



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**



FOR LEASE - SUITE 123

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.

Now Available For Lease:

Suite Net Rentable SF: 1,132 square feet

Market Rental Rate: \$1.75/SF plus approximately \$0.65/SF Triple Net Fee

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

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

Project Area: 7 Acres

Project Size: 146,110 rentable square feet

Built In: 1981

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**

The Courtyard at Palm Springs

Exterior Property Photos



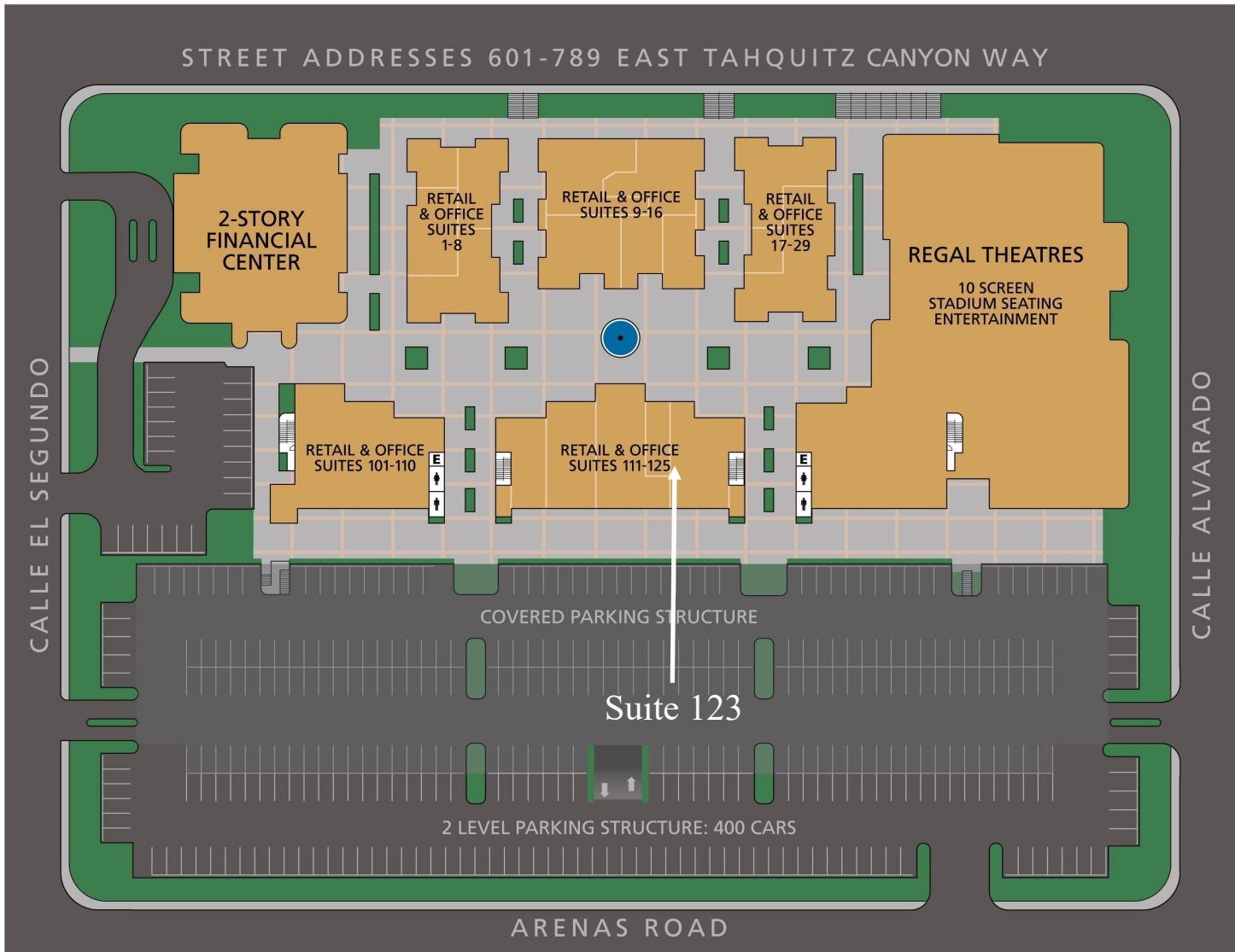
The Courtyard at Palm Springs

Exterior Property Photos



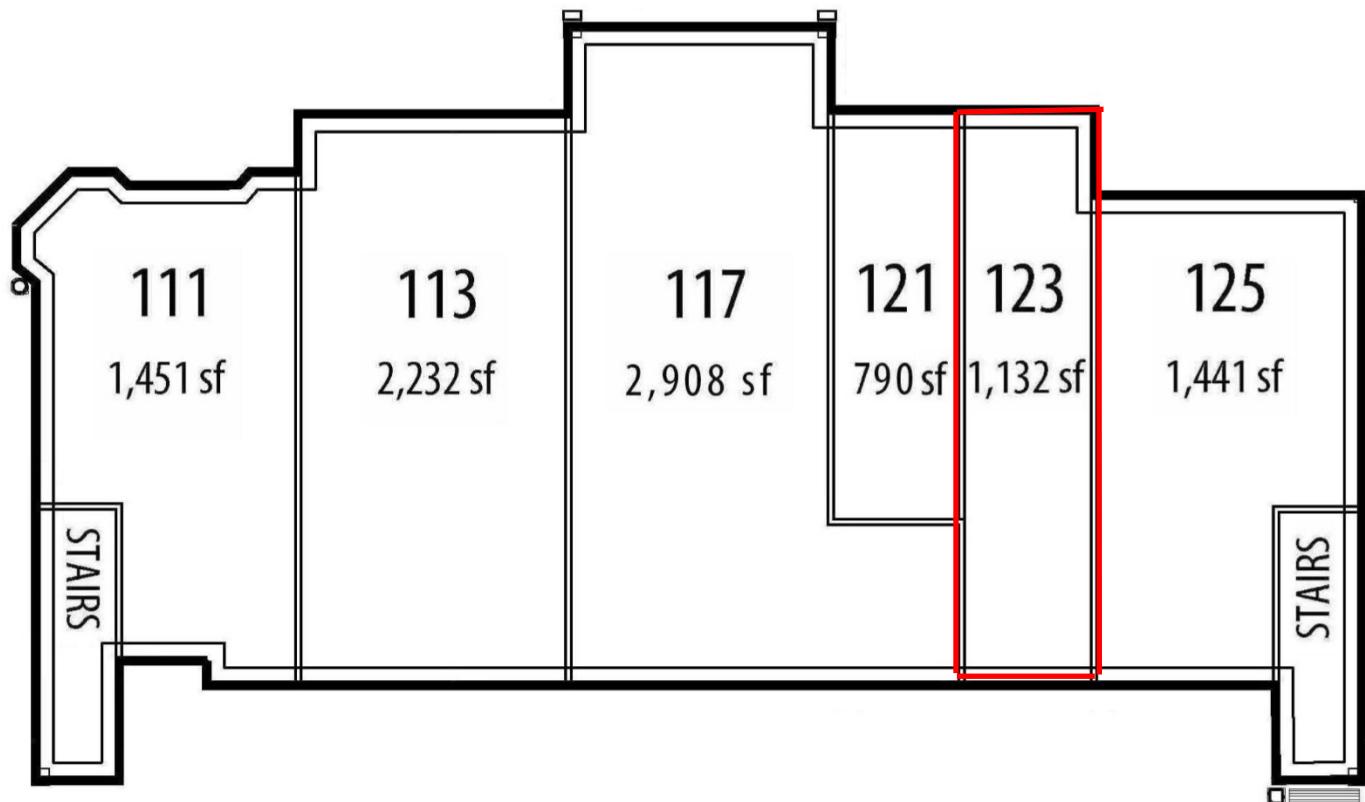
The Courtyard at Palm Springs

Site Plan



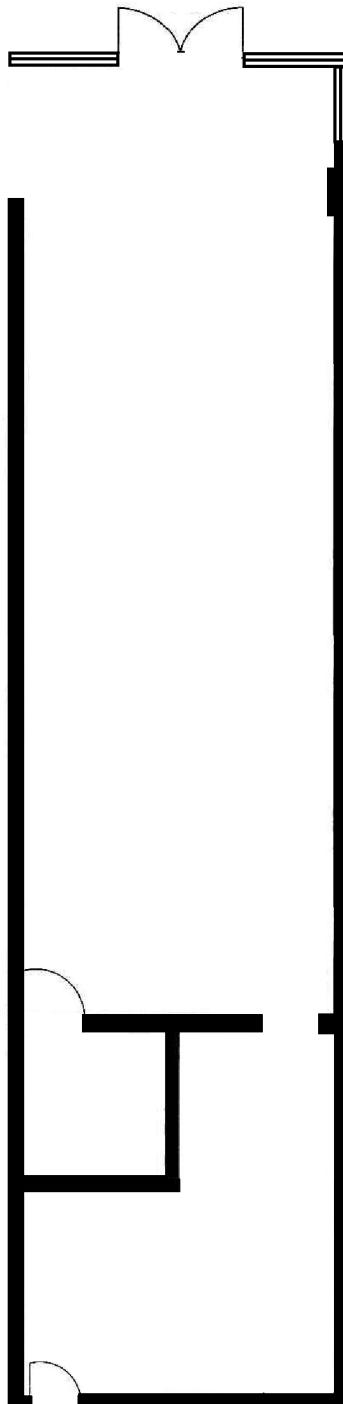
The Courtyard at Palm Springs

Suite 123 Floor Plan



The Courtyard at Palm Springs

Suite 123 Floor Plan



Suite 123
(nr sf 1,132)
Not necessarily to scale

The Courtyard at Palm Springs

Ground Floor Interior Photos of Finished Suites



The Courtyard at Palm Springs

Suite 123 Interior Photos



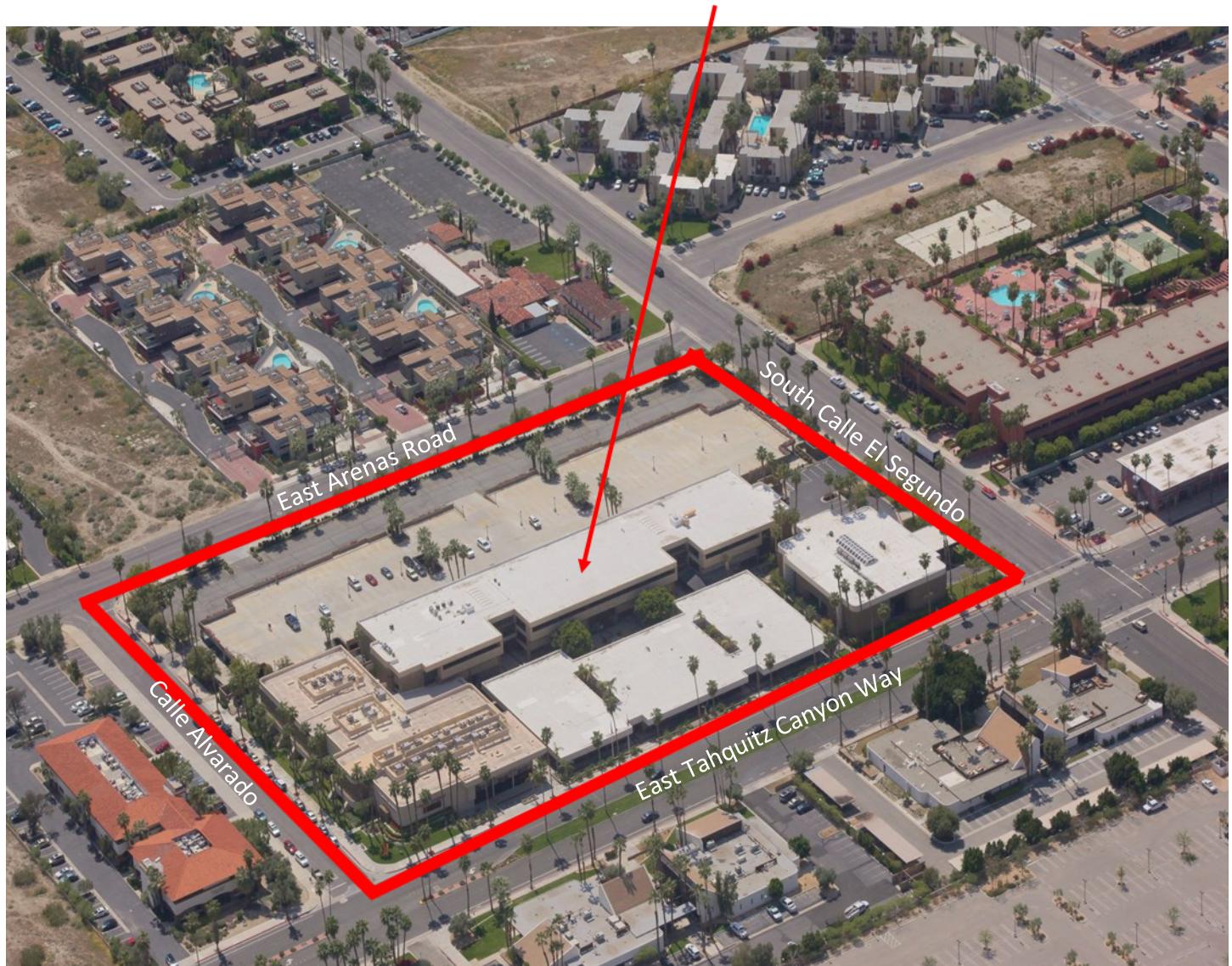
The Courtyard at Palm Springs

Exterior Signage



The Courtyard at Palm Springs

Aerial Project Photo



The Courtyard at Palm Springs

Aerial Project Photo



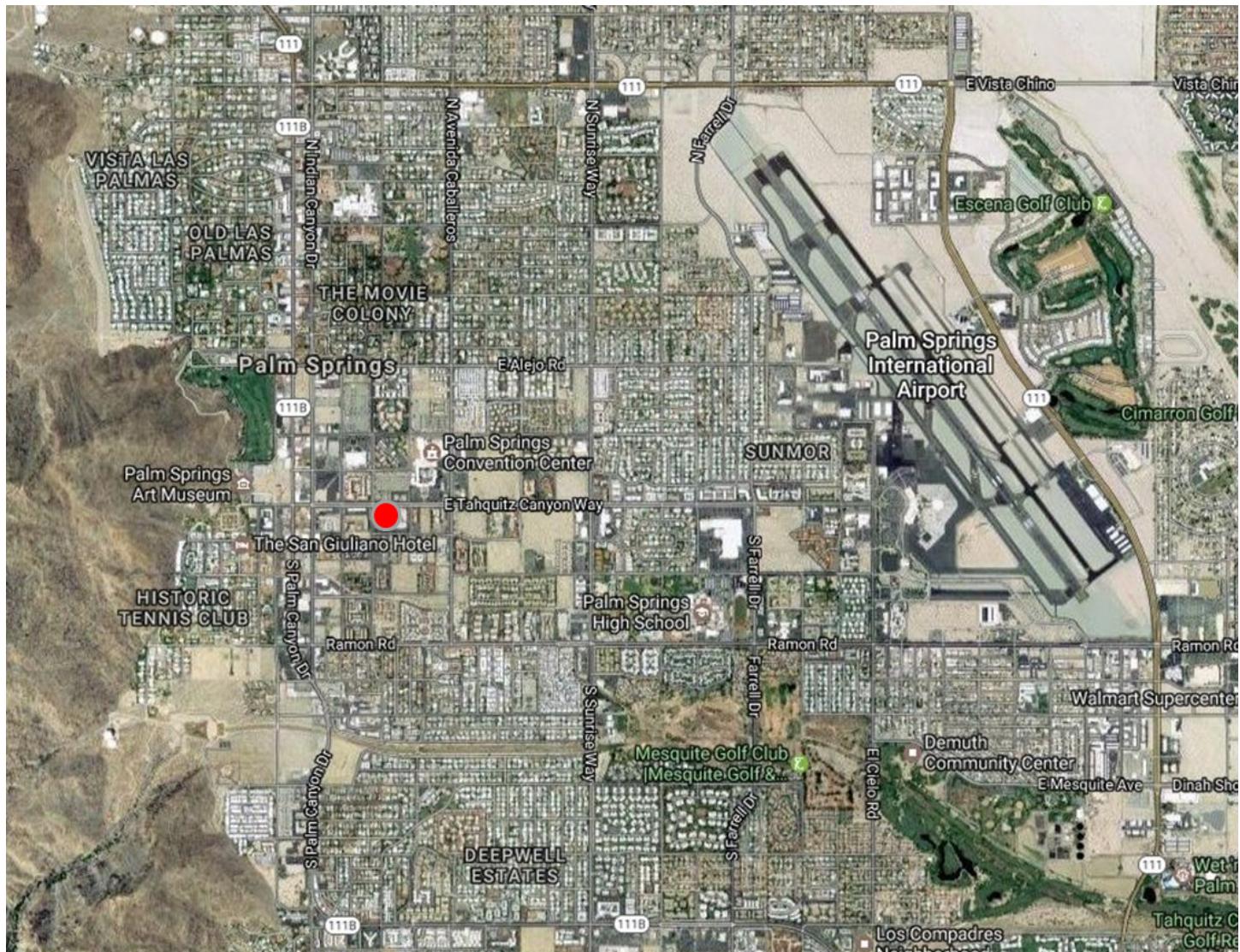
The Courtyard at Palm Springs

Aerial Project Photo



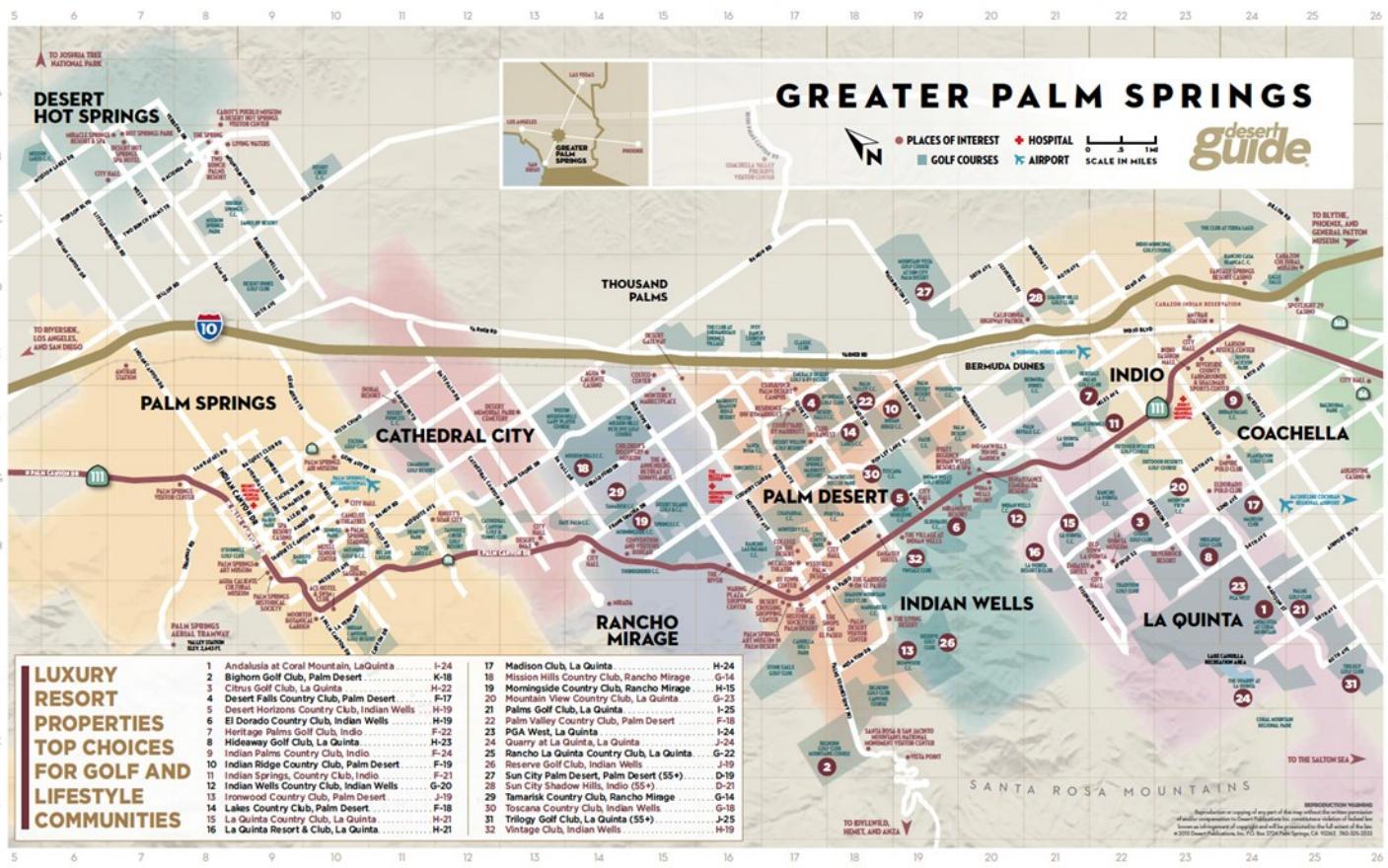
The Courtyard at Palm Springs

Aerial Project Photo



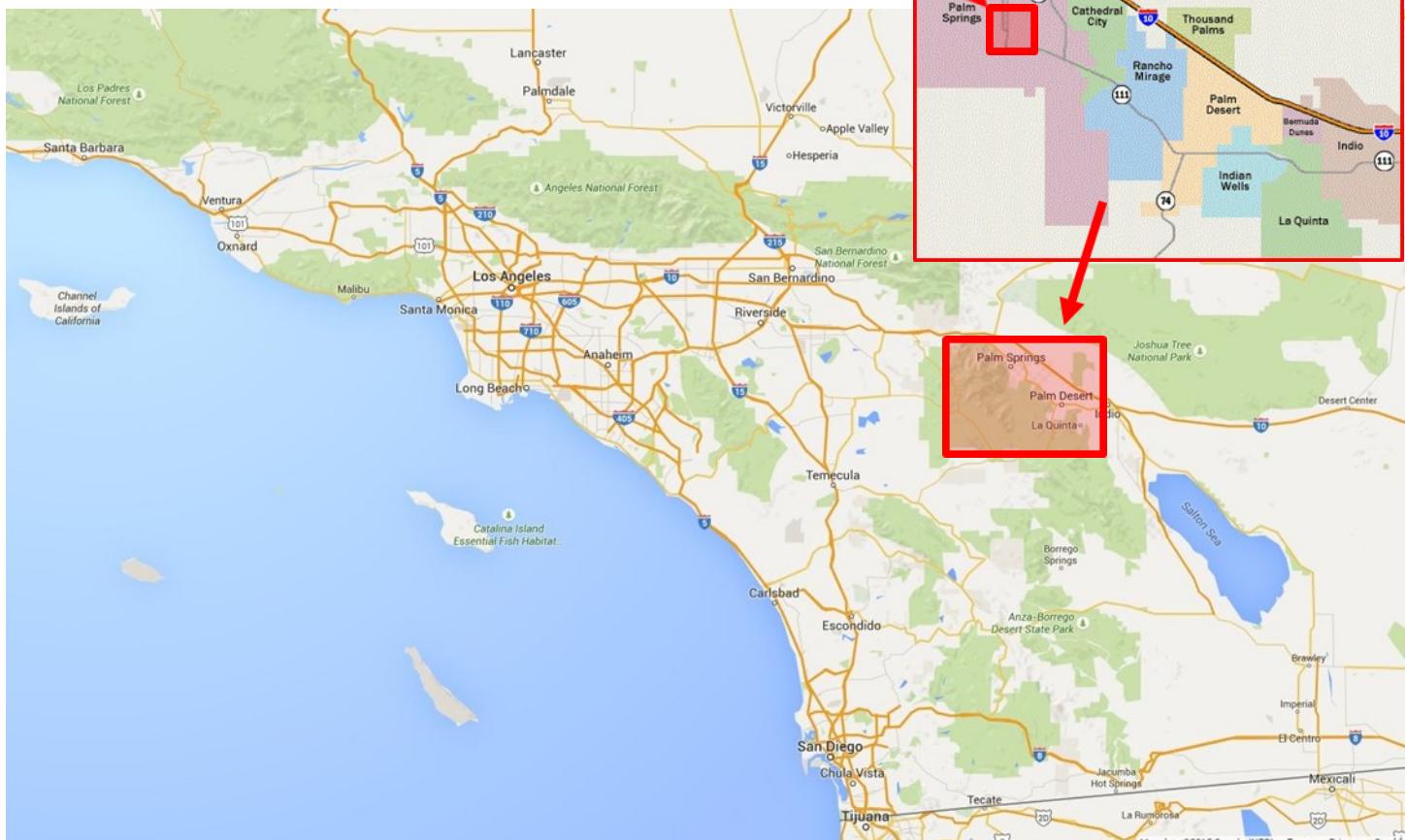
The Courtyard at Palm Springs

Regional Coachella Valley Map



The Courtyard at Palm Springs

Regional Coachella Valley Map



The Courtyard at Palm Springs

