

MIZNER PLACE

5601 CORPORATE WAY, WEST PALM BEACH, FL 33407

Office Space For Lease



PROPERTY DESCRIPTION

Mizner Place is a meticulously maintained professional and medical office complex located on the northeast corner of I-95 and 45th Street. The complex is comprised of four separate single-story office buildings surrounding a beautifully landscaped courtyard.

PROPERTY HIGHLIGHTS

- Fully renovated spaces immediately available
- Single-story professional and medical office complex
- Direct entry exterior tenant entrances with no loss factor
- Full exterior monitored camera security system
- Beautifully landscaped central courtyard
- Electric vehicle charging stations on site
- Easily accessible and highly visible w/ I-95 signage available
- Excellent parking with a 5.42/1,000 SF ratio

OFFERING SUMMARY

Lease Rate:	\$20.00/SF (NNN)
2025 Operating Expense:	\$10.23/SF
Available SF:	1,424 - 5,091 SF
Lot Size:	5.01 Acres
Building Size:	53,760 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 206	\$22.00 SF/yr	1,424 SF
Suite 320	\$20.00 SF/yr	5,091 SF

SUITE 320

- Reception, 12 perimeter offices, large conference room/training room, 3 restrooms, large storage closet, and a break room.



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Property Details

Lease Rate	\$20-\$22 SF/NNN
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LOCATION INFORMATION

Building Name	Mizner Place
Street Address	5601 Corporate Way
City, State, Zip	West Palm Beach, FL 33407
County	Palm Beach
Signal Intersection	Yes
Nearest Highway	Interstate 95
Nearest Airport	Palm Beach International Airport

BUILDING INFORMATION

Building Class	B
Tenancy	Multiple
Number of Floors	1
Year Built	1974
Year Last Renovated	2018
Load Factor	0.0
Construction Status	Existing
Free Standing	Yes
Number of Buildings	4

PROPERTY INFORMATION

Property Type	Professional and Medical Office Complex
Property Subtype	Medical
APN #	74-43-43-06-01-000-0160
Lot Frontage	570 ft
Lot Depth	460 ft
Corner Property	Yes
Traffic Count	49232
Traffic Count Street	45th Street
Traffic Count Frontage	500
Power	Yes

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	5.42

UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Central HVAC	Yes
Broadband	Cable
Irrigation	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes



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REAL ESTATE

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Property Photos



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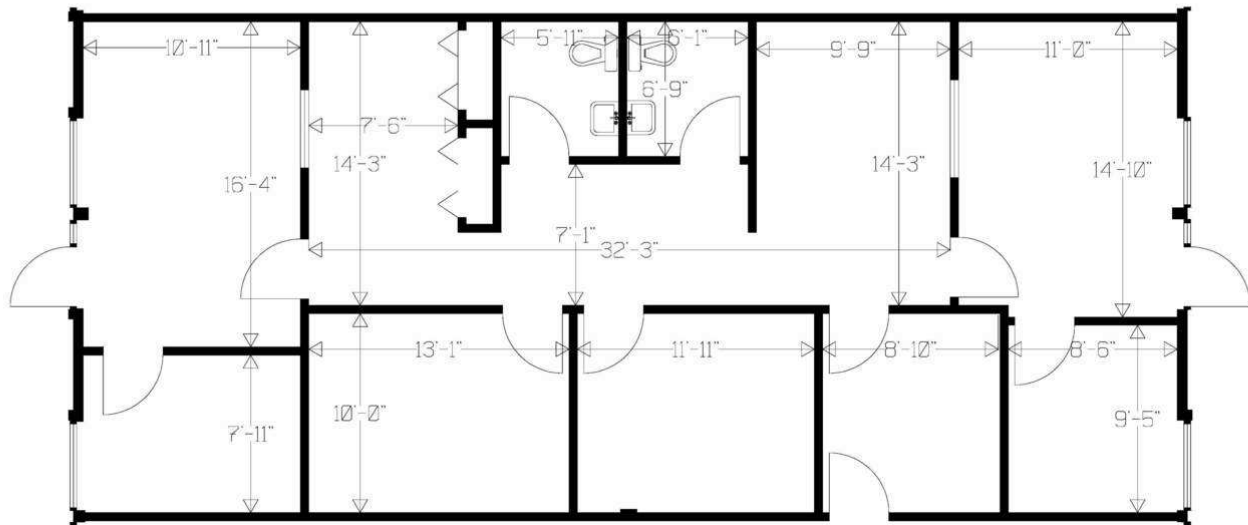
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Floor Plan - Suite 206

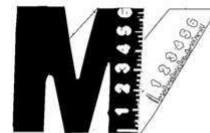


MIZNER PLACE
5601 CORPORATE WAY
BUILDING 2 - SUITE 206



1' 6' 12'
SCALE

WEST PALM BEACH
AS MEASURED DEC. 11, 2006



MEASURE MASTERSTM
Floor Planning & Blue Print Service
800-709-3332



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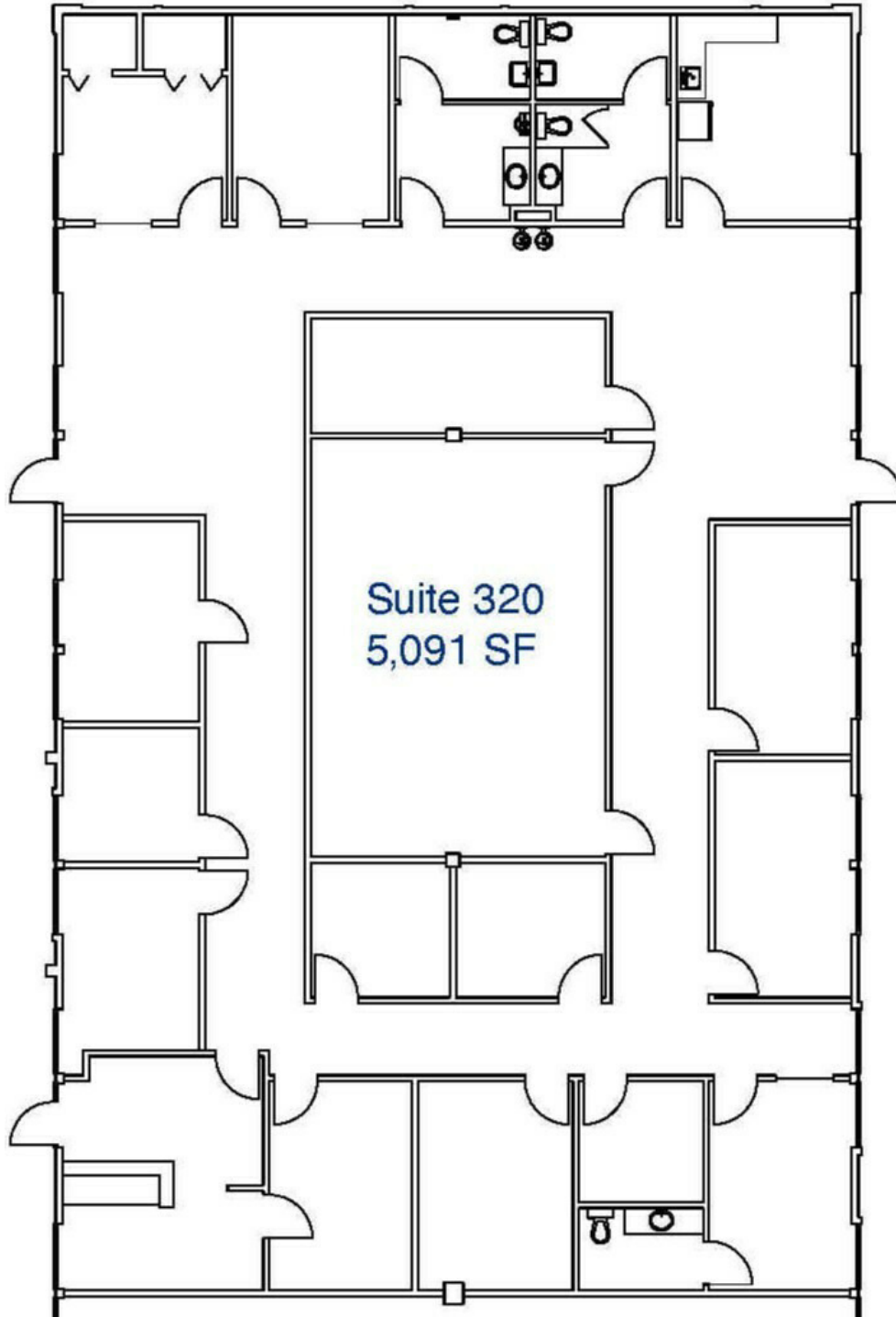
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Floor Plan - Suite 320



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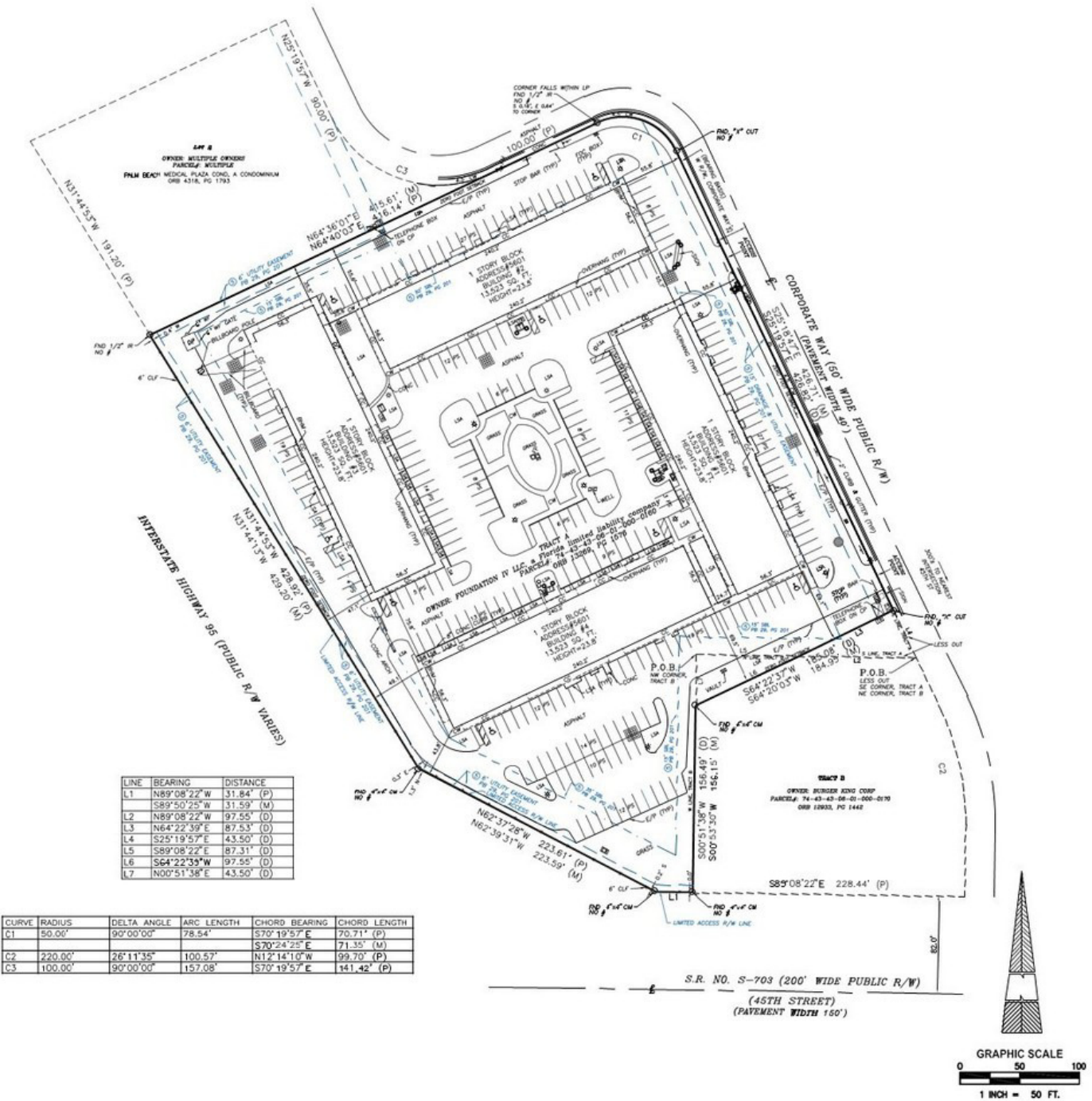
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Survey



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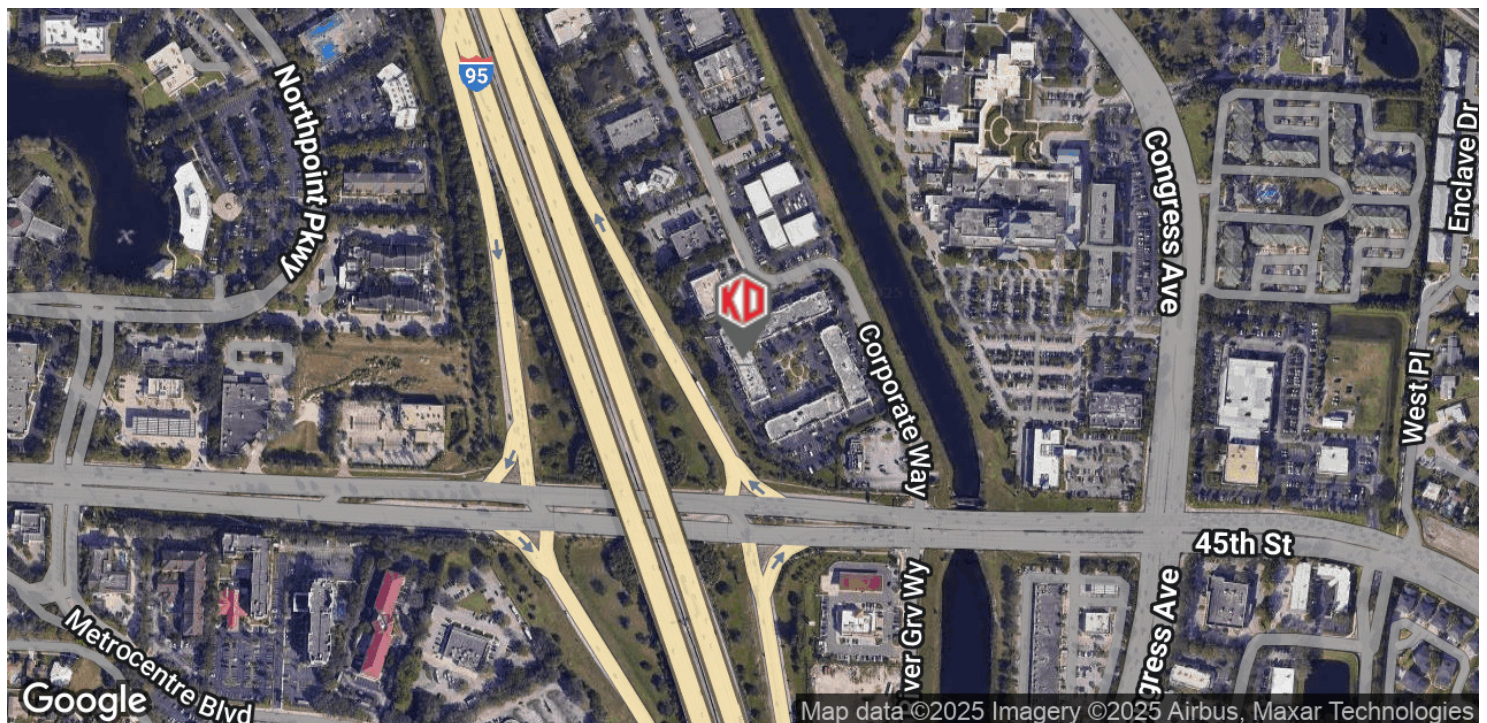
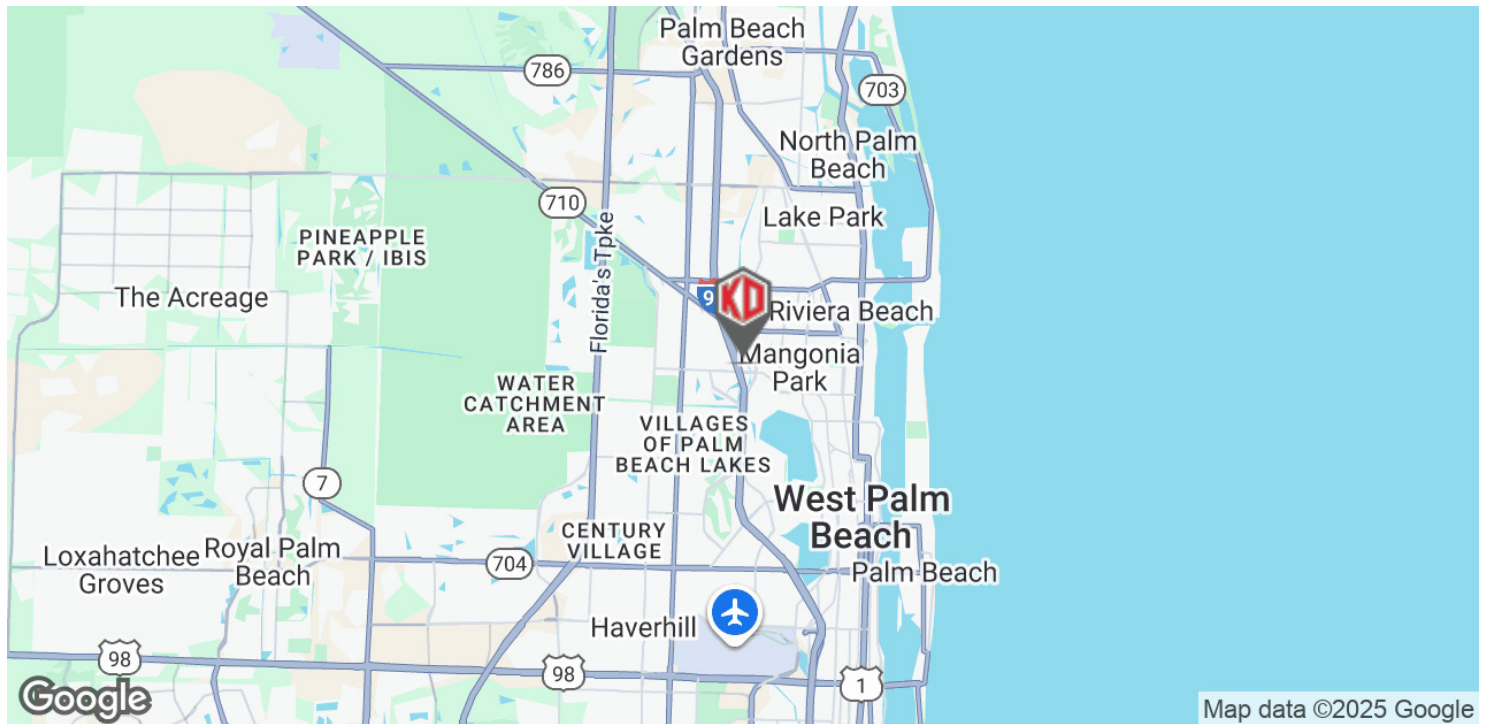
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Location Maps



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