

# PROFESSIONAL OFFICE SUITES AVAILABLE FOR LEASE

## CANLEE OFFICE BUILDING IN PALM DESERT

FOR LEASE  
**\$1.85/SF!**  
+ \$0.50 NNN

### PROPERTY FEATURES:

- Highly Upgraded Professional Office Suites
- Move-in Ready with High-end Interior Finishes
- Private Balconies for Select Suites
- Assigned Covered Parking for Tenants
- Two-Story Building Served by Elevator & Stairs

Suite 3

Suite 4

73929 Larrea Street, Suites 3 & 4, Palm Desert, CA 92260



www.baxleyproperties.com  
Phone: 760-773-3310  
Fax: 760-773-3013  
73712 Alessandro Drive, Ste B-4,  
Palm Desert, CA 92260

### Available Suites:

Suite 3 - 1,750 SF

Suite 4 - 1,100 SF

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DRE# 01322594

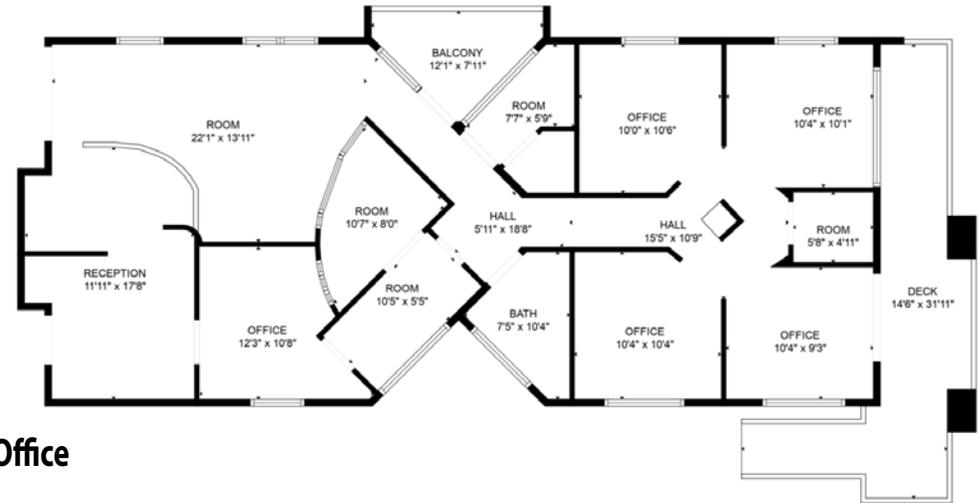
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## PROPERTY HIGHLIGHTS:

- Approx. 1,750 SF - Fully built-out Dental Implant office space
- (4) Treatment rooms w/plumbing & multiple sinks
- Reception area w/waiting room, plus dedicated back office
- Private office with lab space
- (2) Balconies, including one at approx. 450 SF
- (3) Entrances, served by an elevator & (3) stairwells
- Ready for immediate occupancy

Suite 3 | Approx. 1,750 SF | \$1.85/SF + \$0.50 NNN



Disclaimer: Information has been secured from sources we believe to be reliable, however, Baxley Properties, Inc. cannot guarantee its accuracy.

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## PROPERTY HIGHLIGHTS:

- Approx. 1,100 SF - 2nd story office with balcony
- Reception area with built-in desk
- 24" Travertine tile throughout
- Built-in wooden shelving
- Private restroom
- Private balcony
- Dedicated server room with independent cooling
- Served by an elevator & stairwells
- Ready for immediate occupancy

Suite 4 | Approx. 1,100 SF | \$1.85/SF + \$0.50 NNN

2nd Story Office

