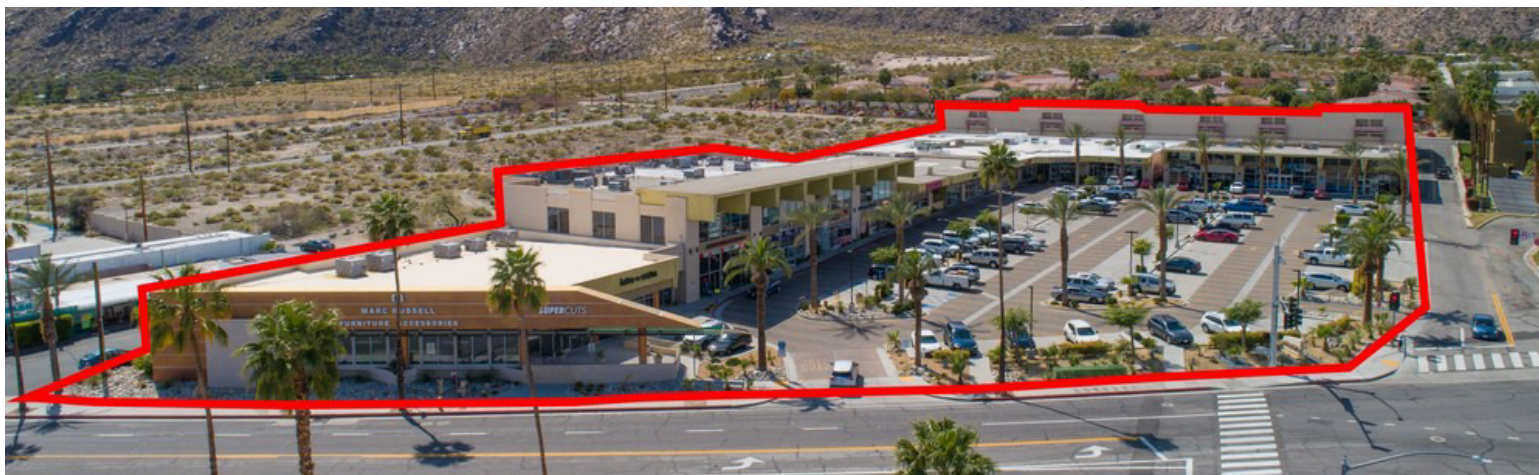


LEASE

SUN CENTER

611-633 S Palm Canyon Dr Palm Springs, CA 92264



PROPERTY DESCRIPTION

SUN CENTER Palm Springs' most recognizable and identifiable mixed-use Retail, Entertainment and Office complex. This prominent Property provides unobstructed visibility in one of the highest traffic areas, at the prime "Y" intersection of S. Palm Canyon Drive and N. Indian Canyon Drive, just South of Downtown Palm Springs!

A synergistic mix of tenants, including Revivals, Nickerson-Rossi Dance, Revolution Stage Company, Modern Home Designs, Bones-N-Scones, SuperCuts, Palm Springs Cyclery, Spaghetteria Italian Restaurant and Palm Greens Cafe (just to name a few) comprise the first floor, along with Hot Yoga Plus, etc. on the second floor.

Flexible Lease Terms Available for Immediate Occupancy!



Rob Wenthold

(760) 641-7602

rwenthold@dc.rr.com

CalDRE #01153834

Steve Lyle

(760) 578-9927

stevelyle@cbclyle.net

CalDRE #00762911



**COLDWELL BANKER
COMMERCIAL**
LYLE & ASSOCIATES,
LP

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,000 - 4,000 SF	Lease Rate:	\$2 - \$24 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
1st Floor, Suite 22	4,000 SF	\$2.00 SF/yr	Space formerly occupied by Bouschet Gourmet Bistro and P.S. Air Bar. NNN Charges = \$0.50 per sq. ft. per mo.
1st Floor, Suite 5	2,000 SF	\$2.00 SF/month	NNN Charges = \$0.50 per sq. ft. per mo.
1st Floor, Suite D	3,500 SF	\$2.50 SF/yr	Suite currently occupied by MModern Home Furnishings. Please do not disturb existing tenant. Please contact Listing Agent for touring instructions. NNN Charges = \$0.50 per sq. ft. per mo.

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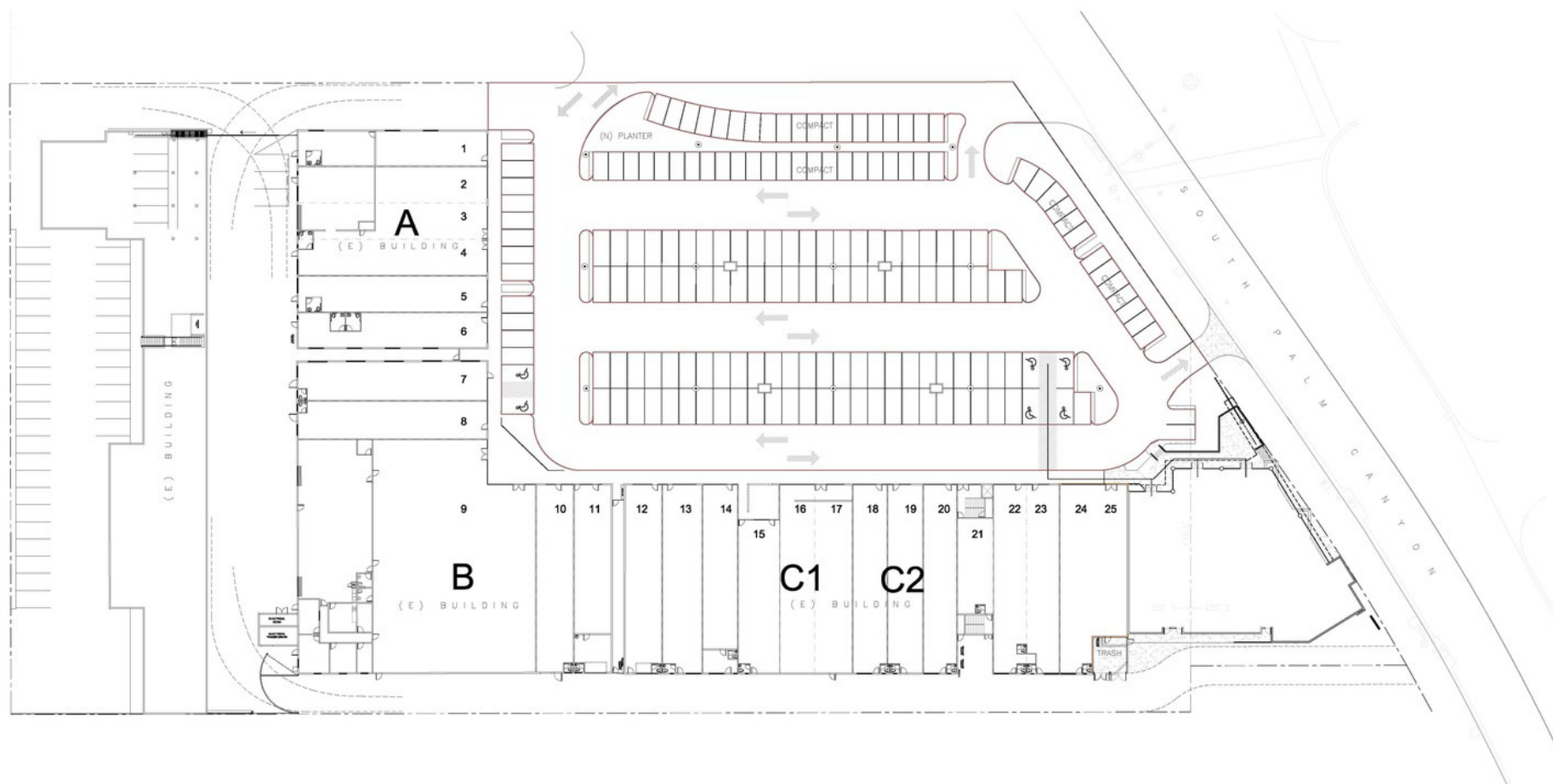


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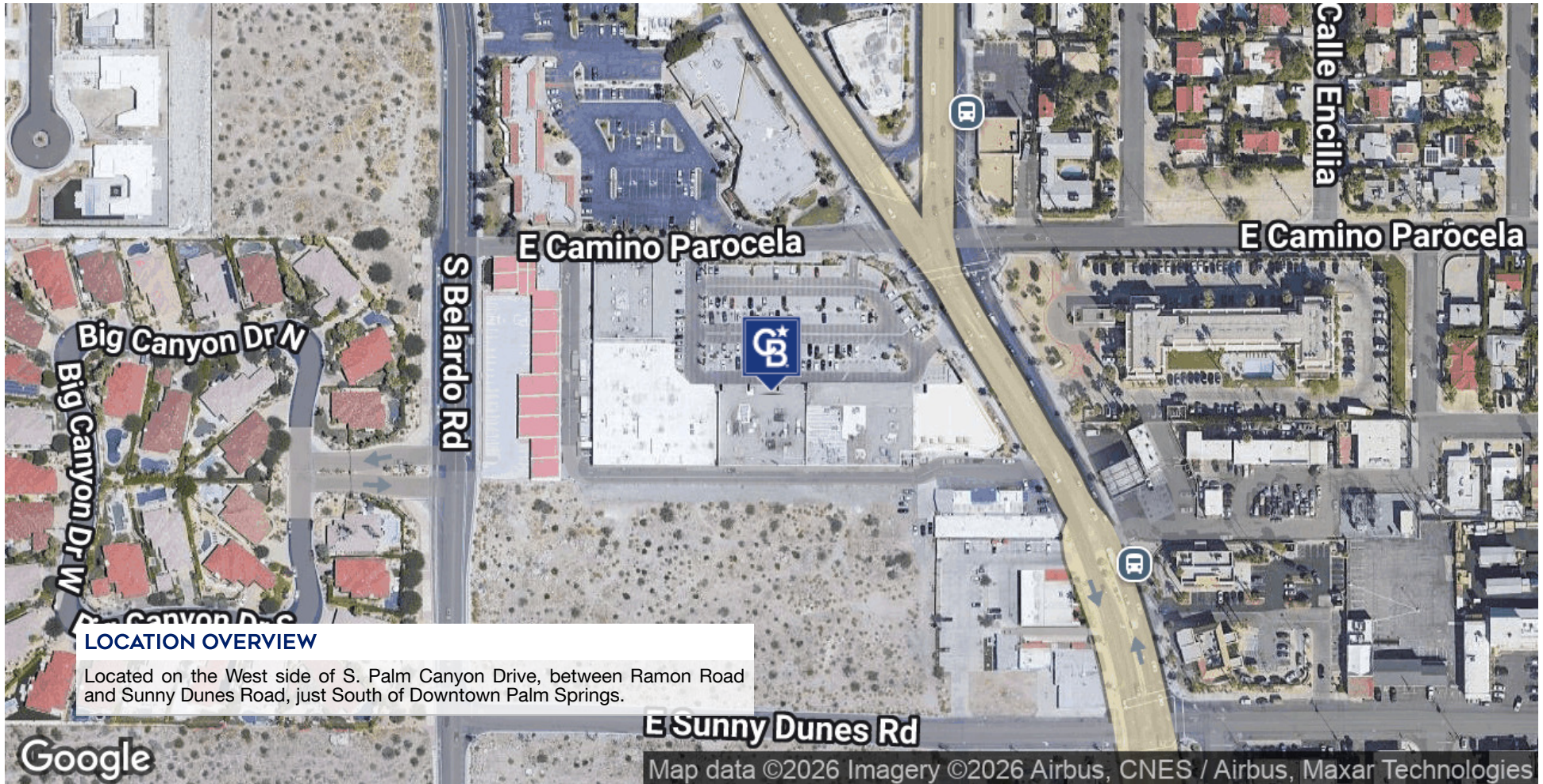


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