

PREMIER OWNER-USER OPPORTUNITY IN THE HEART OF PALM DESERT

THE CANLEE BUILDING

**NEW ON
MARKET
\$2,100,000**

PROPERTY FEATURES:

- Highly Upgraded Professional Office Building
- Move-in Ready with High-end Interior Finishes
- Private Balconies for Select Suites
- Assigned Covered Parking for Tenants
- Two-Story Building Served by Elevator & Stairs



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OWN. OCCUPY. INVEST.

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The Canlee Building presents an exceptional owner-user opportunity just one block south of El Paseo in the heart of Palm Desert. This distinctive and well-maintained 6,808-square-foot, two-story office property offers an attractive combination of quality owner-user space, existing rental income and additional leasing upside.

The property currently has three occupied suites and three available suites, making it particularly well suited for a buyer looking to establish their business in the premier ground-floor office suite while benefiting from income generated by the existing tenants.

The remaining available spaces include a fully built-out dental implant office with substantial existing improvements and an upgraded second-floor office suite formerly occupied by Bill Gates. Second-floor suites feature balcony access and attractive views, adding to the property's unique character.

The building is served by an elevator and multiple stairwells and offers excellent on-site parking through two separate covered parking areas — reserved covered parking for tenants and additional covered parking for clients and visitors.

Located on Larrea Street within Palm Desert's **Downtown Edge Overlay (DE-O) District**, the property is approximately one block south of El Paseo, providing convenient access to Palm Desert's premier shopping, dining and business corridor while maintaining a quieter professional office setting.

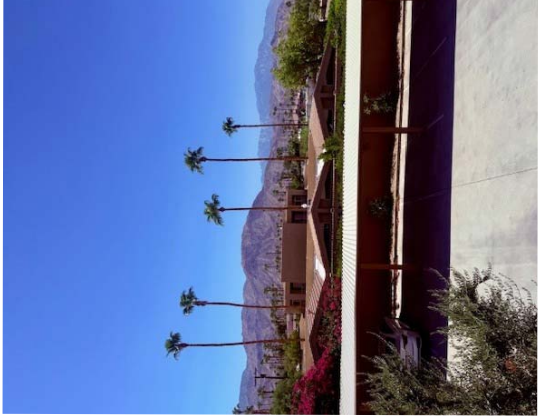
Listing Highlights

- 6,808 SF two-story professional office building
- Ideal owner-user opportunity with existing rental income
- Premier ground-floor office suite available for immediate occupancy
- Three existing tenants plus three available suites
- Fully built-out dental implant suite
- Upgraded second-floor office formerly occupied by Bill Gates
- Elevator served
- Multiple stairwells
- Second-floor balcony areas with attractive views
- Two separate covered parking areas
- Reserved tenant parking plus covered visitor/client parking
- Approximately one block south of El Paseo
- Located within Palm Desert's Downtown Edge Overlay (DE-O) District
- Attractive, well-maintained property with distinctive architecture

The Canlee Building offers a compelling opportunity for an owner-user seeking a high-quality Palm Desert location with existing income and room for future growth.

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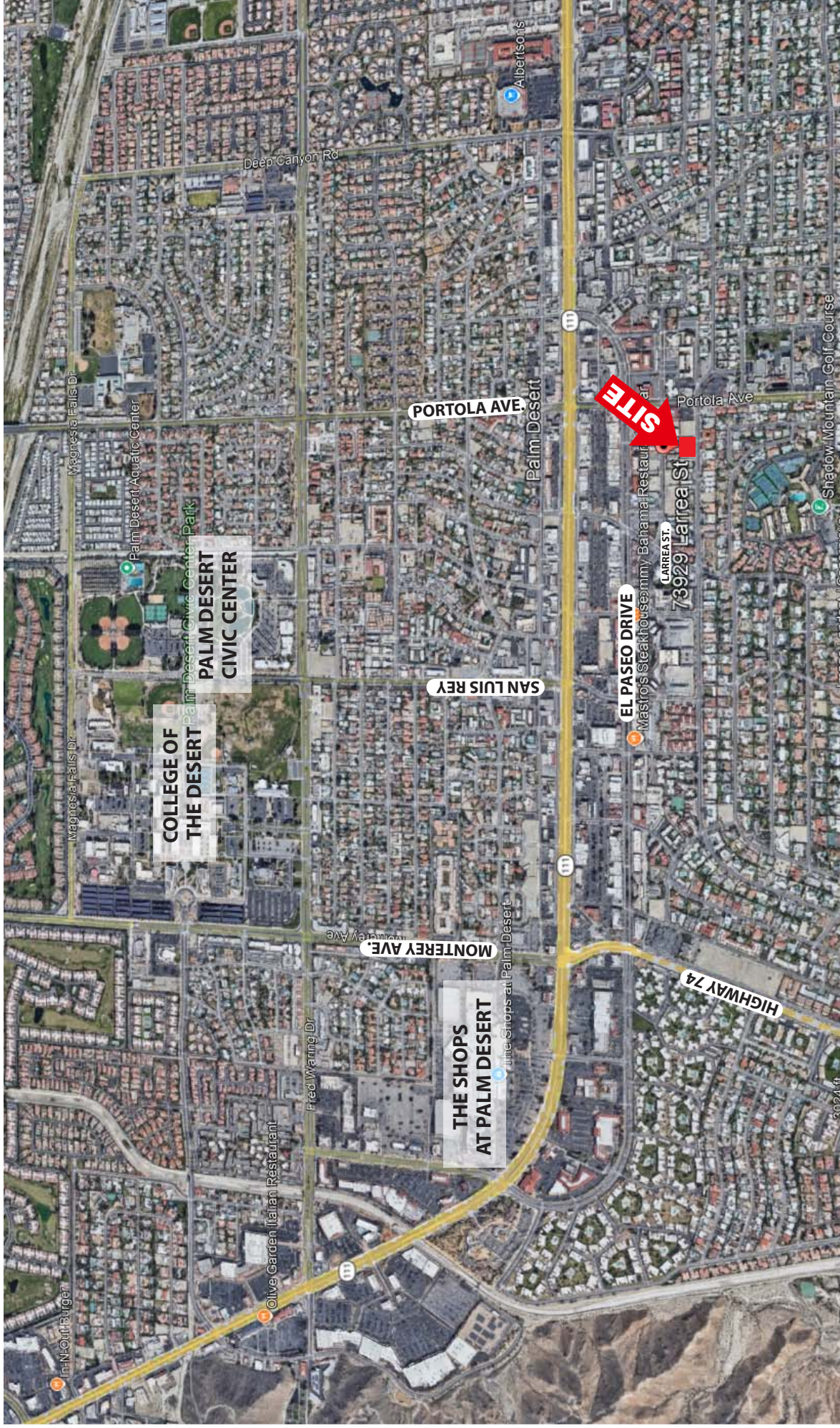
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