



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



**THE FINEST OFFICE/RETAIL COMPLEX IN PALM SPRINGS
707 E. TAHQUITZ 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 320—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:	1,243 square feet
Market Rental Rate:	\$1.75/SF on a Triple Net Basis
Triple Net Costs:	Estimated at \$0.55 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 320—Interior Photos



The Courtyard at Palm Springs

Suite 320 Space Plan

SECOND LEVEL

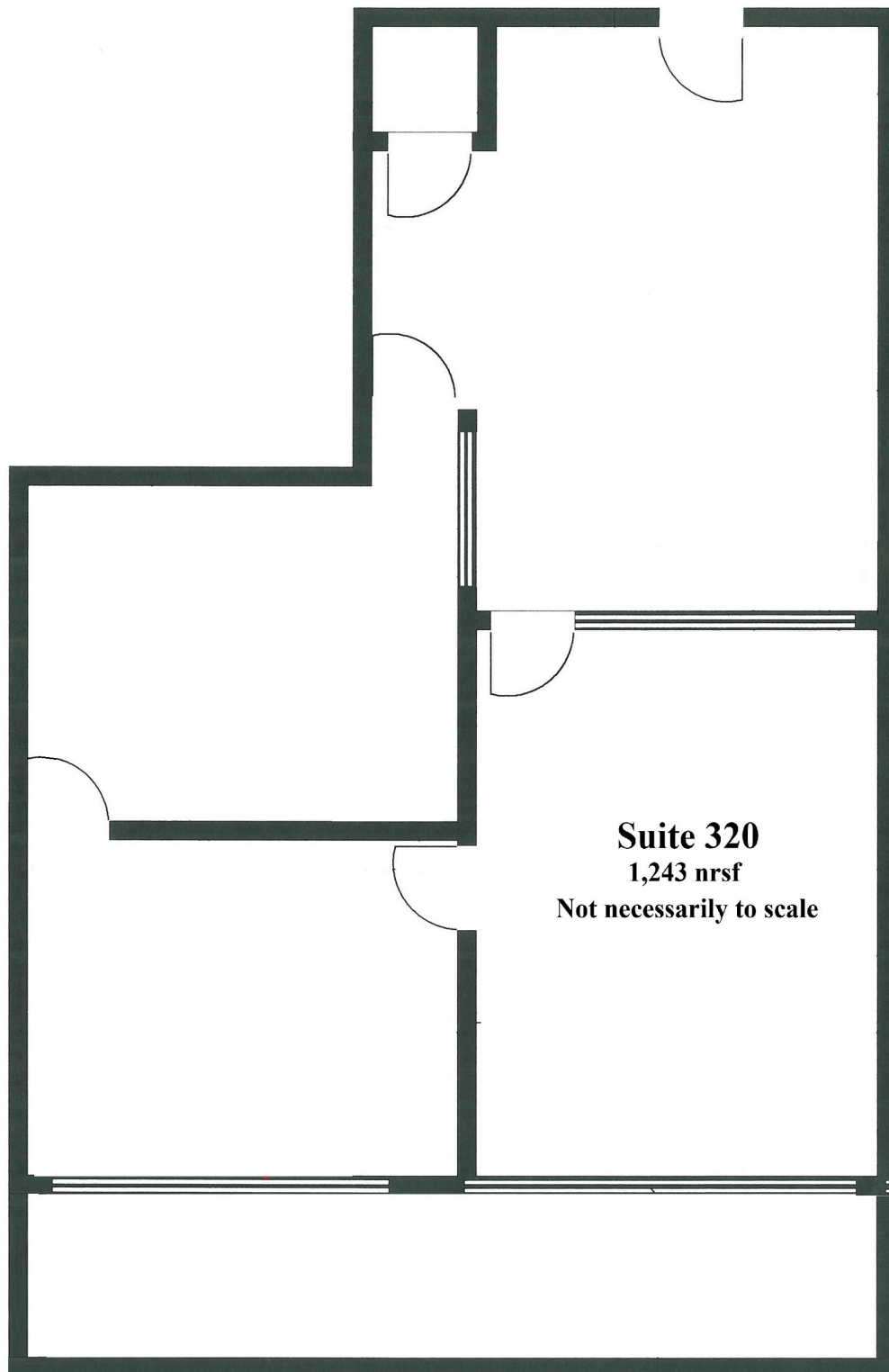


THIRD LEVEL



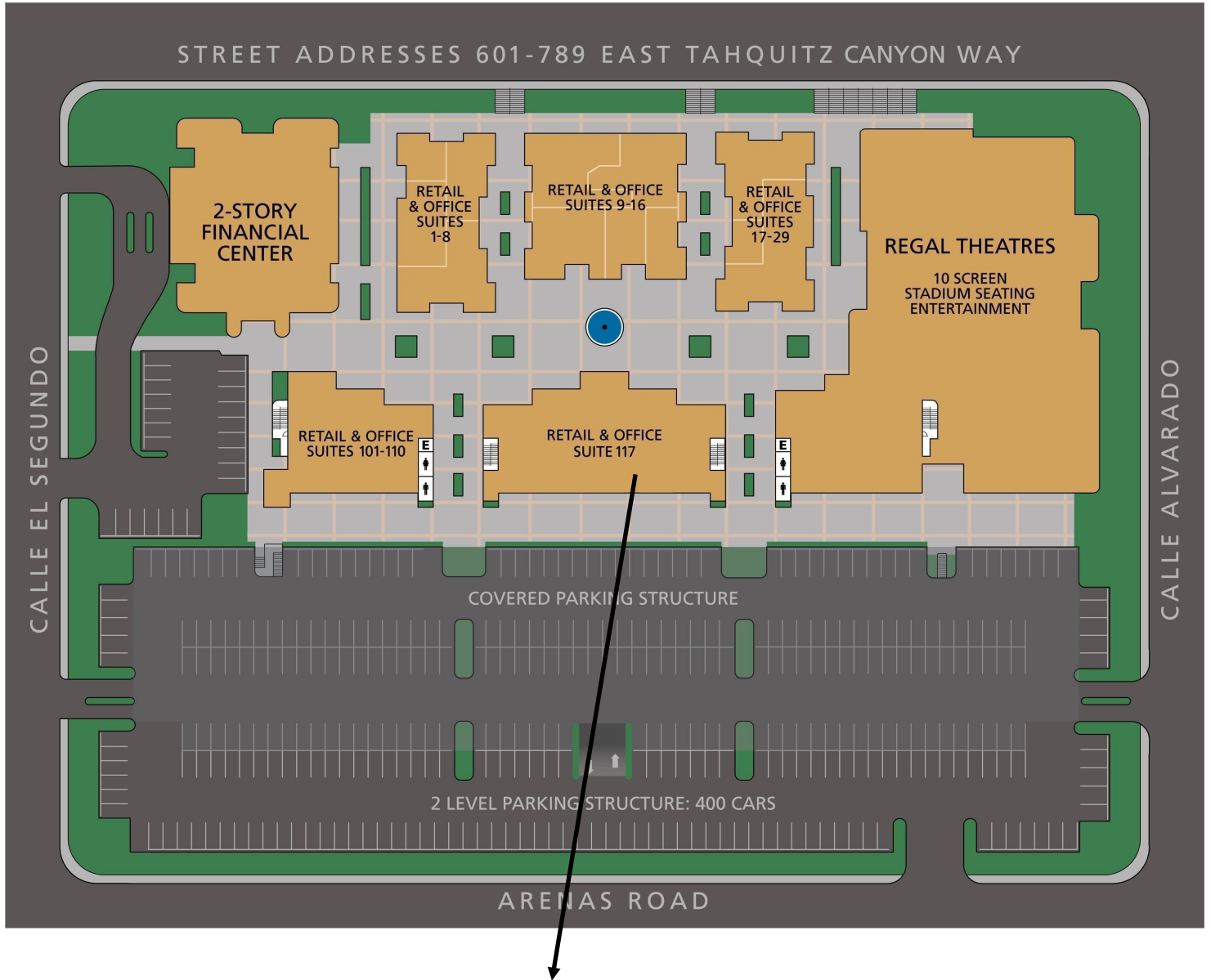
The Courtyard at Palm Springs

Suite 320 Floor Plan



The Courtyard at Palm Springs

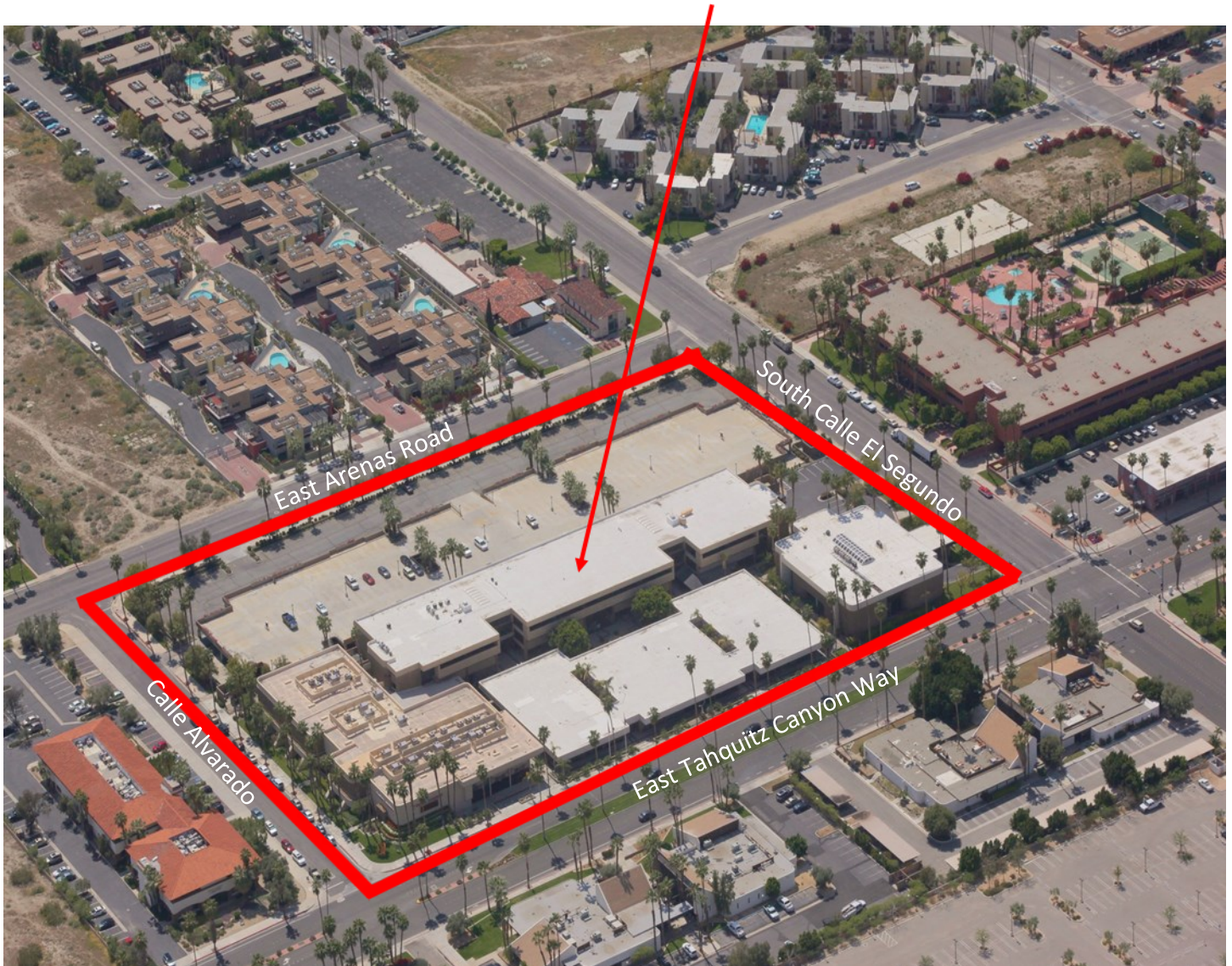
Site Plan



Suite 320

The Courtyard at Palm Springs

Aerial Project Photo



The Courtyard at Palm Springs

Aerial Project Photo



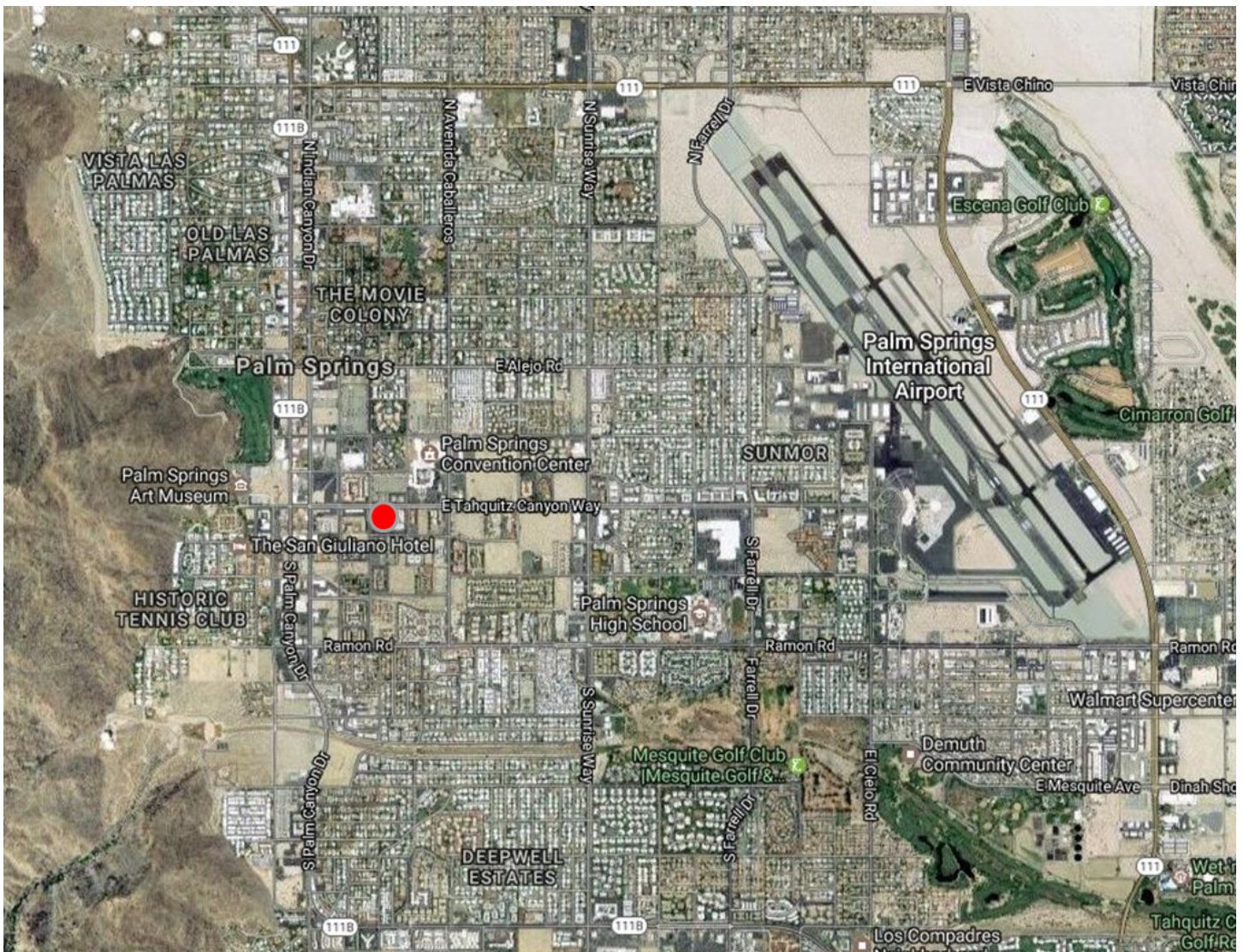
The Courtyard at Palm Springs

Aerial Project Photo



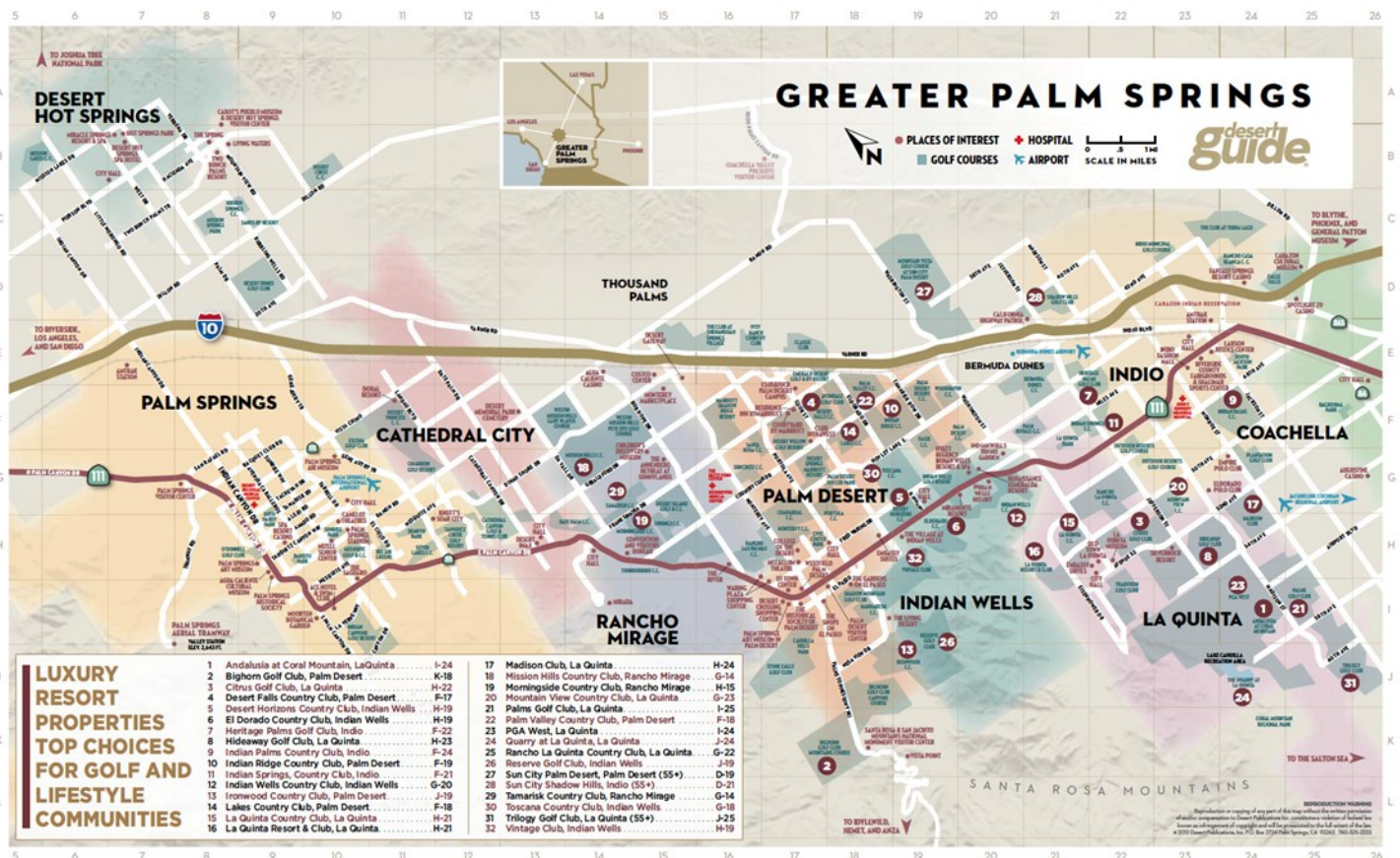
The Courtyard at Palm Springs

Aerial Project Photo



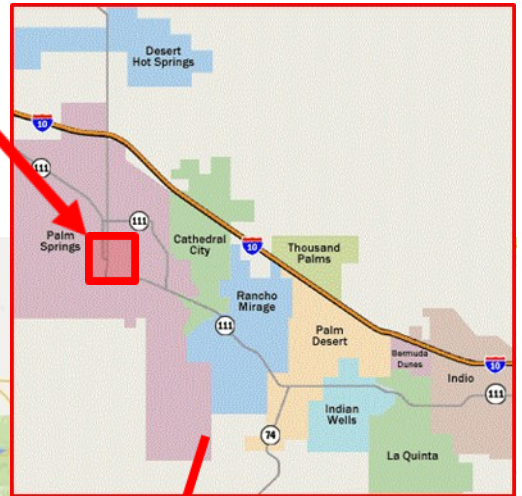
The Courtyard at Palm Springs

Regional Coachella Valley Map



The Courtyard at Palm Springs

Regional Coachella Valley Map



The Courtyard at Palm Springs

