

# 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
LeaseTerm:	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



Daily errands do not require a car.

#### FOR MORE INFORMATION CONTACT:

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## VINE ON CLEMATIS JUNE 1, 2025 COMPLETION

