

FOR LEASE

**901 E TAHQUITZ CANYON WAY
STE C-203
PALM SPRINGS, CA 92262**



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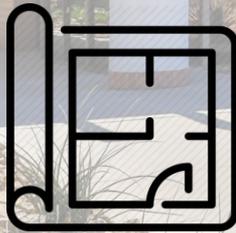
Located in Downtown
Palm Springs Business
Corridor



Generous Covered
Parking
Throughout Lot



Public Transportation
Accessible
(SunLine Bus Stop)



Convenient Floor Plan
and Private Spaces for
New Tenant



High Traffic
Street of
22,000 Cars/Day



Signalized Intersection
at Tahquitz and
Avenida Caballeros

REGIONAL HIGHLIGHTS

Palm Springs is a city located in the western part of the Coachella Valley in Riverside County, California.

Situated just 120 miles east of Los Angeles, the city is served by regional traffic corridors, such as Interstate 10 and Highway 111, and is easily accessible to all points within the Coachella Valley by local traffic corridors, such as Ramon Rd.

The Coachella Valley population is growing at a faster rate than California and the nation. According to estimates by the Coachella Valley Association of Governments (CVAG) and the Southern California Association of Governments (SCAG), the population of the Coachella Valley will double to 884,000 permanent residents by 2035.

SUMMARY

Location	901 E Tahquitz Canyon Way
Suite	C-203
Suite Size	1,135 SF
Use	Office / Medical / Retail
Price	\$2.15/SF MG \$2,450/MO
Availability	Immediate

BENEFITS

- Reception, Restroom, 2 Private Offices, Break Room/Kitchen
- Sweeping Views of Coachella Valley Mountains
- Tenants Have No CAM Responsibilities
- Generous Parking and Abundant Covered Parking Spaces
- Public Transportation Accessible (SunLine Bus Stop)
- Secure Men's & Women's Restrooms Down the Hall
- Walking Distance to the Palm Springs Convention Center



AERIAL PHOTO



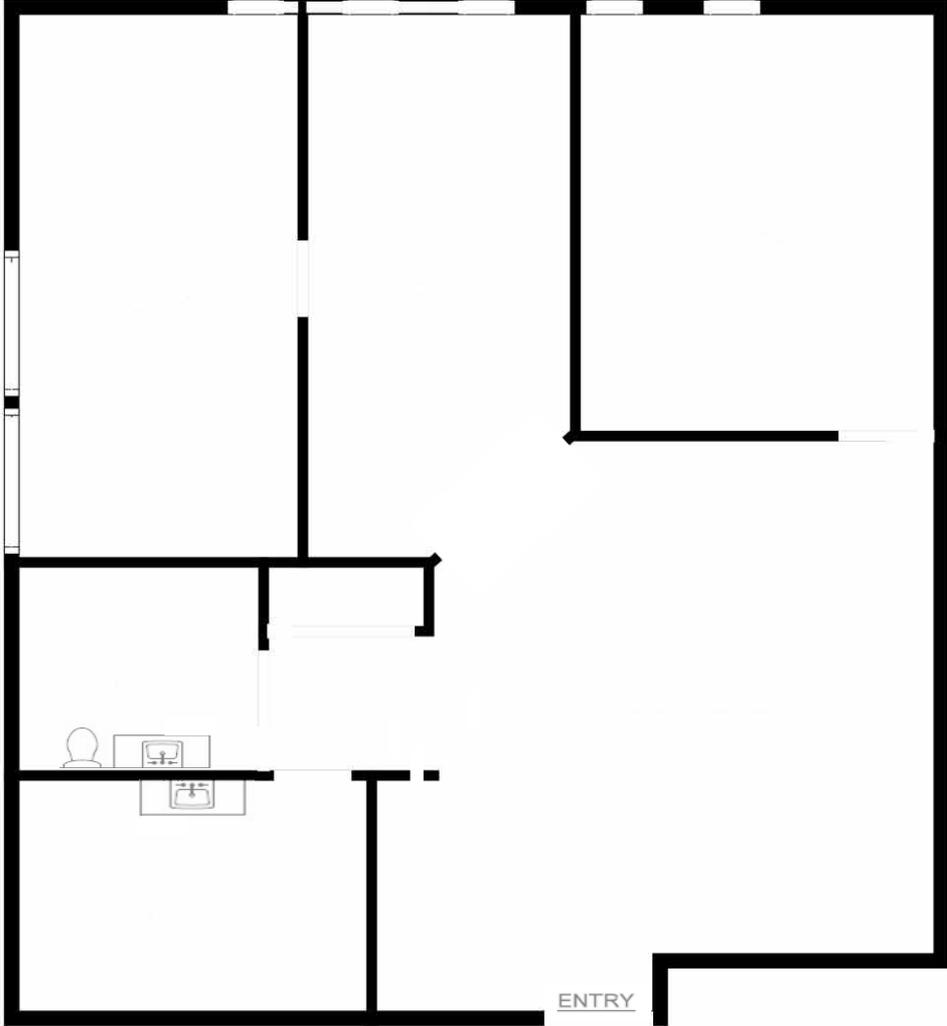
INTERIOR PHOTOS



EXTERIOR PHOTOS



FLOOR PLAN



LOCATION MAP





SMOKETREE
I N V E S T M E N T S

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