

# READY FOR OCCUPANCY

## VINE ON CLEMATIS

DOWNTOWN, WEST PALM BEACH, FL 33401

### RETAIL/OFFICE SPACE FOR LEASE BY OWNER

#### RENT & TERMS

**Base Rent:** \$60 NNN per rentable square foot per year, subject to annual 5% increases.

**Operating Expenses:** Estimated at \$15 per rentable square foot for 2025, inclusive of CAM, property taxes, property management and insurance. Utilities and trash paid by Tenant.

**Improvements:** The premises are offered "AS IS" (Darkshell)

**Improvement Allowance:** Landlord will provide tenant an allowance of \$75 per RSF

**Lease Term:** Five (5) to ten (10) years



#### AVAILABLE SPACE

**Total Available Space:** 2,463 RSF

**Rent/Ft./Year:** \$60/RSF NNN

**Minimum term:** Five (5) years

**Parking:** Garage, Street, and Adjacent City Garage

**Minimum Bay Size:** 1,500 RSF  
(25'-0" to 35'0" bay depths with 12'-0" floor to deck)



#### SPECIAL FEATURES

**Security:** On-site security

**Life Safety:** Building is equipped with sprinkler systems, fully automated fire safety system and extinguishers. Building to be designated a non-smoking facility.

**Amenities:** Mixed-use project containing luxury apartments.

**Parking:** Project contains 21 parking spaces, street parking, and adjacent City Garage Parking.

#### BUILDING & AREA DATA

**Developer:** NL 512, LLC

**Architect:** Spina O'Rourke + Partners

**Location:** Corner Clematis St. and Quadrille Plaza Drive  
Downtown, West Palm Beach, FL

**Leasing Contact:** Owner: NL 512, LLC

#### COMMENTS

A 1/2-acre, 68,000 square foot mixed-use development consisting of 88 Class "A" multifamily units, 4,687 Rentable SF of Retail/Office Space and 21 parking spaces inside ground floor garage.

#### WALKER'S PARADISE

Walk Score  
**93**

Daily errands do not require a car.

#### FOR MORE INFORMATION CONTACT:

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JUNE 1, 2025 COMPLETION

