



**COLDWELL  
BANKER  
COMMERCIAL**

LYLE & ASSOCIATES, LP

## THE FIVE HUNDRED

\$3.00 SF/mo (NNN)



# FOR LEASE

CBCLYLE.COM

OFFICE | RETAIL

Rob Wenthold  
760.641.7602  
rwenthold@dc.rr.com  
CalDRE #01153834

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**COLDWELL BANKER COMMERCIAL  
LYLE & ASSOCIATES, LP**  
78000 Fred Waring Drive, Suite 200, Palm Desert, CA 92211  
760.772.6400



## THE FIVE HUNDRED

500 S Palm Canyon Dr, Palm Springs, CA 92264

LEASE



### OFFERING SUMMARY

Available SF:	458 - 1,159 SF
Lease Rate:	\$3.00 SF/month (NNN)
Year Built:	1968
Building Size:	24,600 SF
Zoning:	C1

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### PROPERTY OVERVIEW

THE FIVE HUNDRED .... 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.

Years of MAJOR renovations have just been completed, and all Suites are available immediately.

THE FIVE HUNDRED .... The features are voluminous, but include "build to suit options" for Retail and Office Suites (at this point), professionally designed/ furnished Common Area Lounges, Restrooms and Conference Room, on-site Coffee and Sundry Shops, unobstructed views from virtually all directions and abundant on-site private parking, approx. 20 +/- of which are Reserved underground/garage level (for a small fee). NNN Charges = \$0.94 per sq. ft., which contain all utility costs (including electricity).

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LEASE TYPE | NNN      TOTAL SPACE | 458 - 1,159 SF      LEASE TERM | Negotiable      LEASE RATE | \$3.00 - SF/mo



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
104	Available	458 SF	NNN	\$3.00 SF/month
106	Available	1,159 SF	NNN	\$3.00 SF/month
204	Available	624 SF	NNN	\$3.00 SF/month
300	Available	516 SF	NNN	\$3.00 SF/month
319	Available	521 SF	NNN	\$3.00 SF/month

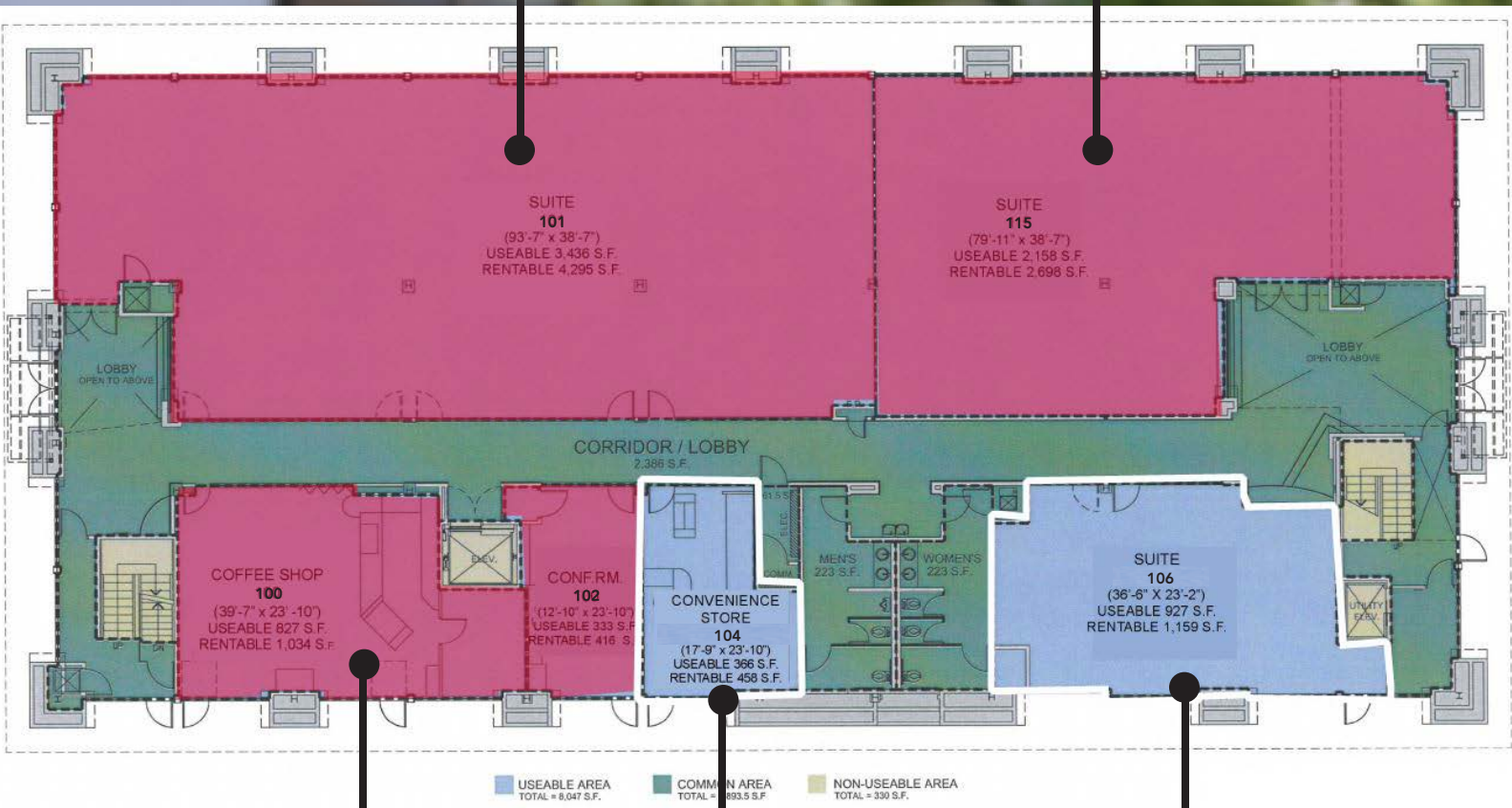
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**Sotheby's**  
INTERNATIONAL REALTY

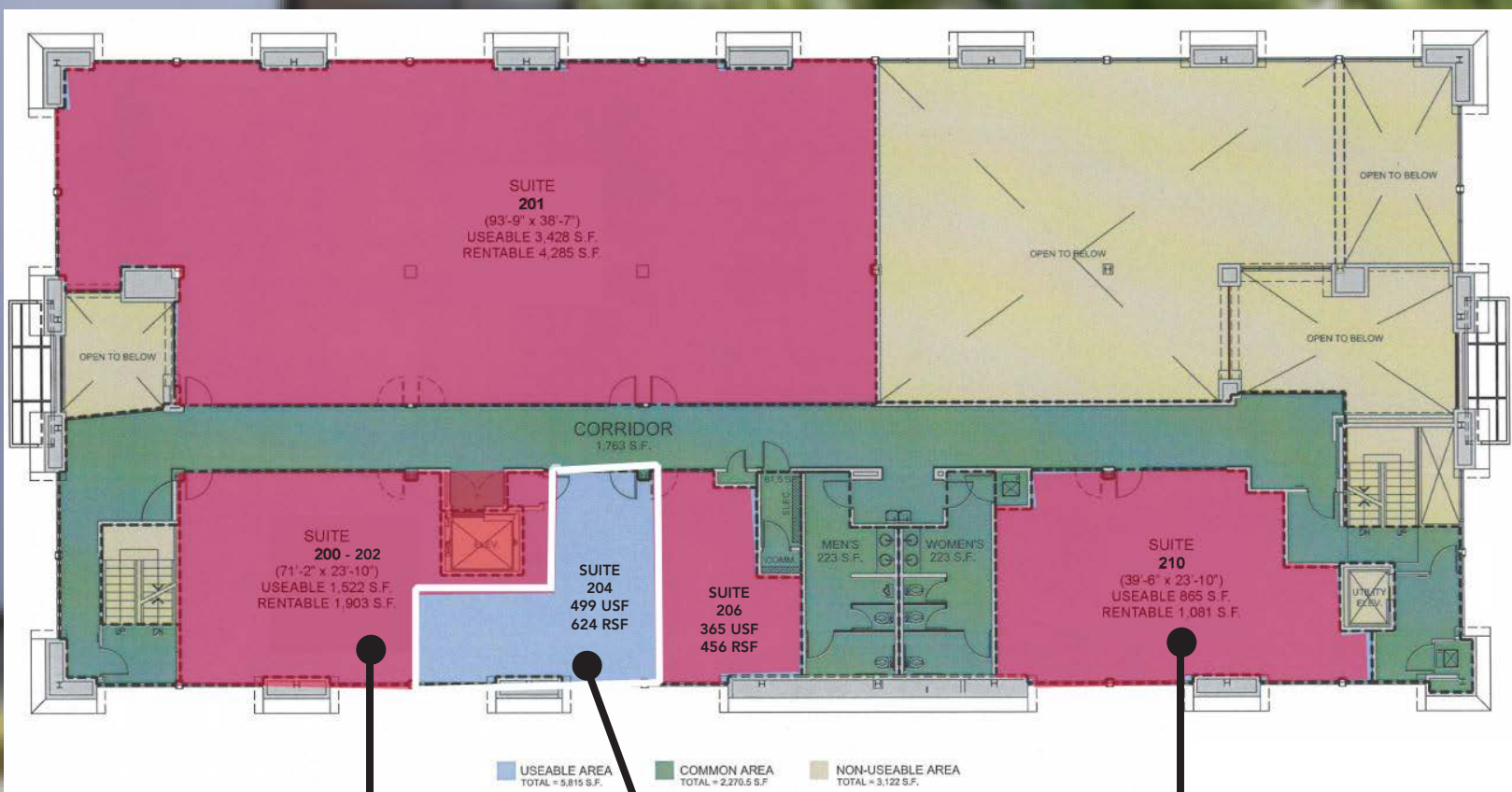


**RC COFFEE  
@ RISTRETTO**

**SUITE 104  
AVAILABLE  
458 SF**

**SUITE 106  
AVAILABLE  
1,159 SF**

## Floor Plan and Available Spaces - First Floor

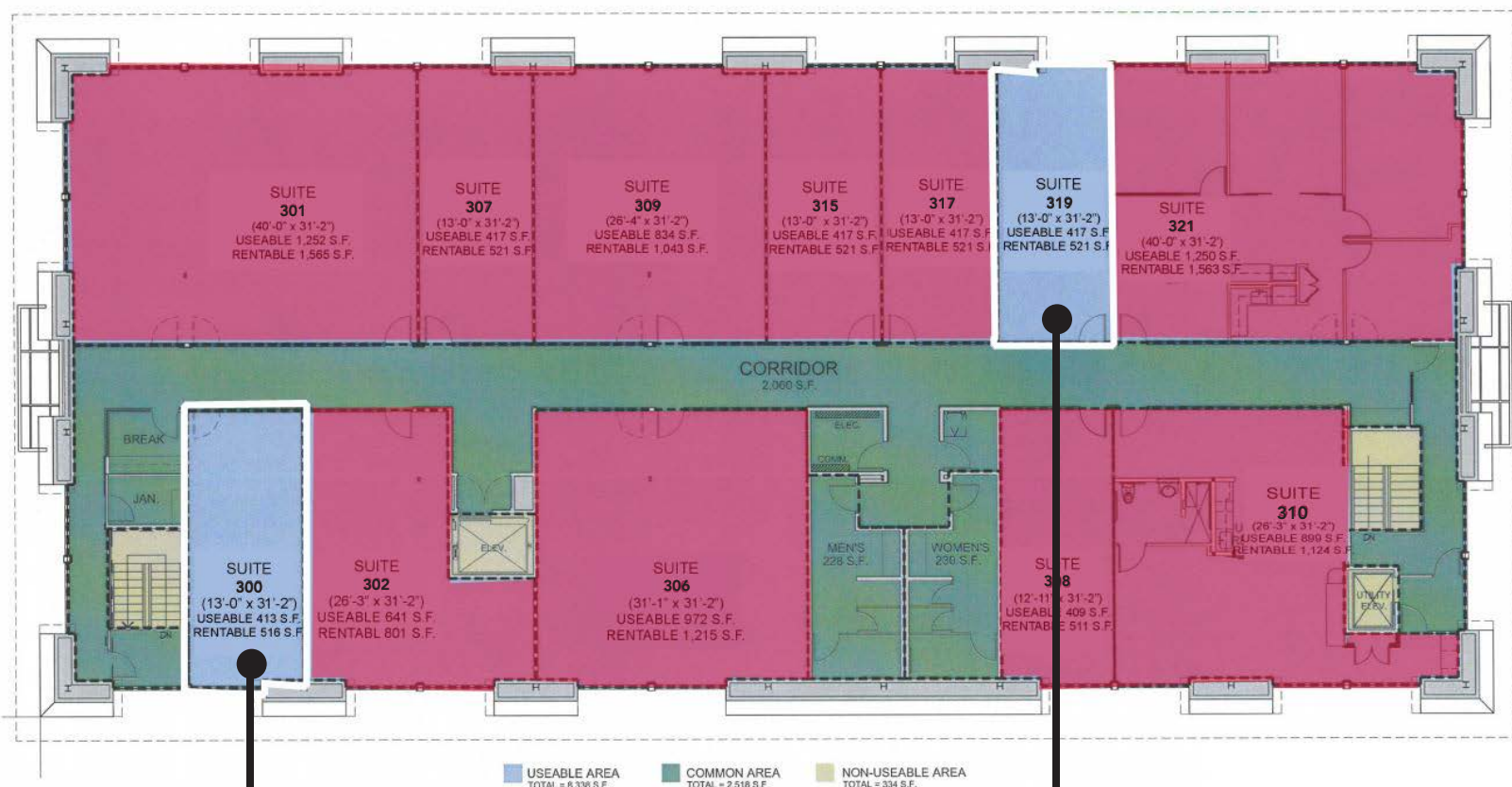


**Edward  
Jones**

**SUITE 204  
AVAILABLE  
624 SF**



**Floor Plan and Available Spaces - Second Floor**



**SUITE 300  
AVAILABLE  
516 SF**

**SUITE 319  
AVAILABLE  
521 SF**

## Floor Plan and Available Spaces - Third Floor

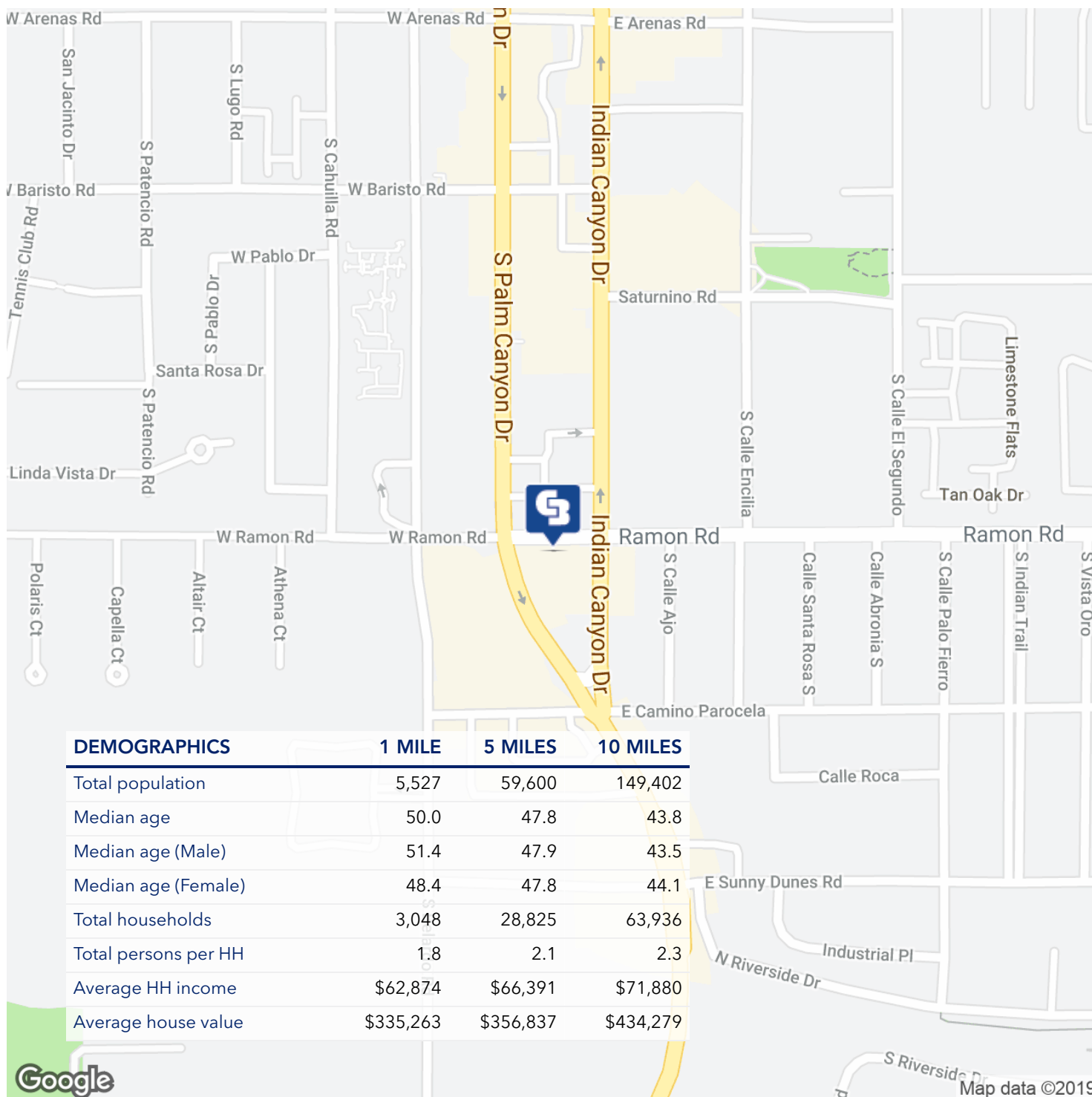




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Vice President

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