

# LEASE

## THE FIVE HUNDRED

500 South Palm Canyon Drive Palm Springs, CA 92264



### PROPERTY DESCRIPTION

THE FIVE HUNDRED .... Major Move-In Incentives Available for Qualified Tenants, including Base Rent FREE through the end of 2024 with a low introductory Base Rental rate for a period of time thereafter on Leases signed before 12/31/2024!

The Five Hundred is Downtown Palm Springs' answer to a true Class "A" multi-use, multi-story Building offering trendy, upscale Retail and/or Office Suites on the first floor and luxury Office Suites with a modern flair on the second and third floors. "Formerly" known as the Alan Ladd Building, this Building is an integral part of the history and redevelopment of Downtown Palm Springs. The Building's presence and stature have been renowned throughout the Coachella Valley for over 40 years as an unmistakable landmark in the skyline of vintage Palm Springs.

The Five Hundred offers an incredible concentration of desirable features and amenities, including "build to suit options" for Retail and Office Suites, professionally designed/furnished Common Area Lounges, Restrooms and Conference Room, on-site Coffee Shop, unobstructed views from virtually all directions and abundant on-site private parking, with approximately 20 underground/garage level spaces (for a small fee).

The Five Hundred is located within a very short walk to countless Downtown Retail Stores, numerous Boutique Resorts, trendy Restaurants, and elite Neighborhoods. Join some of the most prestigious office users in the desert at this epic location at the intersections of S. Palm Canyon Drive, Ramon Road and N. Indian Canyon Drive. Tenants are poised to capture strong traffic from this intersection, with signage offering exposure to approximately 20,000 passing vehicles per day. Within just five miles of The Five Hundred, Palm Springs presents a robust demographic profile of potential clients and employees including a growing population of almost 77,900 and a consumer spending of \$1 billion. The Building's history, location, and renovations create an optimal opportunity for tenants seeking upgraded spaces for their businesses.

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**Rob Wenthold**  
(760) 641-7602  
rwenthold@dc.rr.com  
CalDRE #01153834



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COMMERCIAL**  
LYLE & ASSOCIATES,  
LP

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### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	521 - 4,295 SF	Lease Rate:	\$2.25 - \$2.50 SF/month

### AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
101	4,295 SF	NNN	\$2.50 SF/month	Existing Floor plan = Large Reception Area, 5 Private Window Offices on North side/facing Ramon Road, 2 additional Private Window Offices on East side, 4 Cubicle Areas + Workstation Area, Breakroom/Lounge and a large Private Conference Room. NNN Charges = \$1.26 per sq. ft. per month (which includes all utilities).
106	1,159 SF	NNN	\$2.25 SF/month	NNN Charges = \$1.26 per sq. ft. per month (which includes all utilities).
115	2,698 SF	NNN	\$2.50 SF/month	NNN Charges = \$1.26 per sq. ft. per month (which includes all utilities).
207	745 SF	NNN	\$2.25 SF/month	NNN Charges = \$1.26 per sq. ft. per month (which includes all utilities).
209	1,352 SF	NNN	\$2.25 SF/month	NNN Charges = \$1.26 per sq. ft. per month (which includes all utilities).
301	1,565 SF	NNN	\$2.25 SF/month	NNN Charges = \$1.26 per sq. ft. per month (which includes all utilities).
302	801 SF	NNN	\$2.50 SF/month	NNN Charges = \$1.26 per sq. ft. per month (which includes all utilities).
307	521 SF	NNN	\$2.25 SF/month	NNN Charges = \$1.26 per sq. ft. per month (which includes all utilities).
317	521 SF	NNN	\$2.25 SF/month	NNN Charges = \$1.26 per sq. ft. per month (which includes all utilities).
319	521 SF	NNN	\$2.25 SF/month	NNN Charges = \$1.26 per sq. ft. per month (which includes all utilities).
321	1,563 SF	NNN	\$2.50 SF/month	Existing Floor plan = Large Reception Area, 4 Private Window Offices (or 3 plus a Conference Room) and Breakroom/Lounge Area. NNN Charges = \$1.26 per sq. ft. per month (which includes all utilities).

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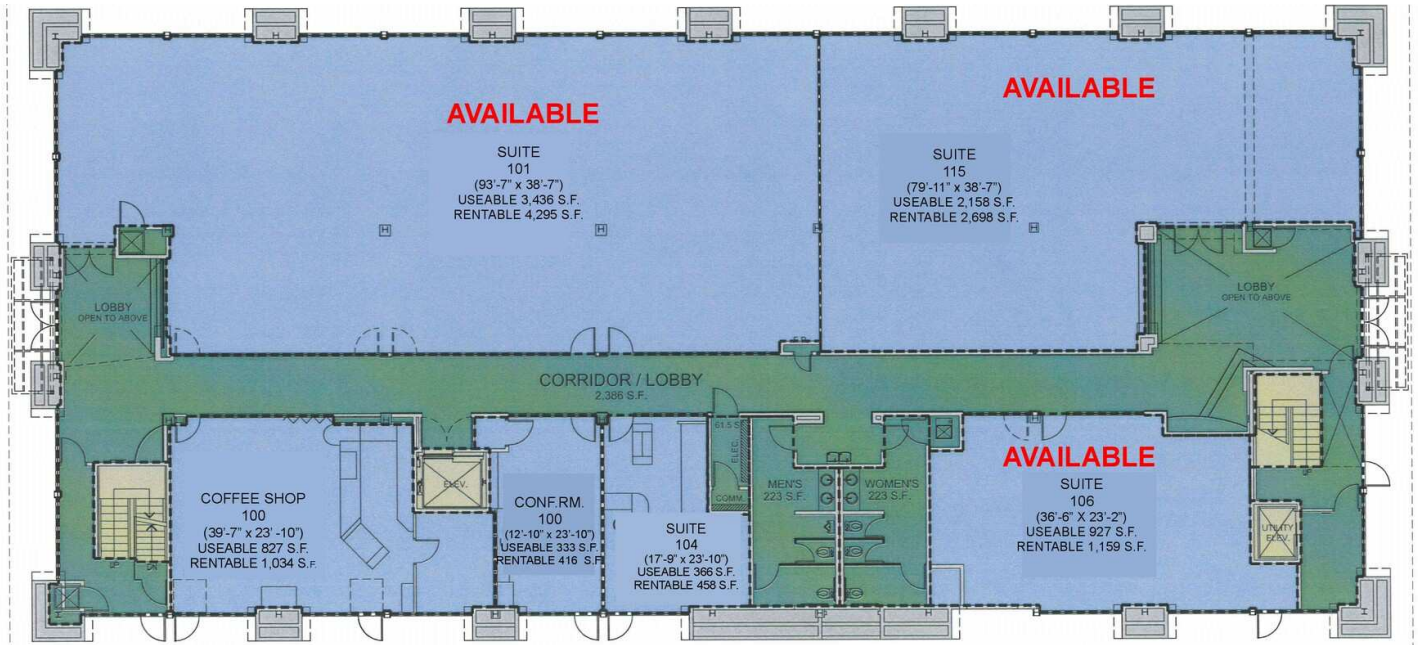
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First Floor Plan - The 500 Building



Second Floor Plan - The 500 Building

■ USEABLE AREA TOTAL = 5,811 S.F.  
■ COMMON AREA TOTAL = 2,270.5 S.F.  
■ NON-USEABLE AREA TOTAL = 3,129 S.F.

TOTAL BUILDING AREA = 29,892 S.F.  
TOTAL USEABLE AREA = 22,210 S.F.

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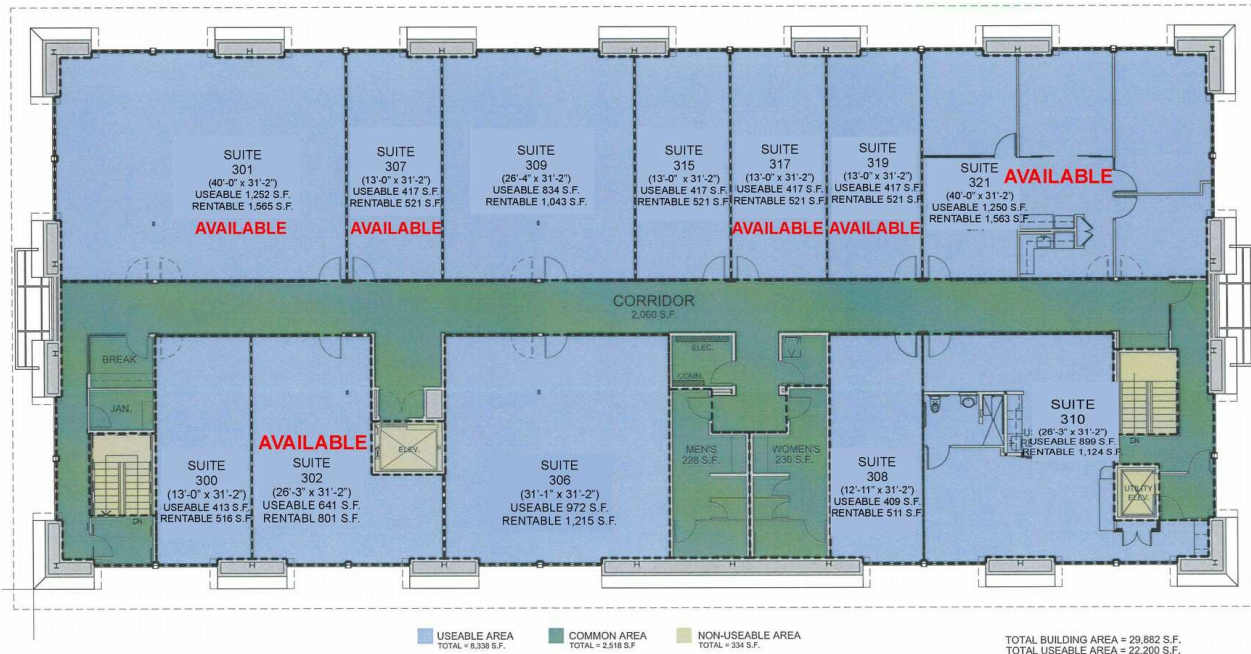


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### THE 500 BUILDING

500 SOUTH PALM CANYON DR. - PALM SPRINGS, CA

THIRD FLOOR PLAN



PREST · VUKSIC  
ARCHITECTS

FEBRUARY 21, 2013



### Third Floor Plan - The 500 Building

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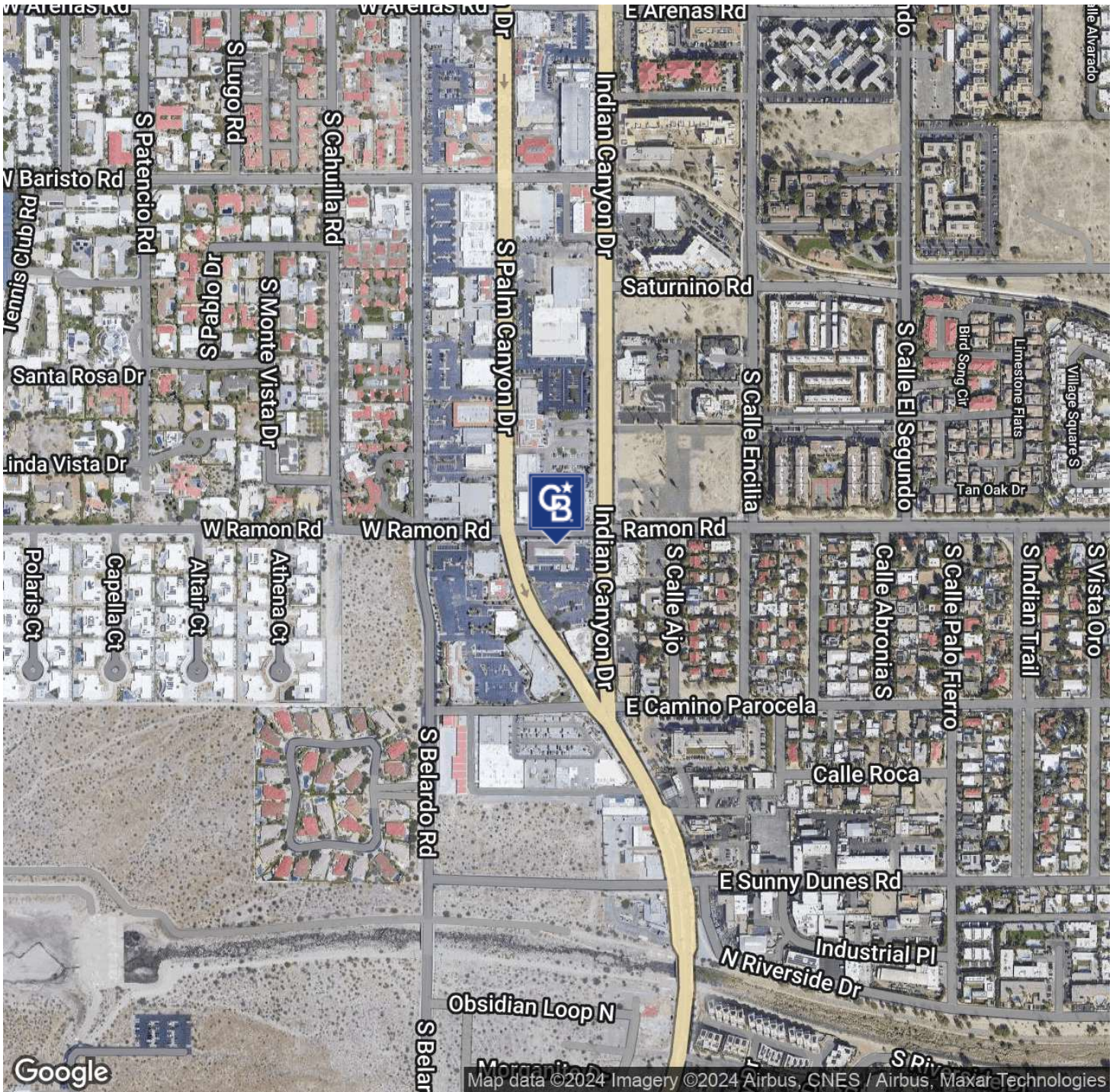
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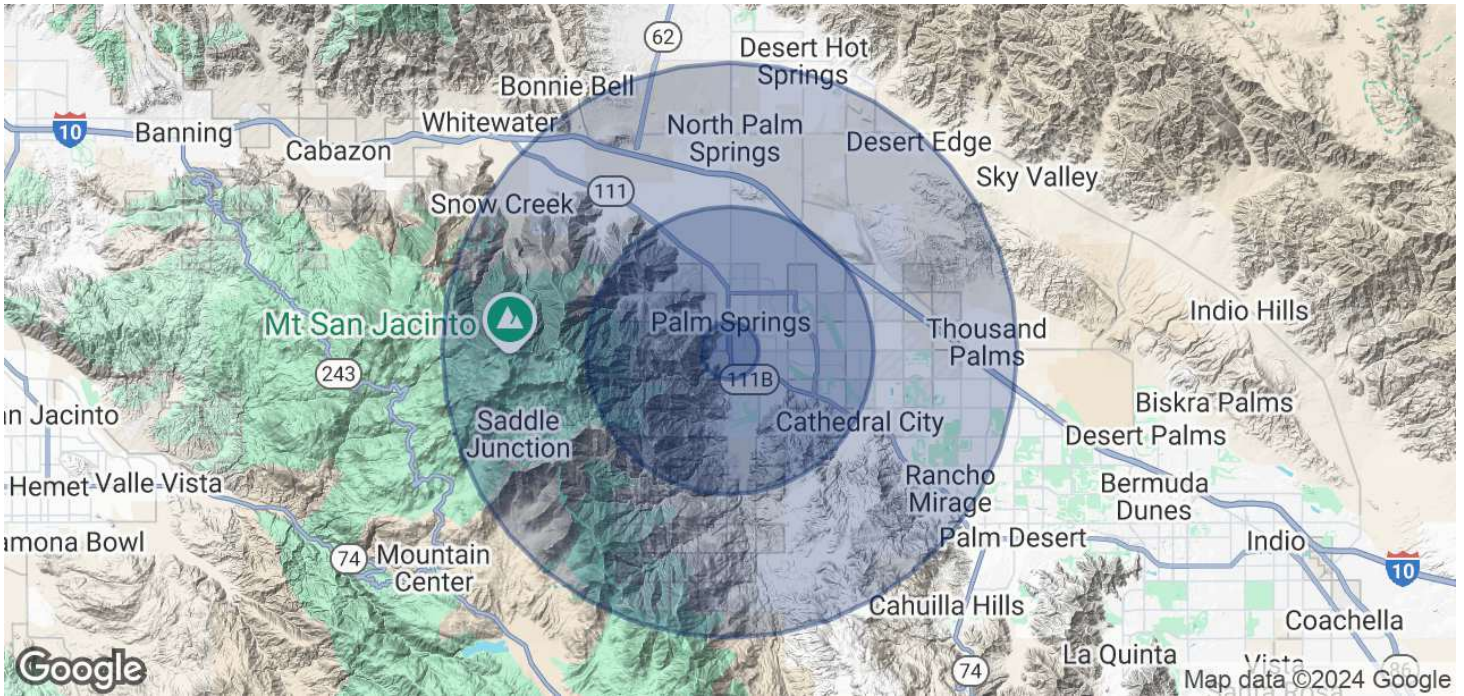
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	5,527	59,600	149,402
Average Age	50	47.8	43.8
Average Age (Male)	51.4	47.9	43.5
Average Age (Female)	48.4	47.8	44.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	3,048	28,825	63,936
# of Persons per HH	1.8	2.1	2.3
Average HH Income	\$62,874	\$66,391	\$71,880
Average House Value	\$335,263	\$356,837	\$434,279

2020 American Community Survey (ACS)

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**ROB WENTHOLD**

Vice President

**Cell:** (760) 641-7602  
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