



**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**



SUITE 312 – NOW AVAILABLE FOR LEASE

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.

Now Available For Lease:

Suite Net Rentable SF: 1,365 square feet

Market Rental Rate: \$1.75/SF on a Triple Net Basis

Triple Net Costs: Estimated at \$0.65 per square foot

Building Type: Three-Story Class “A” Office/Retail 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

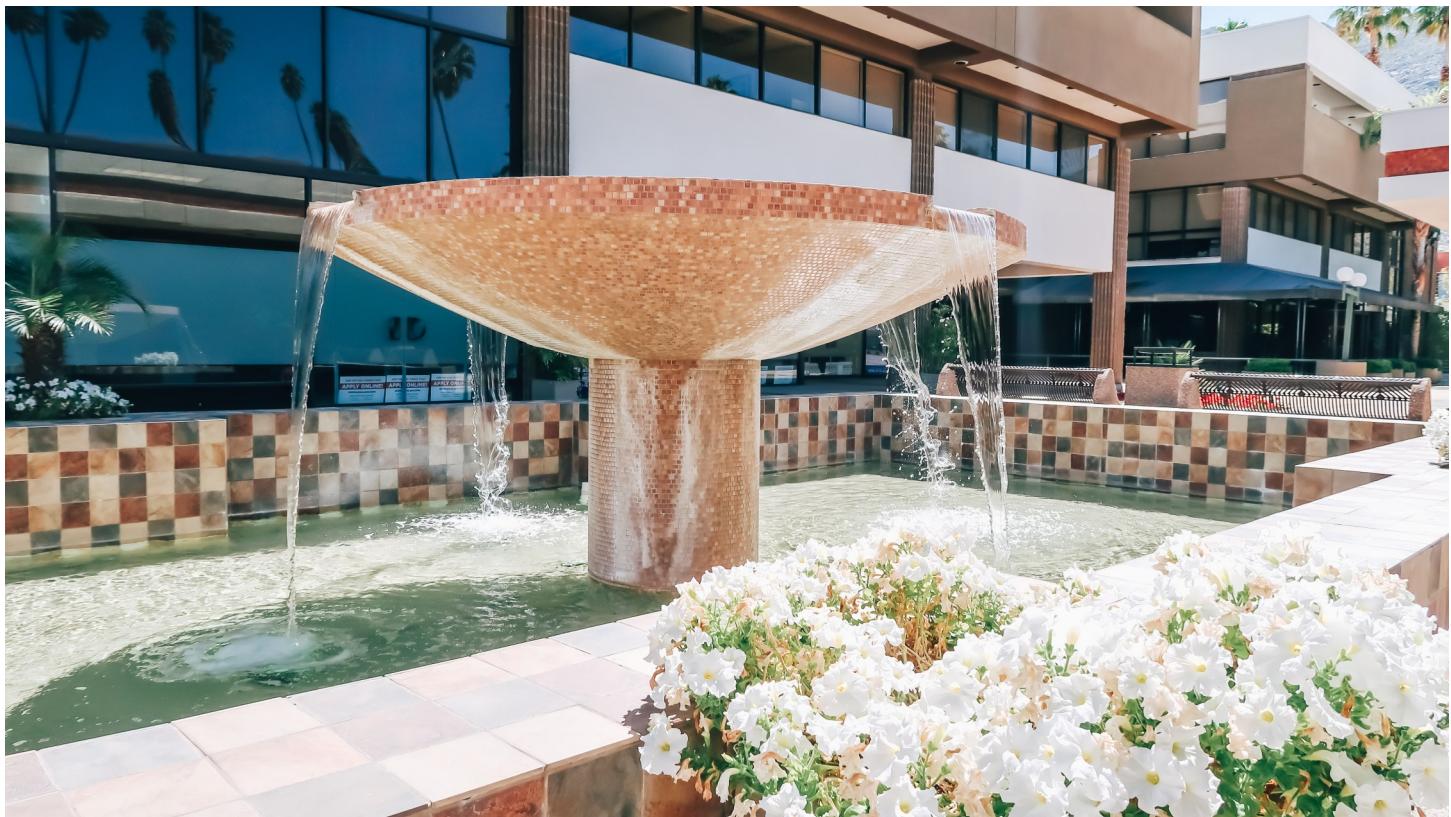
Parking: Two-Story, 700 Space Parking Structure with 400 covered and assigned parking spaces available

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



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Exterior Property Photos



The Courtyard at Palm Springs

Suite 312 — Interior Photos



The Courtyard at Palm Springs

Suite 312 — Interior Photos



The Courtyard at Palm Springs

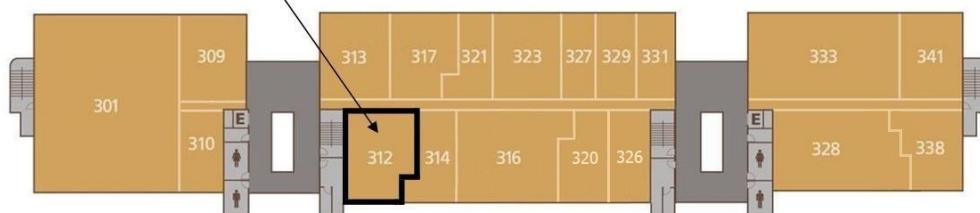
Suite 312 Site Plan

SECOND LEVEL



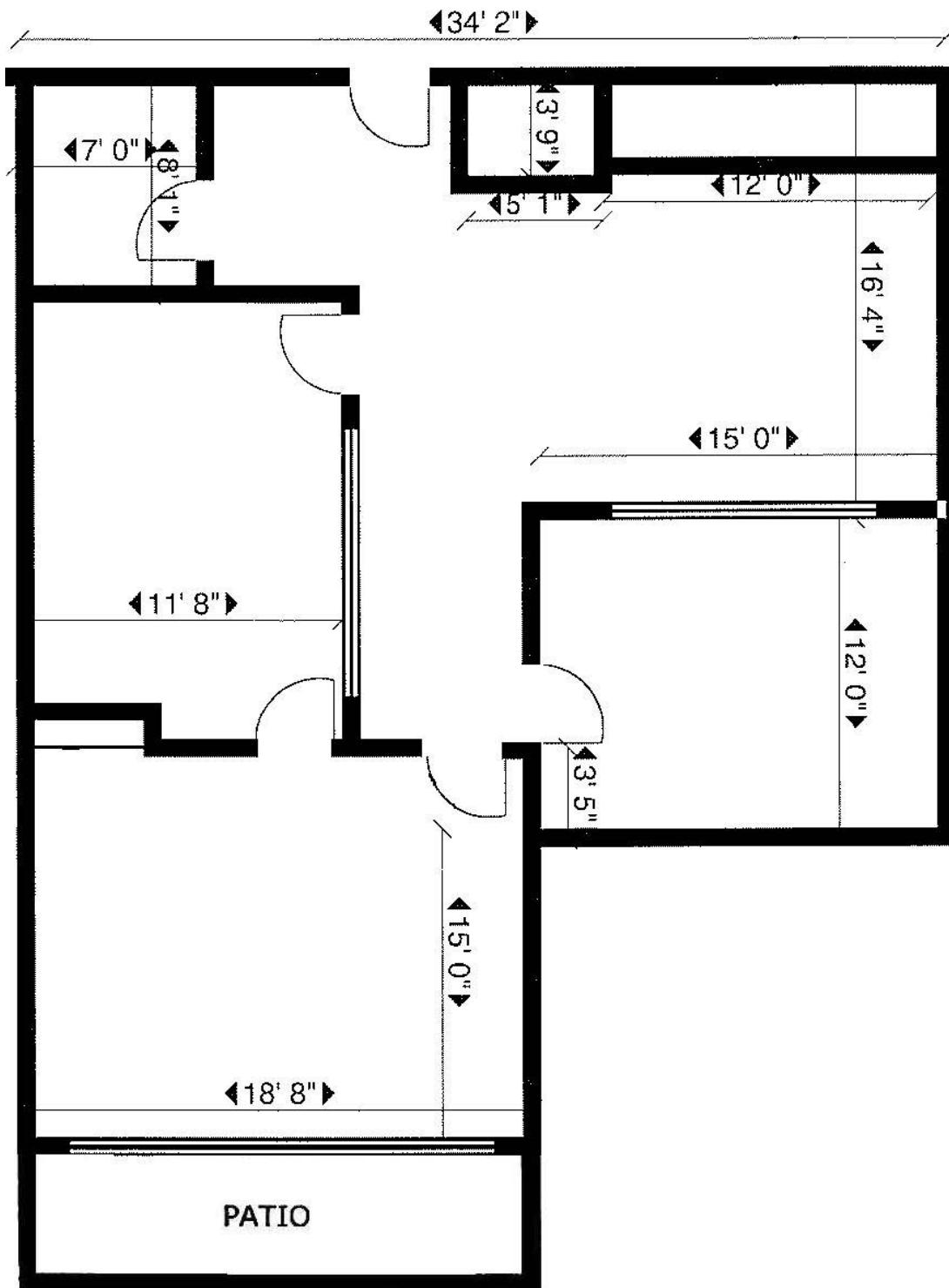
Suite 312
Location

THIRD LEVEL



The Courtyard at Palm Springs

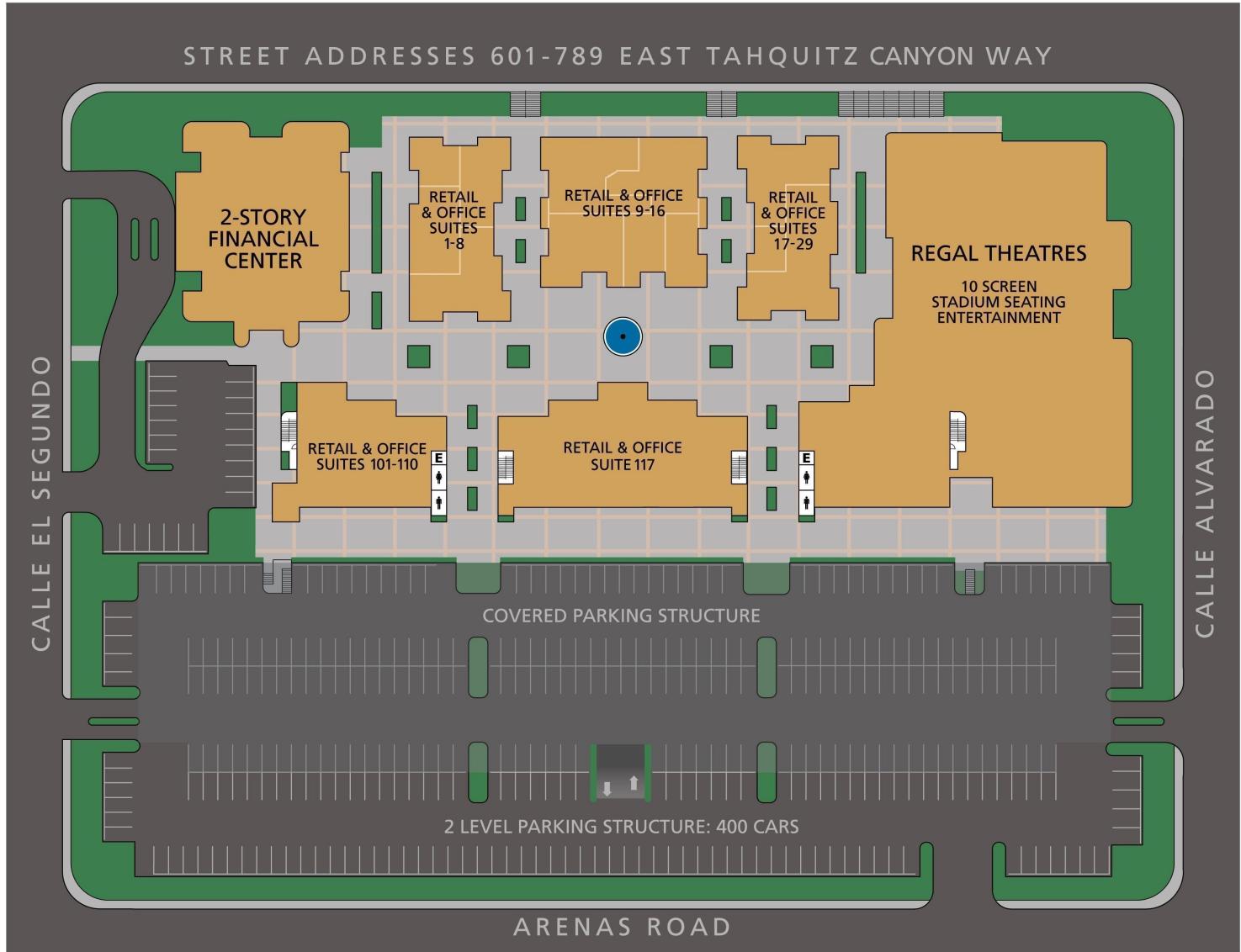
Site Plan



Suite 312
(nrsf 1,365)
Not necessarily to scale

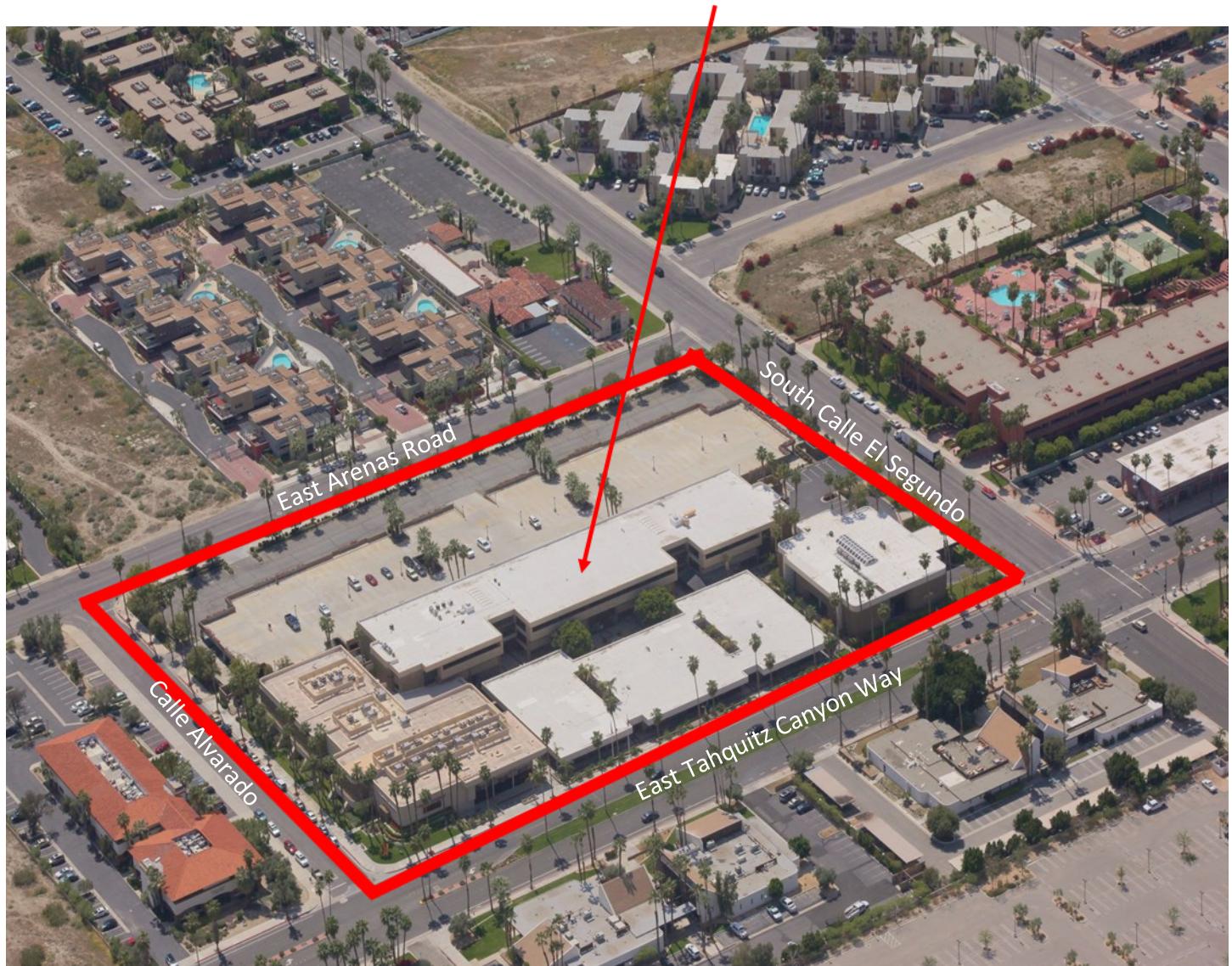
The Courtyard at Palm Springs

Site Plan



The Courtyard at Palm Springs

Aerial Project Photo



The Courtyard at Palm Springs

Aerial Project Photo



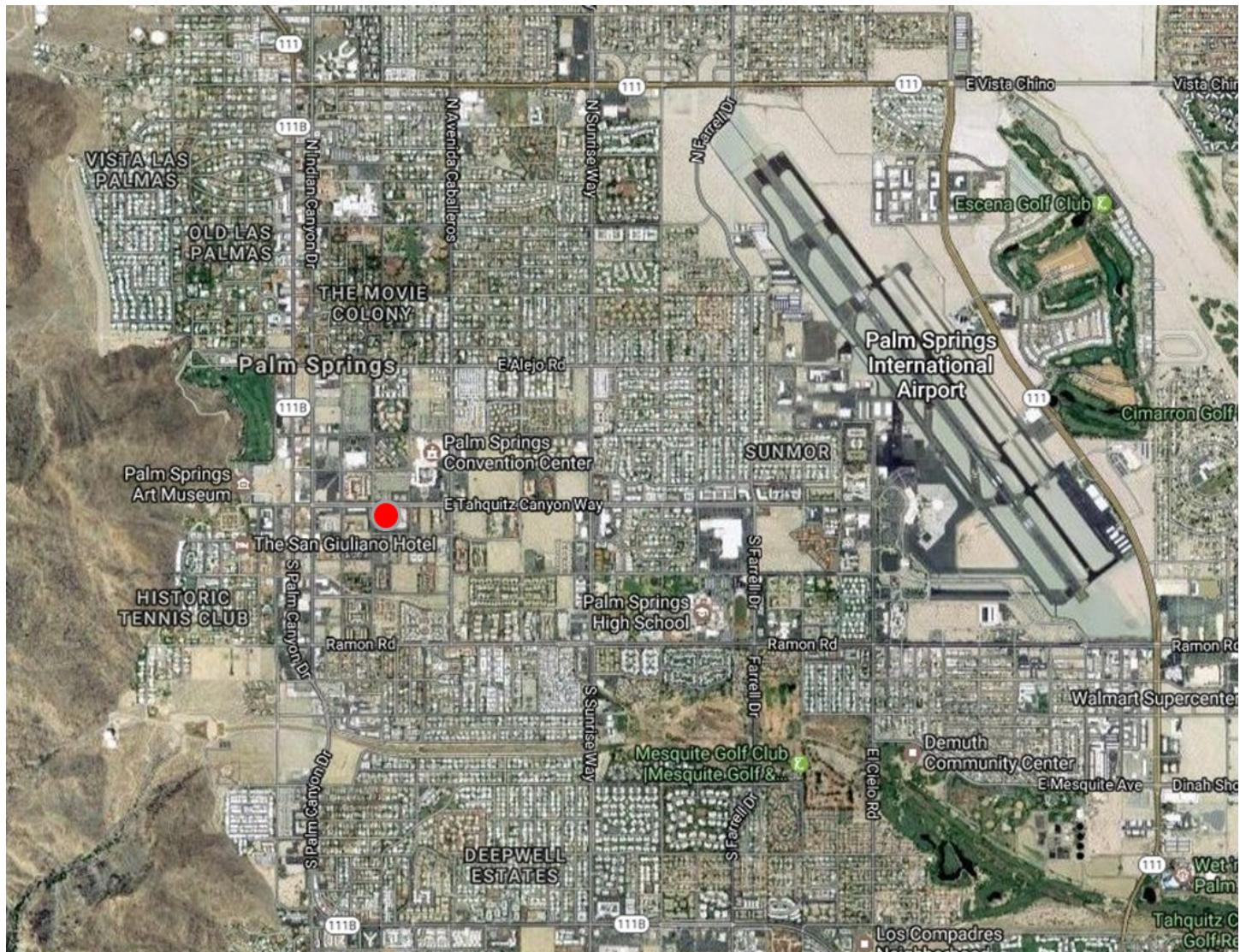
The Courtyard at Palm Springs

Aerial Project Photo



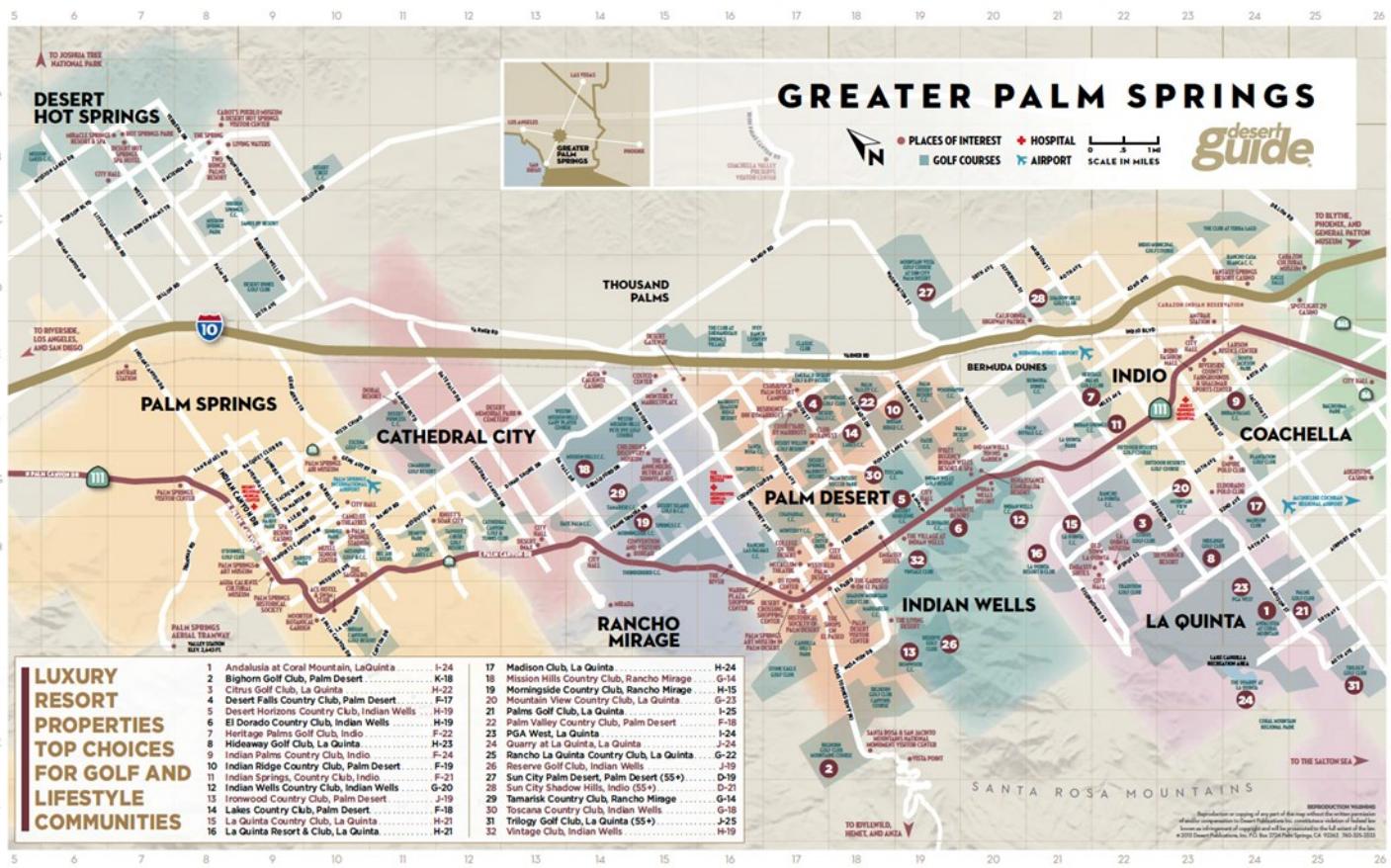
The Courtyard at Palm Springs

Aerial Project Photo



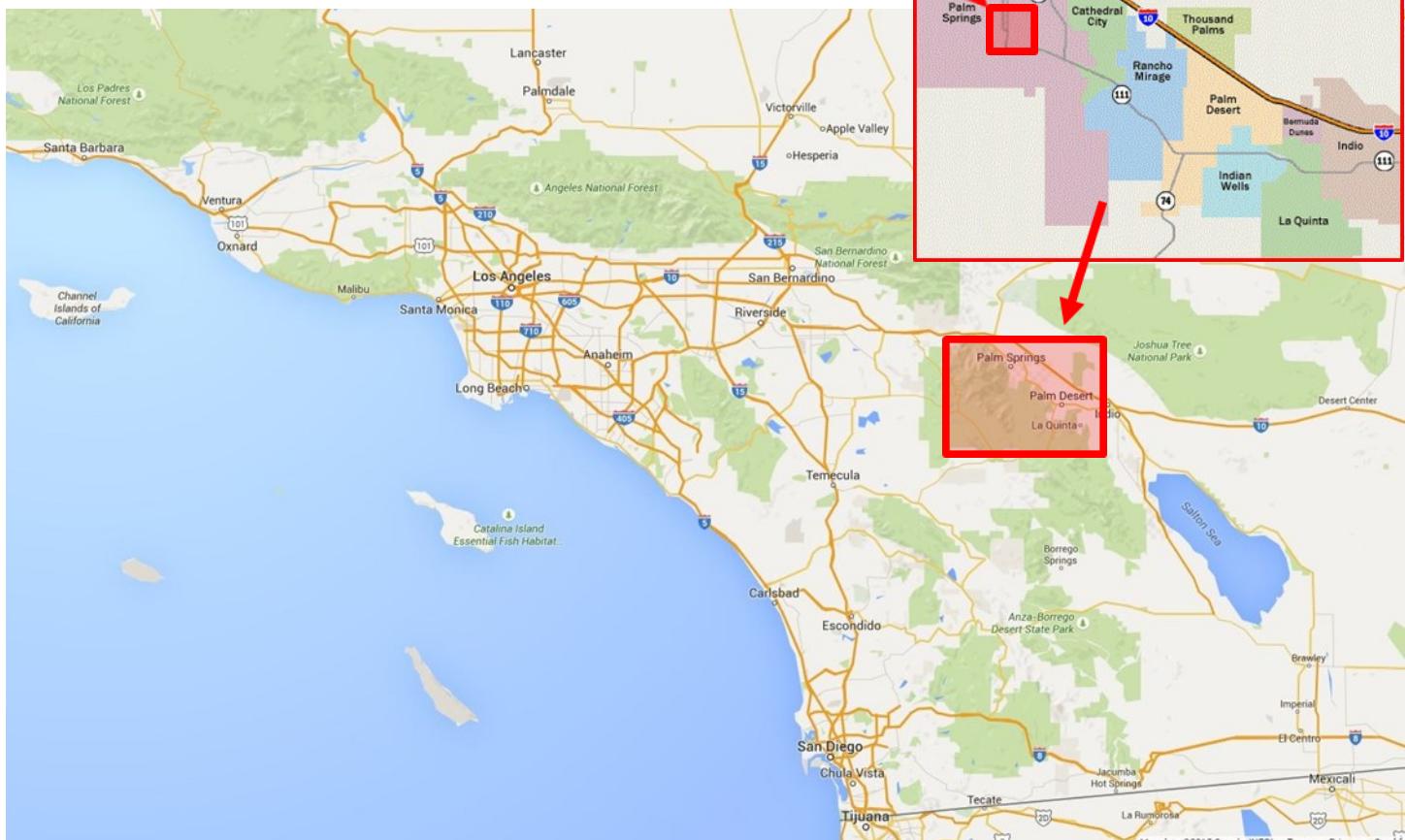
The Courtyard at Palm Springs

Regional Coachella Valley Map



The Courtyard at Palm Springs

Regional Coachella Valley Map



The Courtyard at Palm Springs

