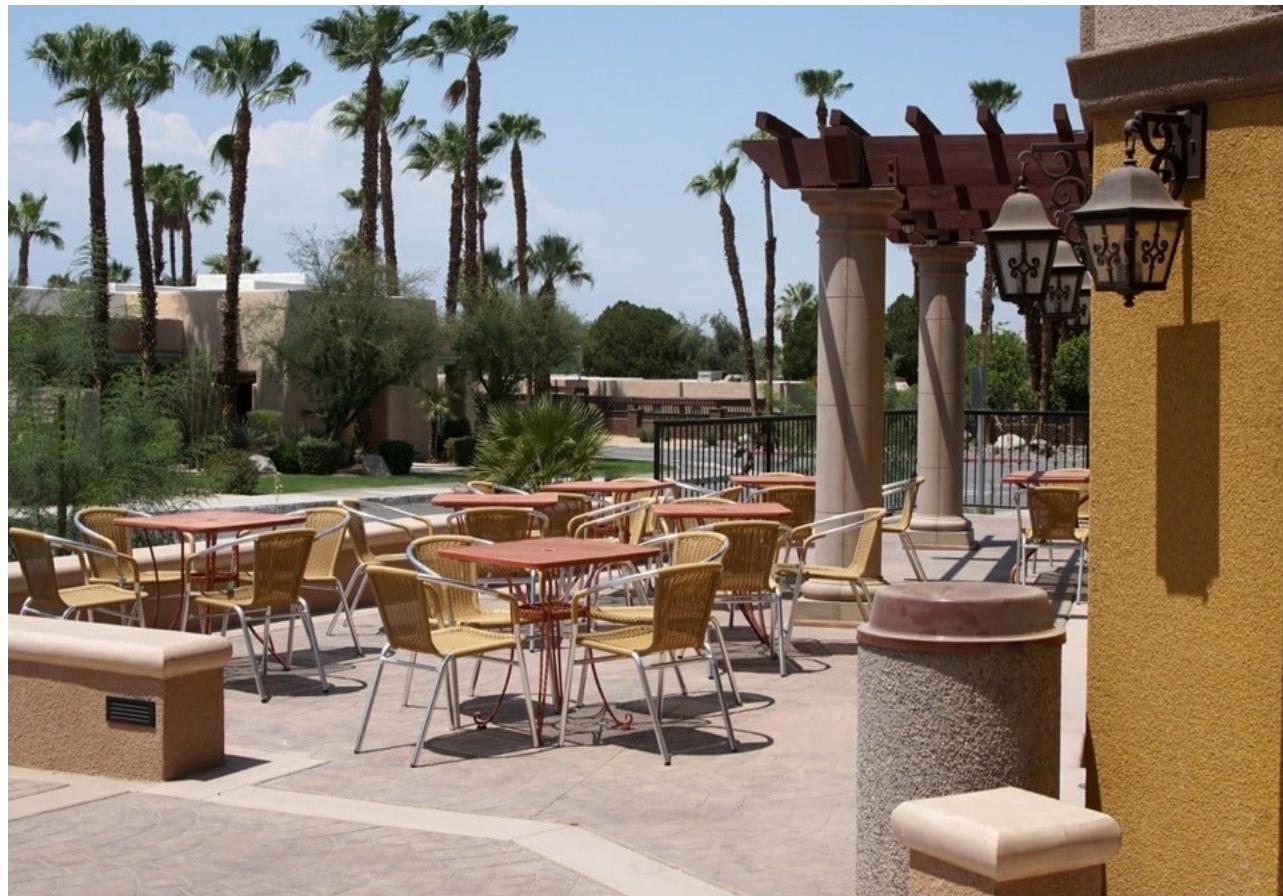
## Property Photos



Photo By RJ Muttaylor ~ ZencomMedia.com



## Property Photos



## Property Photos



Dance Studio/yoga

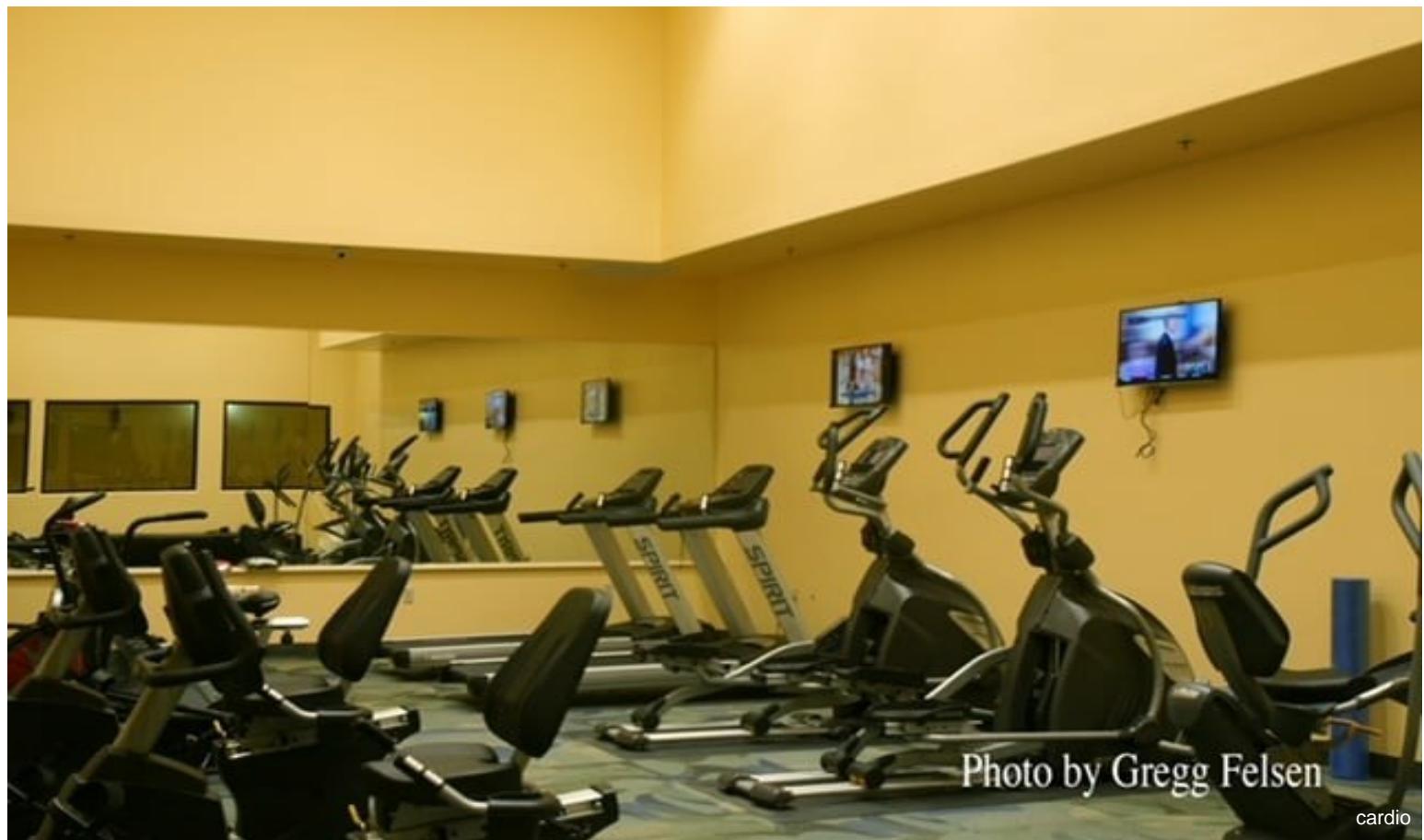
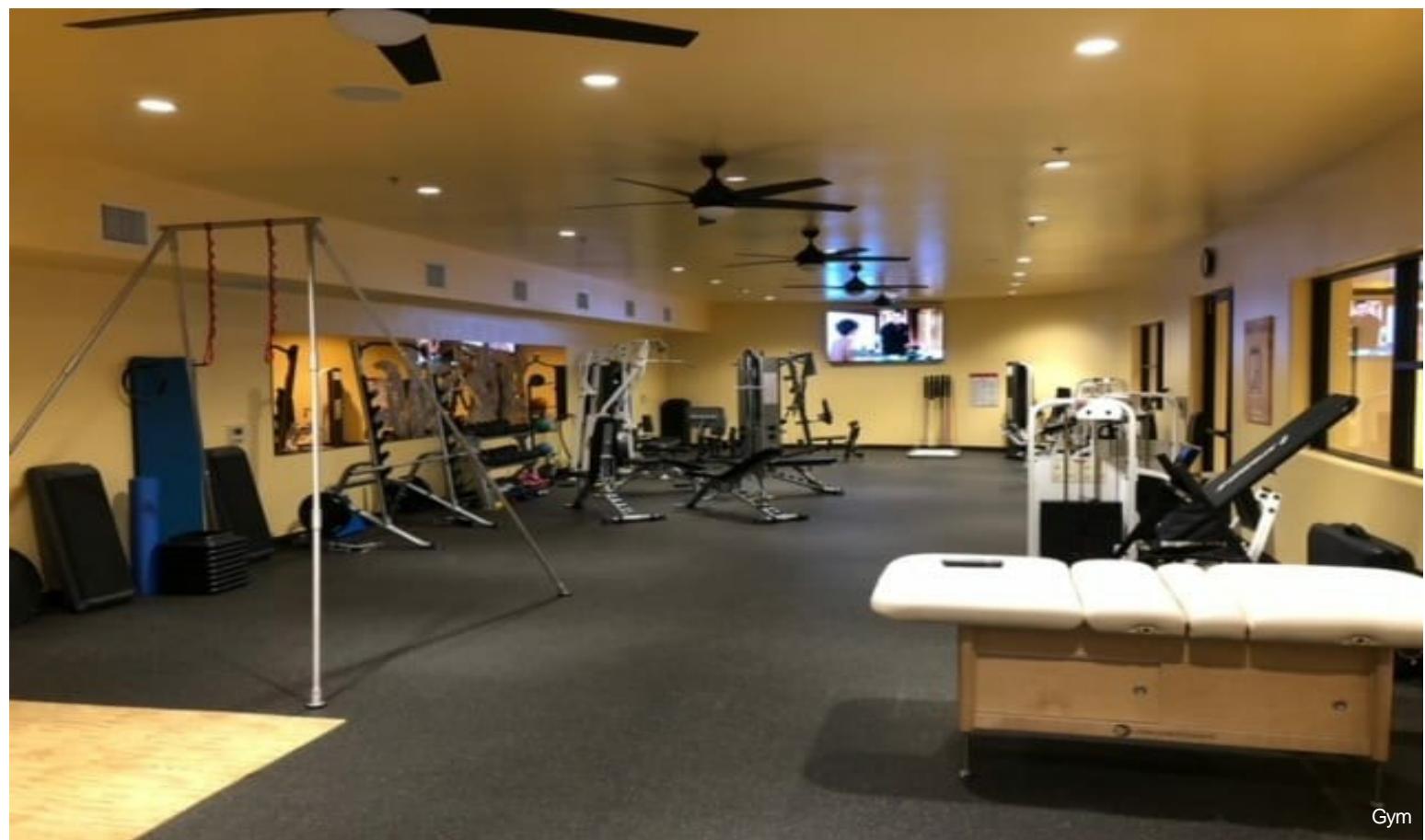


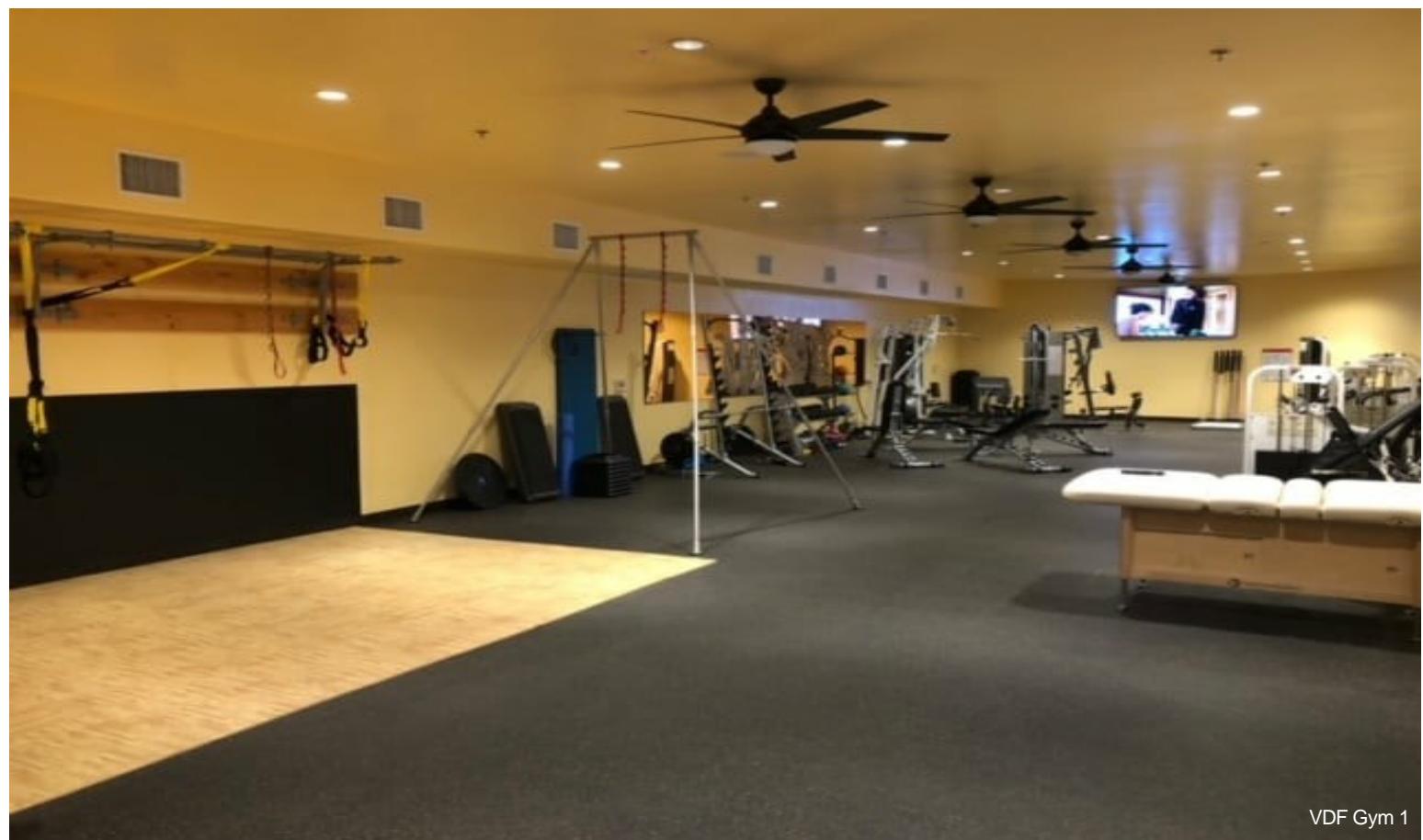
Photo by Gregg Felsen

cardio

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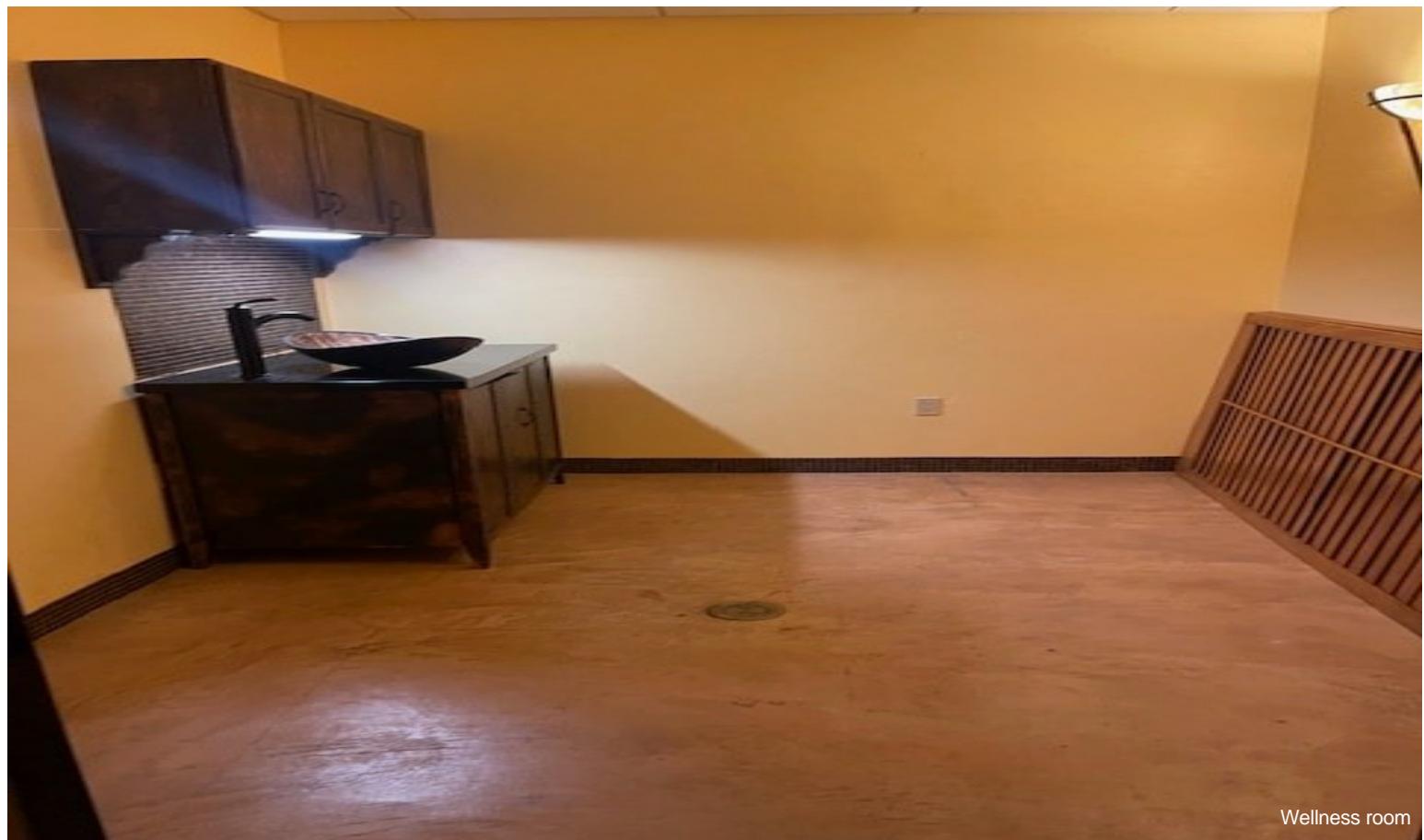


Gym



VDF Gym 1

## Property Photos



## Property Photos



Locker Room



women's locker-room 3

## Property Photos

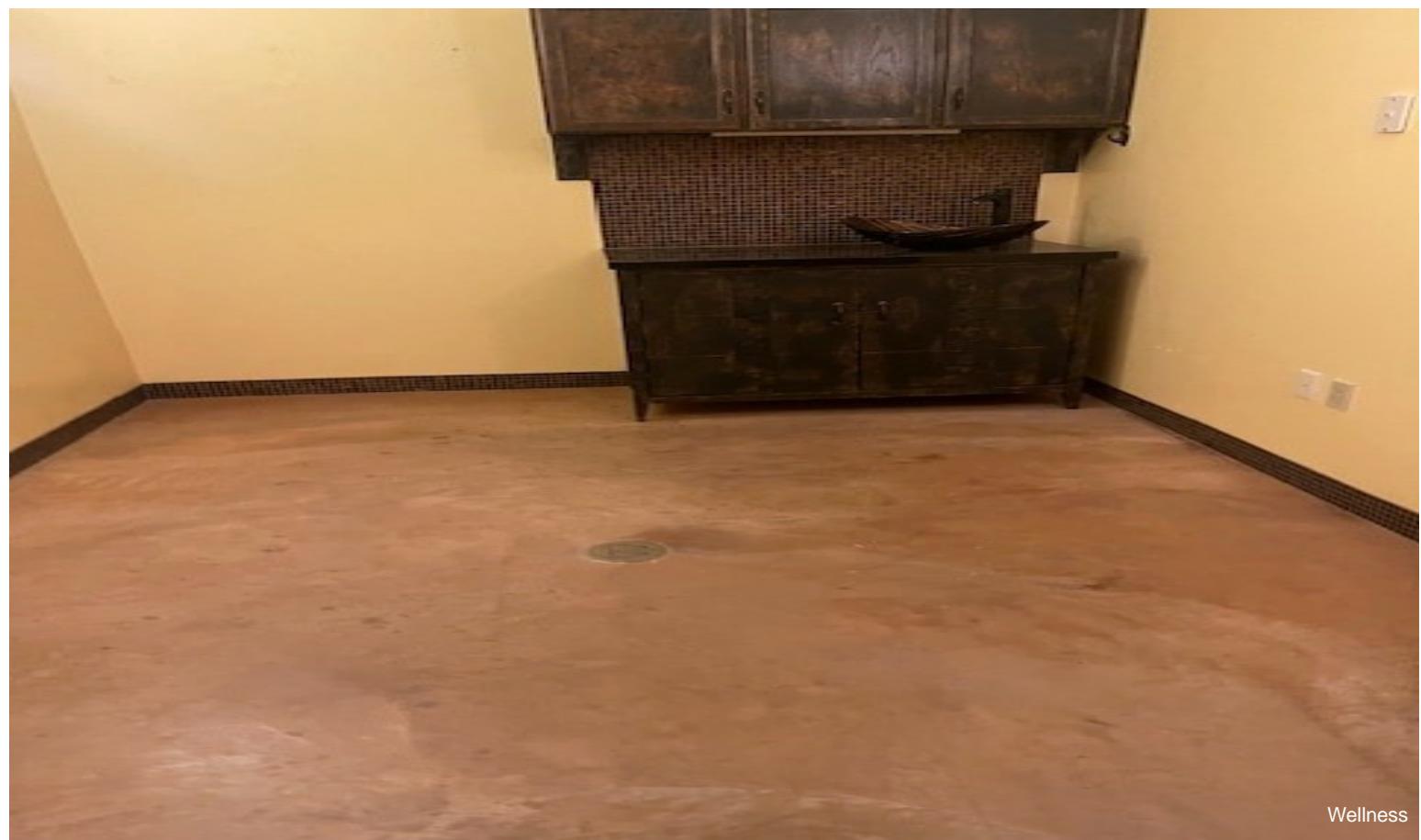


VDF Salt cave

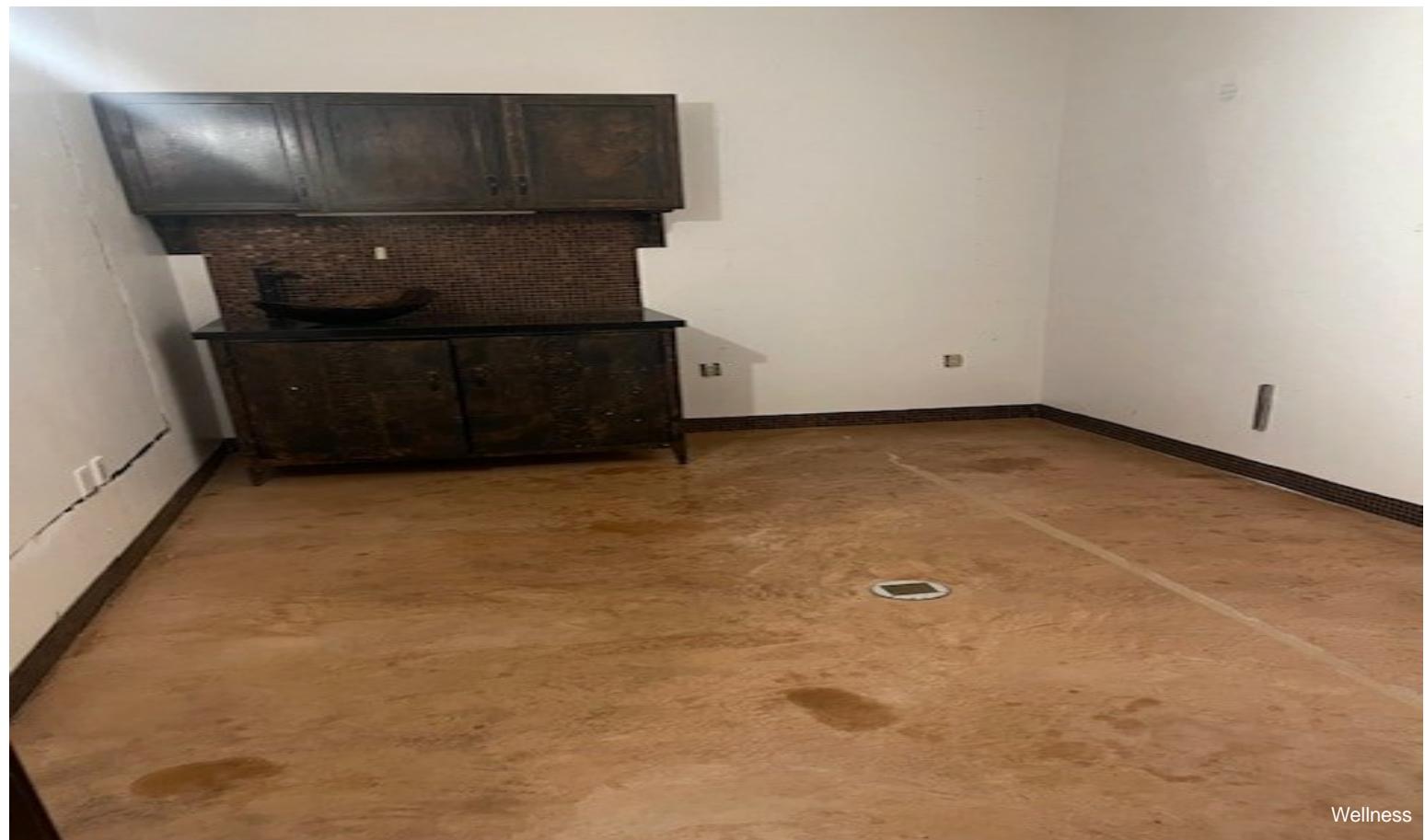


Wellness

## Property Photos



## Property Photos



Wellness



Outdoor Entertaining

## Property Photos



Spa - hot/cold



Event Room

## Property Photos



event buffet



Wellness Reception

# Property Photos

