

THE NOIA BUILDING — DOWNTOWN PALM SPRINGS

401-493 E Tahquitz Canyon Way, Palm Springs, CA 92262



RETAIL SPACE FOR LEASE

Suite 435–439 · 1,344 SF | Suite 493 · 960 SF | \$39.00 /SF/YR Modified Gross | Major Move-In Incentives

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COMMERCIAL**
LYLE & ASSOCIATES, LP

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PROPERTY DESCRIPTION

NOIA BUILDING Major Move-In Incentives Available for Qualified Tenants!

Completely remodeled in 2016, the NOIA Building is a classic design indicative of Palm Springs in the mid-1960s. Strategically located in the “Heart” of Downtown, this landmark building provides unobstructed visibility with easy access, on-street front parking and abundant off-street private parking, with convenient front and rear door entries.

Surrounded by countless retail stores and within a very short walk of the Palm Springs Convention Center, Agua Caliente Casino, the world-renowned Spa at Séc-he, numerous boutique resorts, trendy restaurants and elite neighborhoods — the possibilities are endless at this epic location!

Join the renowned Sherman's Deli & Bakery, Hustler Hollywood, Cold Nose Warm Heart, Canyon Print & Sign, Edward Jones and a variety of other professionals at the NOIA Building, and experience Palm Springs classic charm at its best!

LOCATION

Located on the south side of E. Tahquitz Canyon Way between S. Calle Encilia and S. Calle El Segundo in Downtown Palm Springs — directly across from the Hilton Palm Springs and steps from the Palm Springs Convention Center, Agua Caliente Casino and the Spa at Séc-he.

LEASING SUMMARY

Suite 435–439	1,344 SF
Suite 493	960 SF
Lease Rate	\$39.00 /SF/YR (\$3.25 /SF/MO)
Lease Type	Modified Gross
Lease Term	Negotiable
Availability	Now
Gross Leasable Area	27,766 SF
Year Built / Renovated	1965 / 2016



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AVAILABLE SPACES

SUITE	SIZE	RATE	MONTHLY	LEASE TYPE	DESCRIPTION
Ste 435–439	1,344 SF	\$39.00 /SF/YR	\$4,368 /MO	Modified Gross	Partially built out as standard retail, in-line with other retail. Available now.
Ste 493	960 SF	\$39.00 /SF/YR	\$3,120 /MO	Modified Gross	Highly desirable end-cap suite; recent pet-grooming build-out with FF&E in place for future tenant's use. Available now.

PROPERTY HIGHLIGHTS



Move-In Incentives

Major move-in incentives available for qualified tenants.



Unobstructed Visibility

Landmark mid-century presence in the “Heart” of Downtown.



Abundant Parking

On-street front parking plus private off-street parking — 5.06 spaces per 1,000 SF.



Prime Signage

Storefront signage at a signalized intersection on E. Tahquitz Canyon Way.



Easy Access

Convenient front and rear door entries with 24-hour access, A/C and security system.



Walk to Everything

Steps to the Convention Center, Agua Caliente Casino, the Spa at Séc-he and Downtown dining.



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