

# (2) RETAIL / OFFICE SPACES FOR LEASE

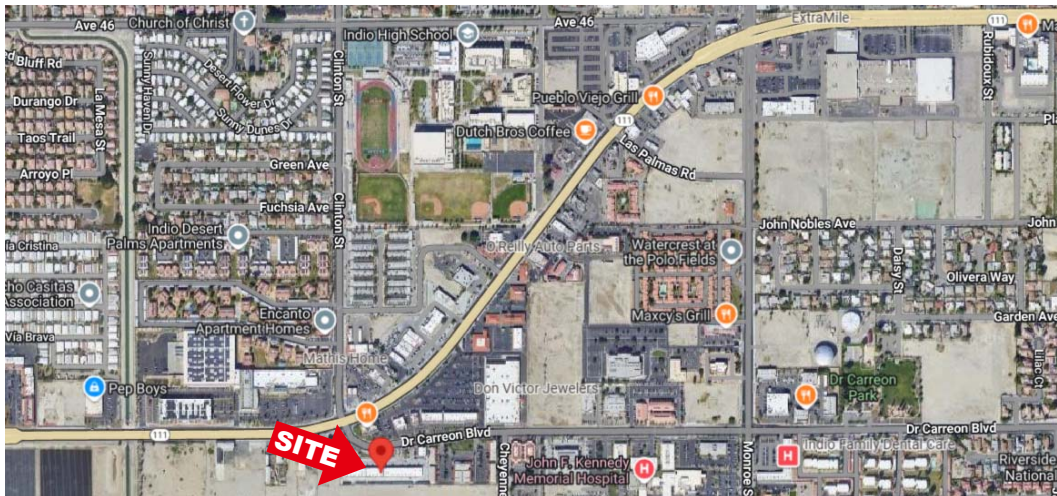
## TOWN & COUNTRY SOUTH



**NEW LISTING!**

**81557 Dr. Carreon Dr, Ste B2 & B3, Indio, CA 92201**  
*Just S. of Highway 111, on Dr. Carreon*

**For Lease: \$1.45/SF +**  
**(\$0.37 CAM)**



### SPACES AVAILABLE:

Suite B2:	1,916 SF	\$1.45/SF + CAM
Suite B3:	2,000 SF	\$1.45/SF + CAM

### PROPERTY FEATURES:

- Plenty of Parking in Front & Rear
- High Visibility Location
- Town & Country South Complex
- Fire Sprinklers

**CONTACT US TODAY TO SCHEDULE A TOUR!**



www.baxleyproperties.com  
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**DISCLAIMER:**  
The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property.

6/23/2025

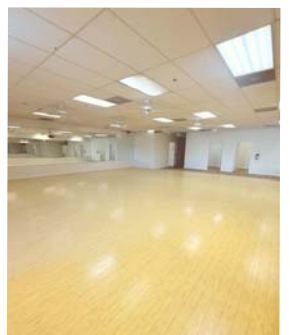
# RETAIL / OFFICE SPACES FOR LEASE

81557 DR. CARREON DR., STE B2, INDIO, CA 92201

## Suite B2

Discover this bright and spacious suite located in the desirable Town & Country South complex. Suite B2 offers 1,916 square feet of open, versatile space ideal for a variety of business uses. Previously occupied by a mattress store, this space is move-in ready for a similar retail concept. It also presents a perfect opportunity for a martial arts studio, gymnastics, cheer, or other fitness uses

With its excellent layout and high-visibility location, Suite B2 is an exceptional opportunity for your business to thrive.



- Open Floor Plan w/2 Private Offices
- A 3rd Office or Break Room w/Sink
- Private Restroom
- Reception Area & Waiting Room
- Hardwood Flooring Throughout
- Mirrored Walls, Ideal for Studio Use
- Fire Sprinklers

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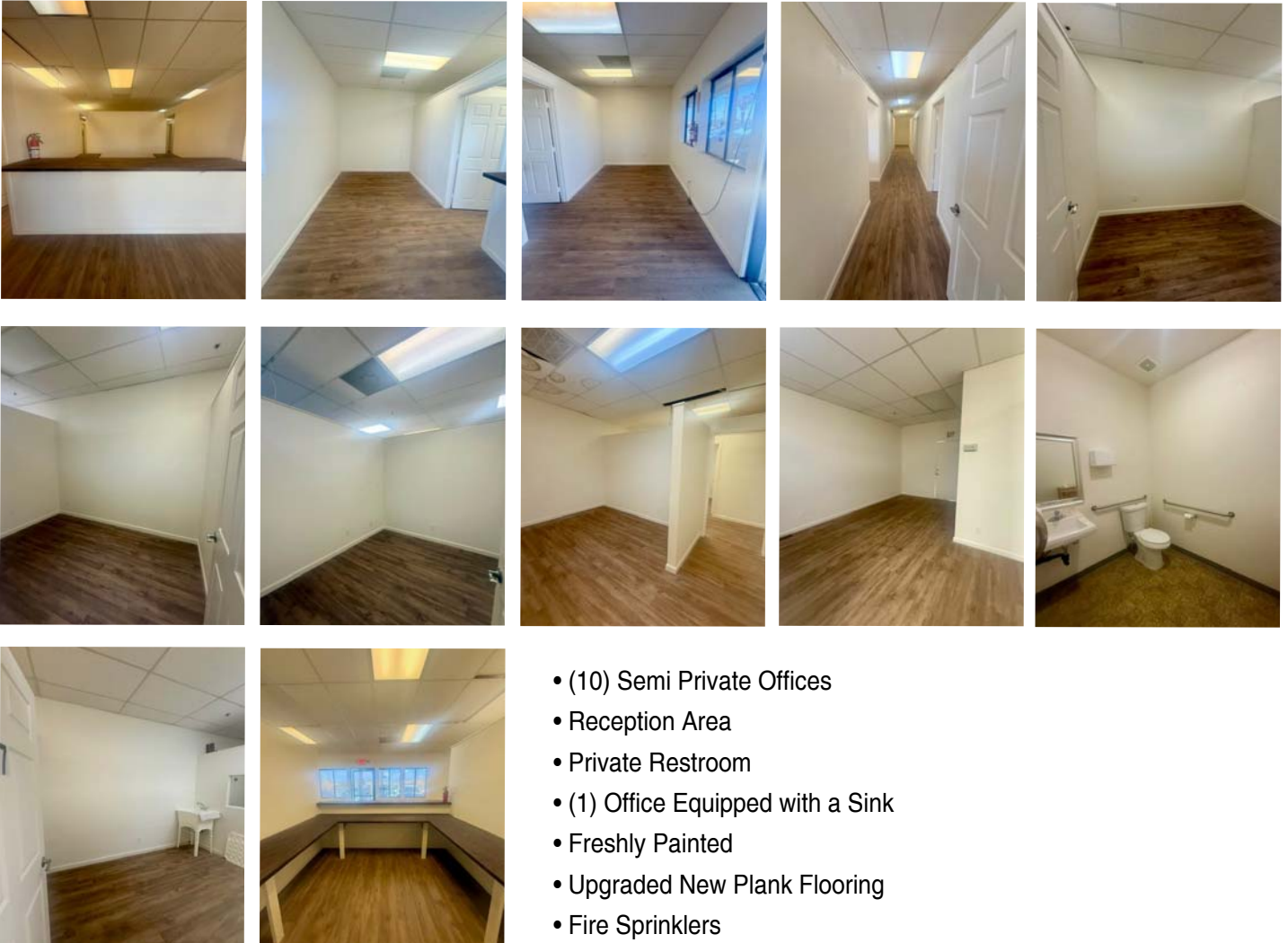
## 81557 DR. CARREON DR., STE B3, INDIO, CA 92201

### Suite B3

2,000 SF Office Suite at Town & Country South – Ideal for Teams or Multi-User Businesses

Now available for lease at Town & Country South: a 2,000 square foot professional office suite featuring 10 semi-private offices, a welcoming reception area, private restroom, and one office equipped with a sink—perfect for a breakroom or medical-related use. The space has been freshly painted and upgraded with new plank flooring throughout, giving it a clean, modern feel.

This layout is ideal for businesses that require multiple workstations or private offices, such as call centers, real estate brokerages, insurance agencies, therapy practices, or team-based professional firms.



- (10) Semi Private Offices
- Reception Area
- Private Restroom
- (1) Office Equipped with a Sink
- Freshly Painted
- Upgraded New Plank Flooring
- Fire Sprinklers

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