

Flagler Center: Ground Floor Sublease

501 S Flagler Dr, West Palm Beach, FL

HIGHLIGHTS

- 3,599 FT Ground Floor Office Suite
- 'Retail' Caliber Exposure to Flagler Drive
- Potential Lower Façade Signage
- Within Impeccably Maintained Flagler Center, an Iconic Class-A Office Complex

McCONNELL
CAPITAL

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Opportunity Overview

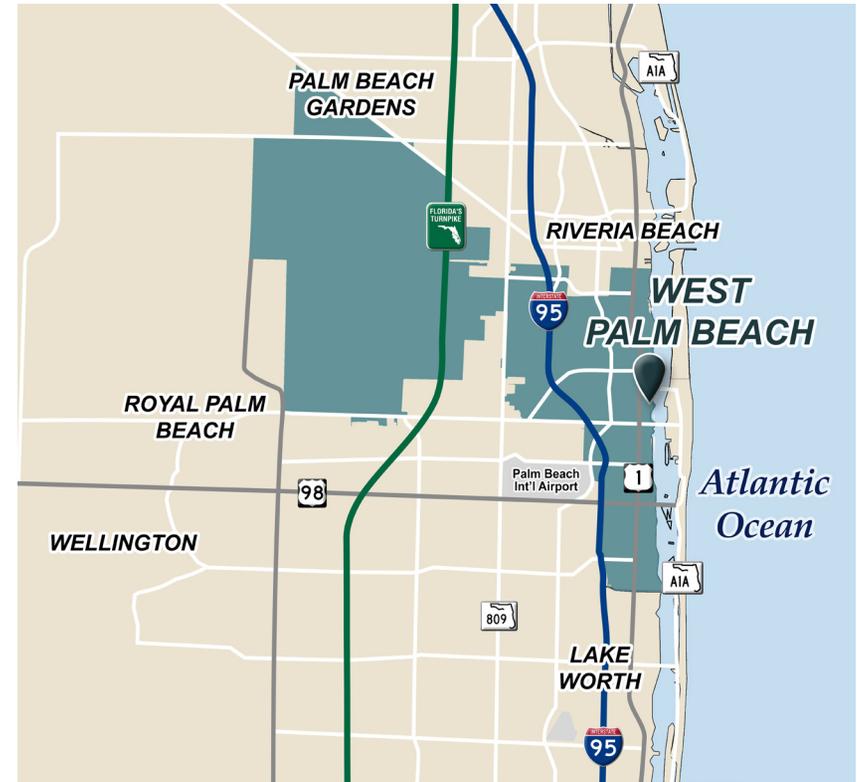
McConnell Capital is pleased to present a highly built out ground floor office/retail suite in Flagler Center.

Flagler Center, long anchored by venerable SunTrust/Truist Bank, is one of West Palm Beach's most recognizable office complexes. Tenants enjoy onsite banking, dining options, covered parking, and robust security spanning both recently renovated towers.

The Premises' unique lobby position facing Flagler Drive and Lake Worth, affords a prospective subtenant both an institutional caliber office space with extraordinary convenience and branding potential.

Property Overview

Address: 501 S Flagler Dr, West Palm Beach, FL 33401
 Building Size: 254,700 (Flagler Center I & II)
 Suite Size: 3,599 SF
 Parking: 2.5/1,000
 Possession: Immediate
 Term: Sublease until 5/31/2024
 Rate: Inquire with Broker



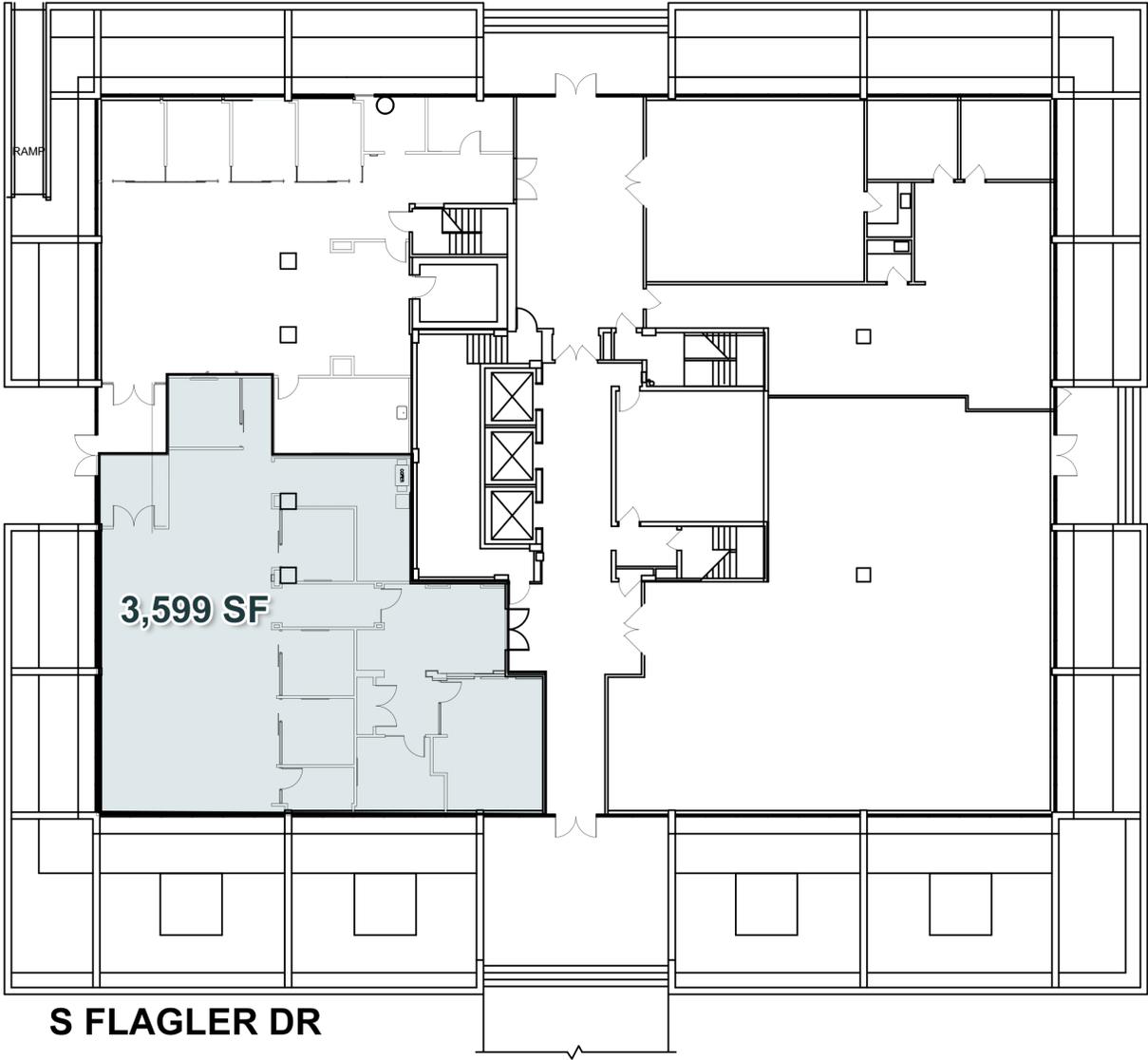
Demographic	1 Mile	3 Miles	5 Miles
Population	15,212	71,695	175,627
Median Age	47.5	44.8	44.7
Employees	43,113	95,650	184,759
Businesses	3,127	8,992	14,607
Average Income	\$126,384	\$100,752	\$85,930

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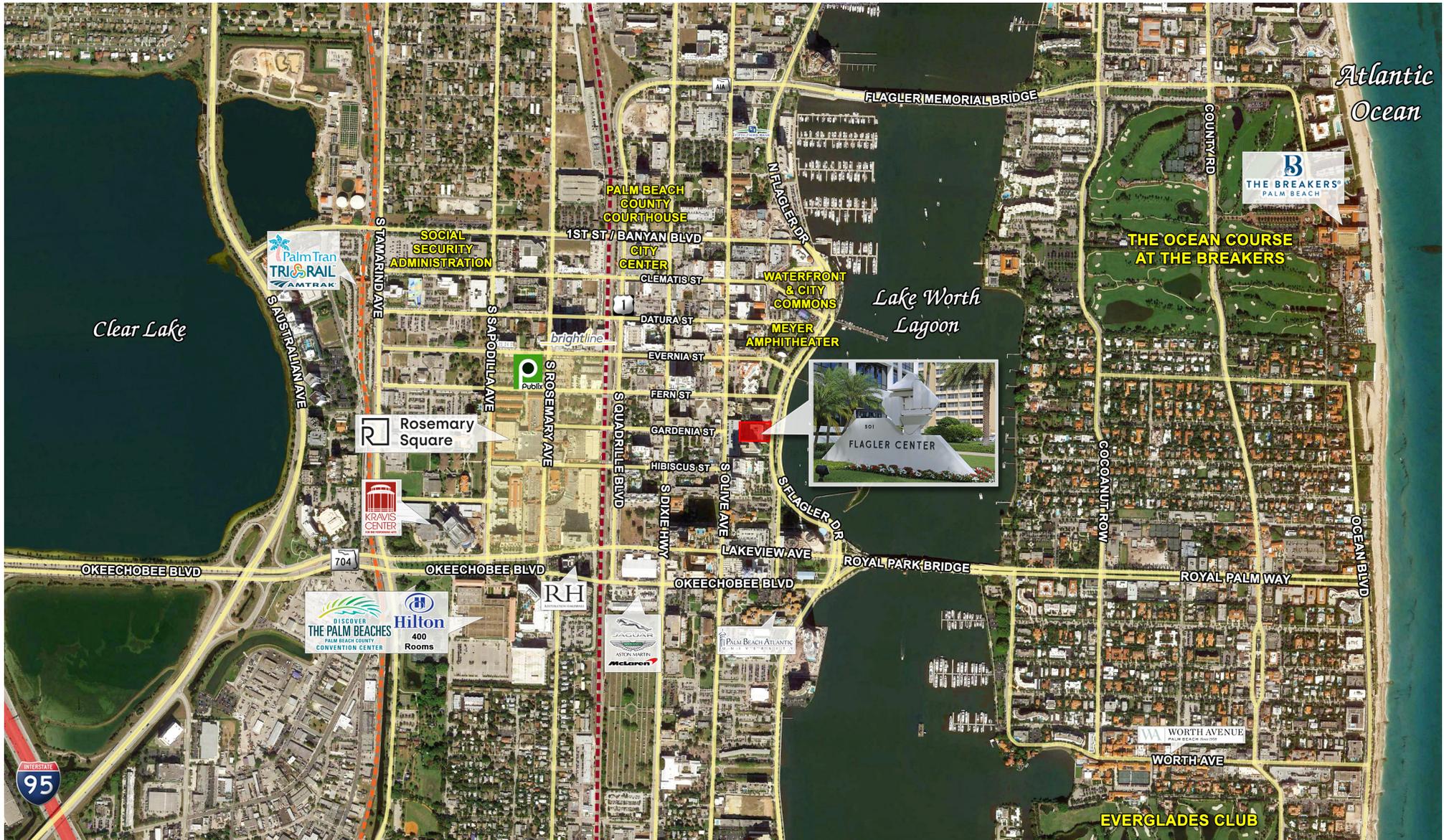


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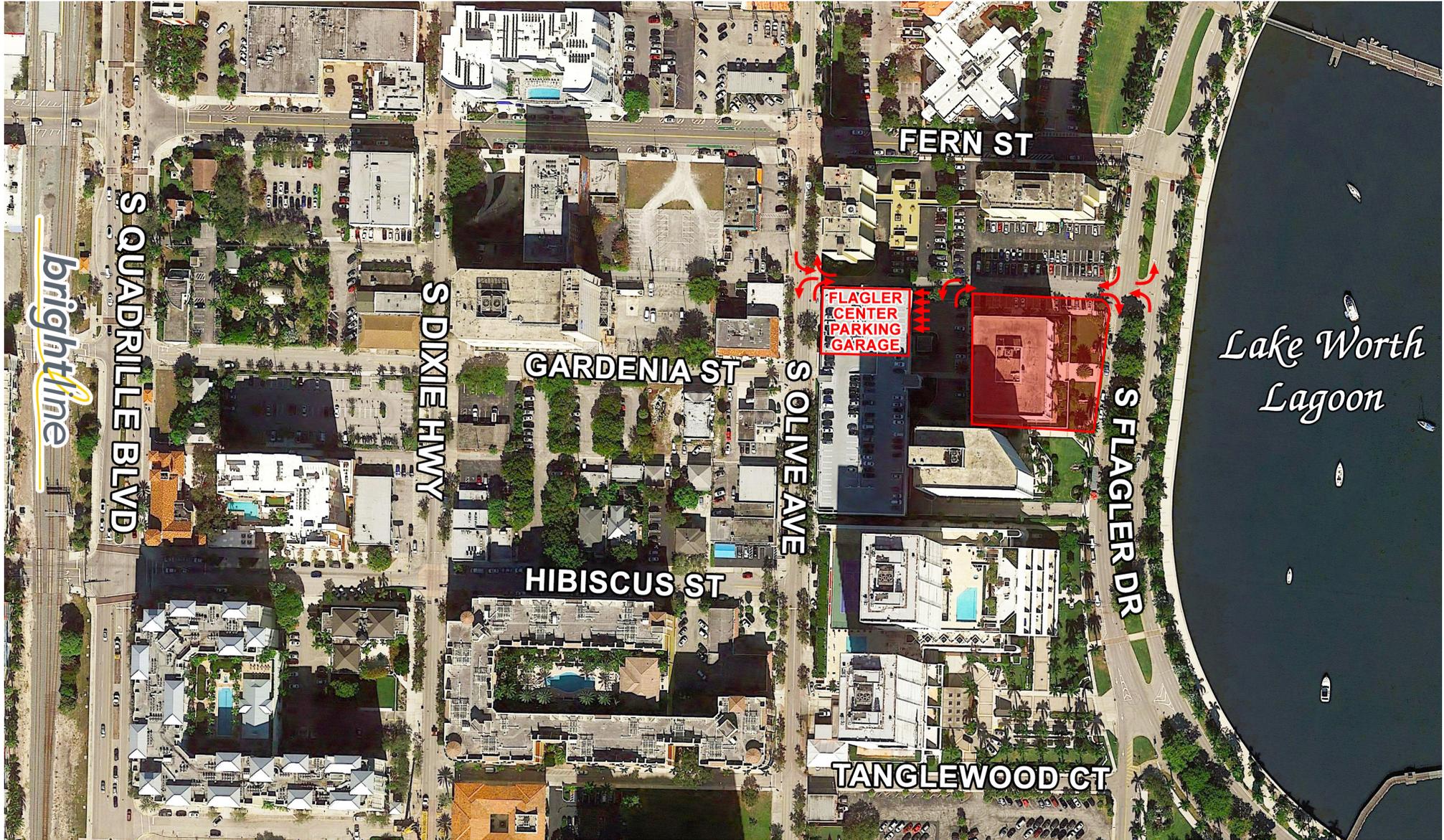


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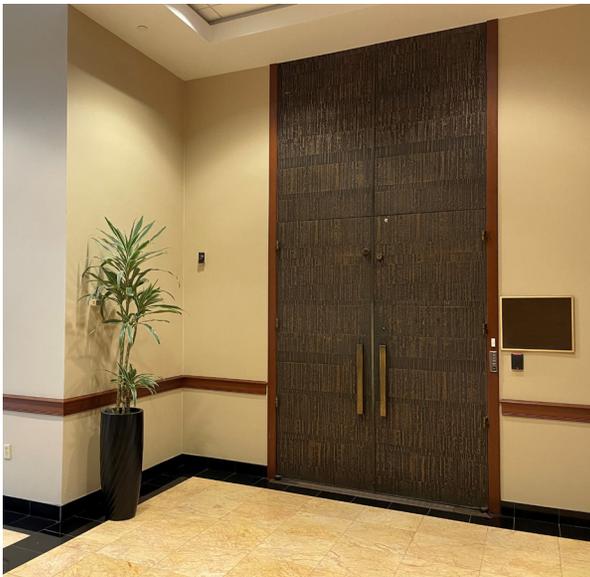


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