APEX REAL ESTATE SERVICES

FOR LEASE Office Condominium

1276

N Palm Canyon Dr

Suite 211

PALM SPRINGS, CA

±614 SF

$2.65/SF/Mo

±19,126 SF



PRESENTED BY

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PROPERTY SUMMARY

Available SF	**±614 SF**
Lease Rate	**$2.65 SF/Month (MG)**
Lease Type	**Modified Gross**
Building Size	**±19,126 SF Total**
Unit	**Suite 211 (2nd Floor)**
Property Type	**Office Condominium**
Year Built	**1982**
Zoning	**C-1**
Parking	**Plenty**
Market	**Palm Springs / Coachella Valley**

PROPERTY HIGHLIGHTS

- ±614 SF professional office condominium
- Prime location on Palm Canyon Drive
- Part of ±19,126 SF multi-tenant complex
- 2nd floor suite with elevator and stair access
- Well-maintained professional building
- Ideal for medical, legal, or professional use
- Ample on-site parking
- Steps from downtown shops & dining
- Easy access to I-10 Freeway & PSP Airport
- Signage opportunity available



PROPERTY OVERVIEW

1276 N Palm Canyon Drive, Suite 211 is an ±614 square foot office condominium available for lease within a ±19,126 square foot multi-tenant professional office building in the heart of Palm Springs. This well-maintained 2nd floor unit is ideally suited for medical, legal, financial, or other professional tenants seeking a prime location along Palm Springs' most recognized corridor. The property offers convenient access to downtown amenities, restaurants, and the I-10 Freeway.

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PROPERTY PHOTOS

— EXTERIOR & BUILDING



























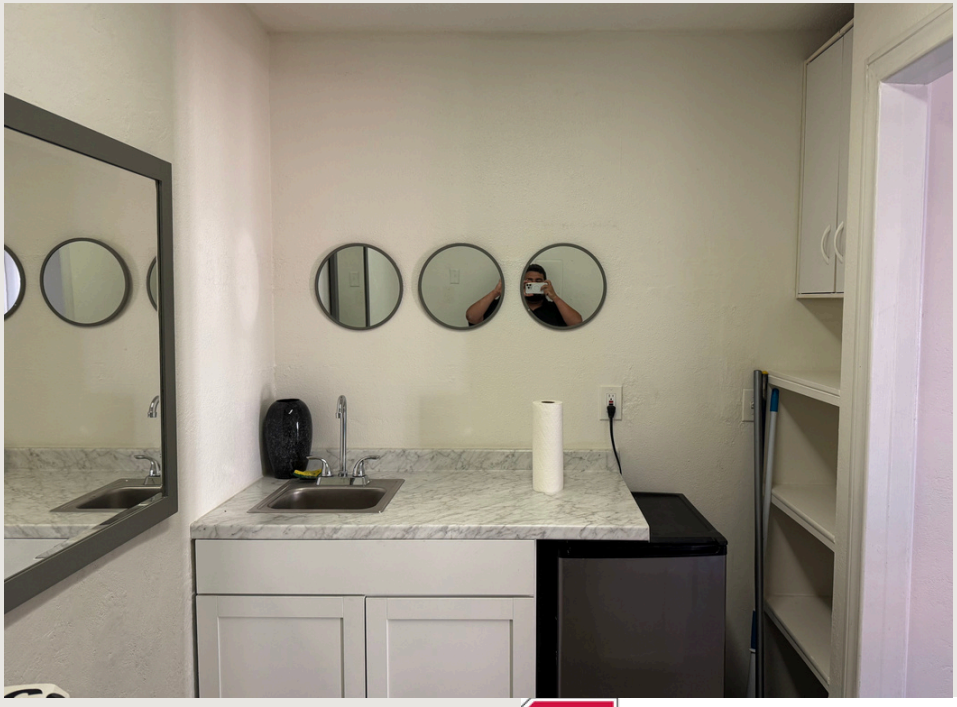

PALM SPRINGS • 1-MILE RADIUS

10,354	$77,239	61.2	10,100

3-MILE RADIUS

45,495	$73,370	55.5	41,229

5-MILE RADIUS

86,683	$74,557	50.5	75,691

KEY INSIGHTS (1-MILE)

- Top employment: Management, Business, Science & Arts (4,142)
- Arts, Entertainment & Food services: 1,825 employees
- Housing: 2,408 occupied / 3,850 vacant units
- Homeowner-heavy market: 4,290 owners vs. 1,968 renters
- Median income projected to grow 22% to $94.4K by 2029

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TRANSPORTATION ACCESS

- I-10 Freeway — 3 miles (Palm Springs exit)
- Palm Springs Intl Airport (PSP) — 3 miles
- CA-111 (Palm Canyon Dr) — Direct Access
- SunLine Transit — Bus routes on Palm Canyon
- Ontario International Airport — 80 miles

NEARBY AMENITIES

Dining & Coffee

- Starbucks — 0.2 mi
- Various restaurants — 0.3 mi
- Downtown dining — 0.5 mi

Retail & Services

- CVS Pharmacy — 0.3 mi
- Walmart — 3 mi
- Target — 3.5 mi

Banks & Hotels

- Chase Bank — 0.5 mi
- Wells Fargo — 0.8 mi
- Major hotels — 1 mi

TOP EMPLOYMENT SECTORS (1-MILE)

Management, Business, Science & Arts	**4,142**
Arts, Entertainment & Food Services	**1,825**
Professional & Scientific Services	**1,680**
Educational & Health Care Services	**1,605**
Finance & Insurance	**896**

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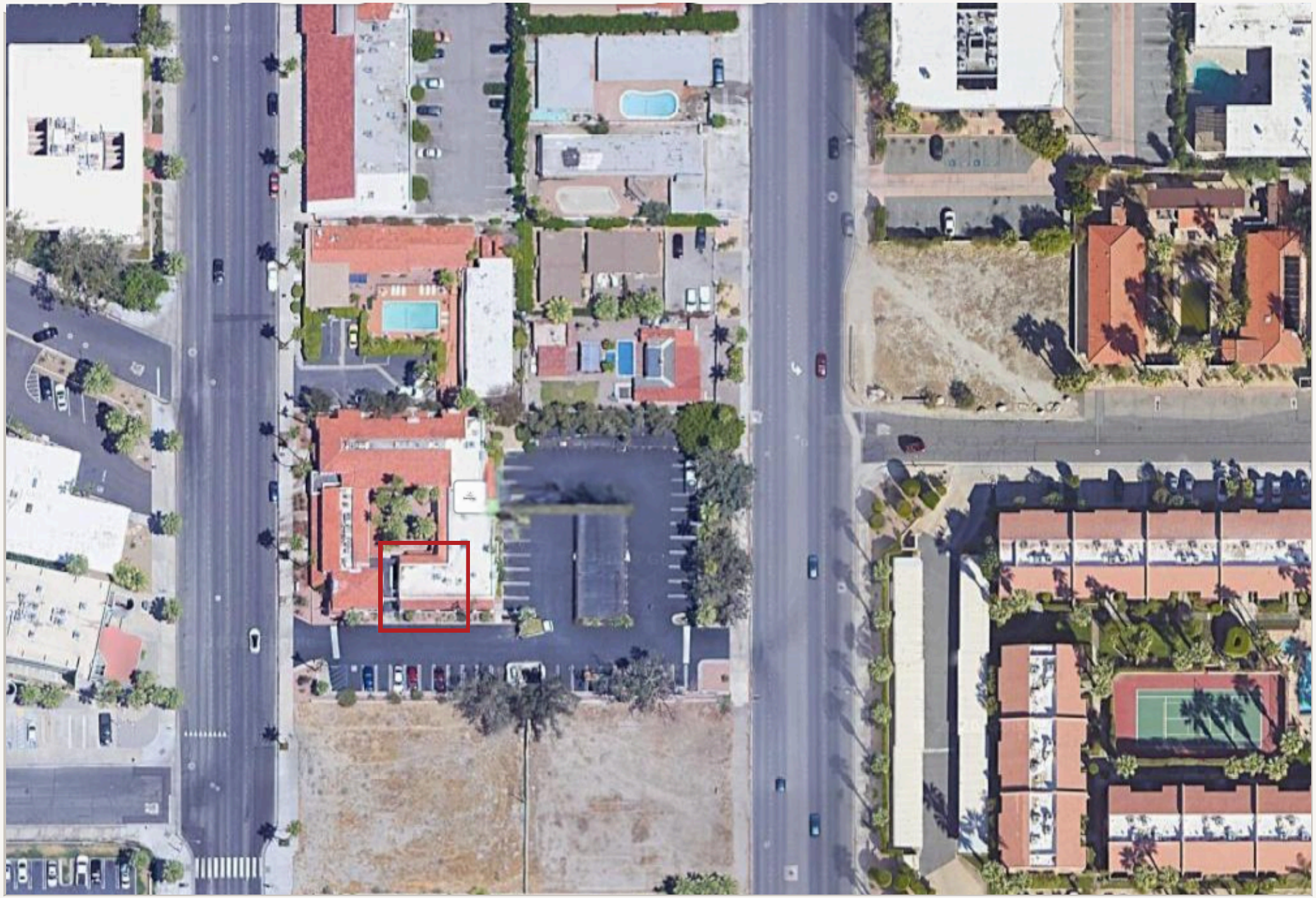
LOCATION OVERVIEW

1276 N Palm Canyon Drive, Suite 211, Palm Springs, CA



CONTACT INFORMATION

FOR FURTHER INQUIRIES, PLEASE CONTACT

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SCAN FOR DETAILS

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WE LOOK FORWARD TO BUILDING BETTER COMMUNITIES WITH YOU.

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