

CRYSTAL COVE COMMONS

1201 US HIGHWAY 1, NORTH PALM BEACH, FL 33408

Office Space For Lease



PROPERTY OVERVIEW

Introducing a prime office leasing opportunity at Crystal Cove Commons, a contemporary lifestyle center located in North Palm Beach. This exceptional property offers versatile space ideal for businesses seeking a prominent location. Boasting high visibility, easy access, and numerous on-site amenities, this well-maintained building is perfectly suited for a variety of office uses.

PROPERTY HIGHLIGHTS

- Full service lease - includes janitorial, electric and water
- High visibility location on US Highway 1
- Well maintained with ample garage and surface parking
- Multiple dining and retail options on site
- Easy access to major transportation routes
- Recently updated common areas and suites
- Competitive lease rates and professional management

OFFERING SUMMARY

Available SF:	185 - 1,967 SF
Lease Rate:	\$22.00 SF/YR (NNN)
2025 CAM (Includes Electric And Janitorial)	\$16.00/SF
Building Size:	46,787 SF
Renovated:	2024

OFFERING SUMMARY

Vibrant shopping center with several hot new attractions! Golf simulator opening, get private golf lessons or book time for you and friends to have the place to yourself! Mateo's world famous Italian cuisine. Stormhouse Brewing brings the center an incredible on site brewery and Brooklyn Water Bagel is the premier bagel deli South Florida. Get a taste of the freshest seafood in Florida at Cod and Capers Seafood, or head over to Honeybaked Ham for a Thanksgiving roast. Multiple wellness salons, hair and Gardens Medspa.



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AVAILABLE SPACES

SUITE	SIZE (SF)	DESCRIPTION
Executive Suites	185 SF	Multiple options available. Fully renovated single or multiple office setups in shared workspace with communal breakroom.
200D	185 SF	Single office in shared workspace. Fully renovated.
230	1,074 SF	Suite 230 is 1,074 SF of nicely built out professional office space. Two windowed private offices and a large conference room. Reception area at the entrance.
310	1,967 SF	Nicely built out space with 2 large offices, breakroom with kitchen, and a large open space.
445	1,827 SF	Shell space on the top floor. Floor to ceiling wraparound windows facing the ocean. Ownership will complete a full build to suit for qualified tenant.



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Property Details

Lease Rate	\$22.00 - \$30.00 SF/YR
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LOCATION INFORMATION

Building Name	Crystal Cove Commons
Street Address	1201 US Highway 1
City, State, Zip	North Palm Beach, FL 33408
County	Palm Beach
Side of the Street	West
Signal Intersection	Yes
Nearest Highway	I-95
Nearest Airport	Palm Beach International

BUILDING INFORMATION

Building Size	46,787 SF
Building Class	B
Tenancy	Multiple
Number of Floors	4
Year Built	1982
Year Last Renovated	2024
Free Standing	No
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	C-S
Lot Size	7.864 Acres
APN #	68-43-42-09-10-000-0010
Lot Frontage	750 ft
Corner Property	Yes
Waterfront	No
Power	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Structure
Parking Ratio	5.0
Number of Parking Spaces	209

UTILITIES & AMENITIES

Handicap Access	Yes
Number of Elevators	2
Central HVAC	Yes
HVAC	Central
Gas / Propane	No



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Photos



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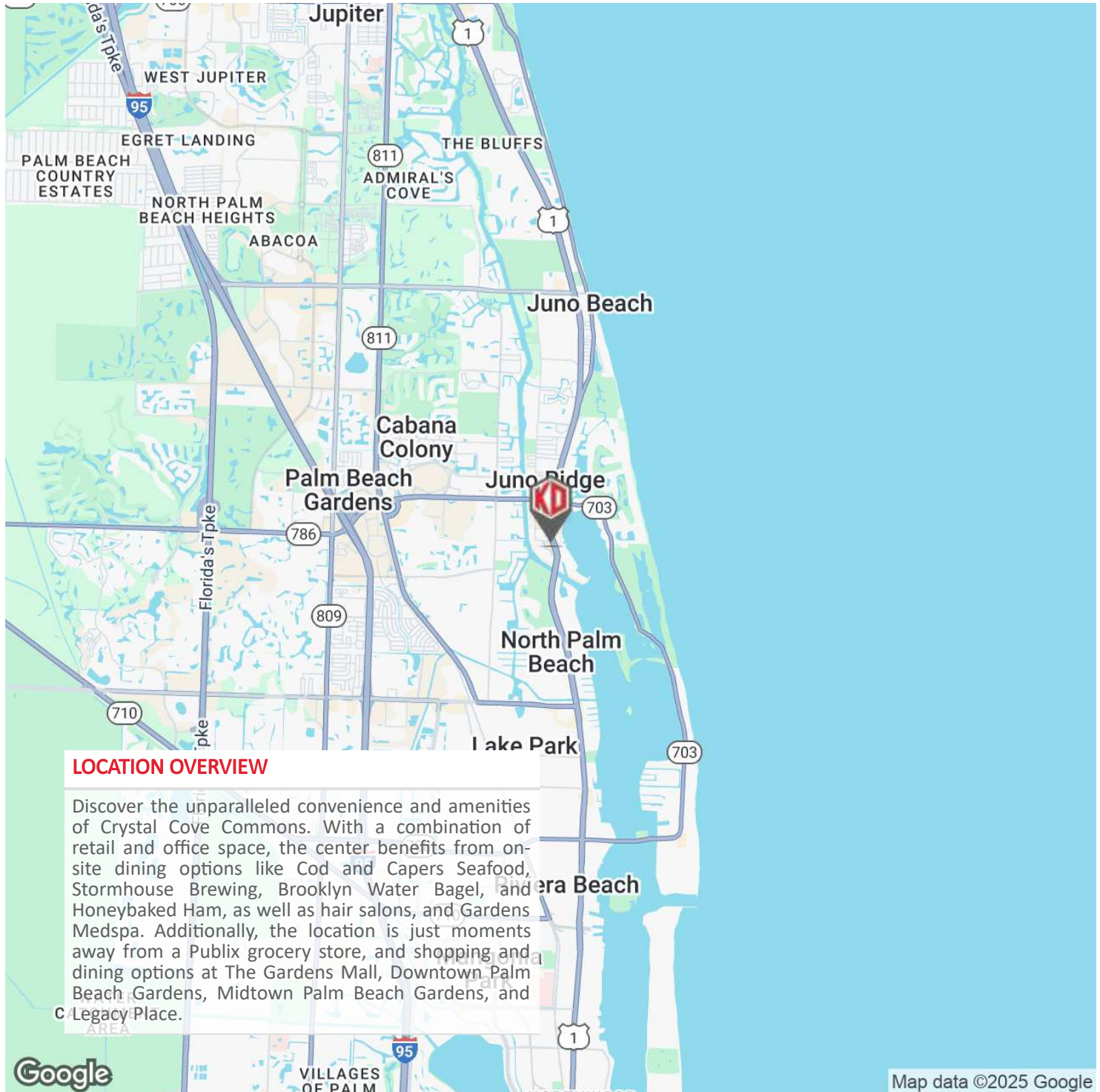
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Location Map



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Location Map



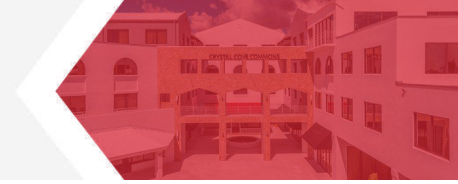
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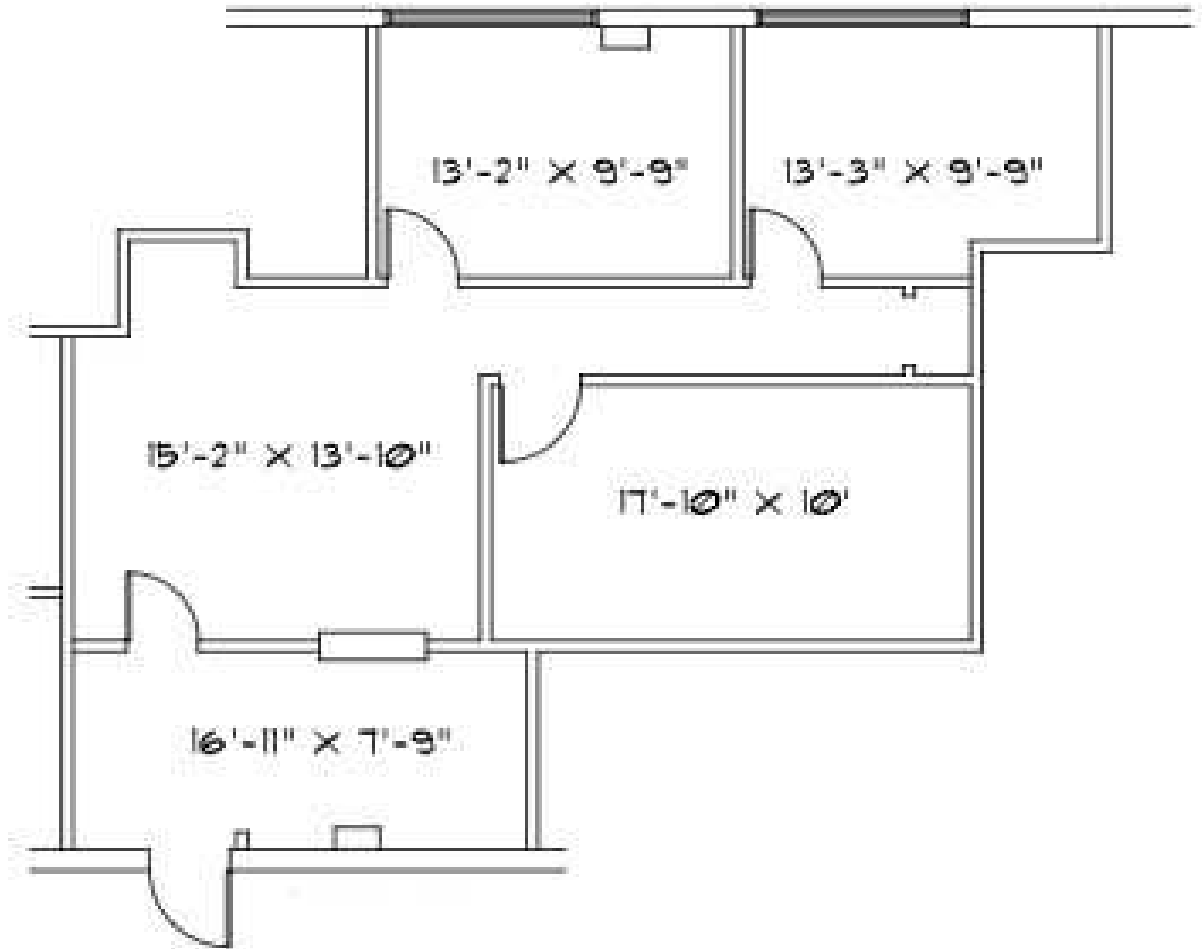
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Floor Plan - Suite 230



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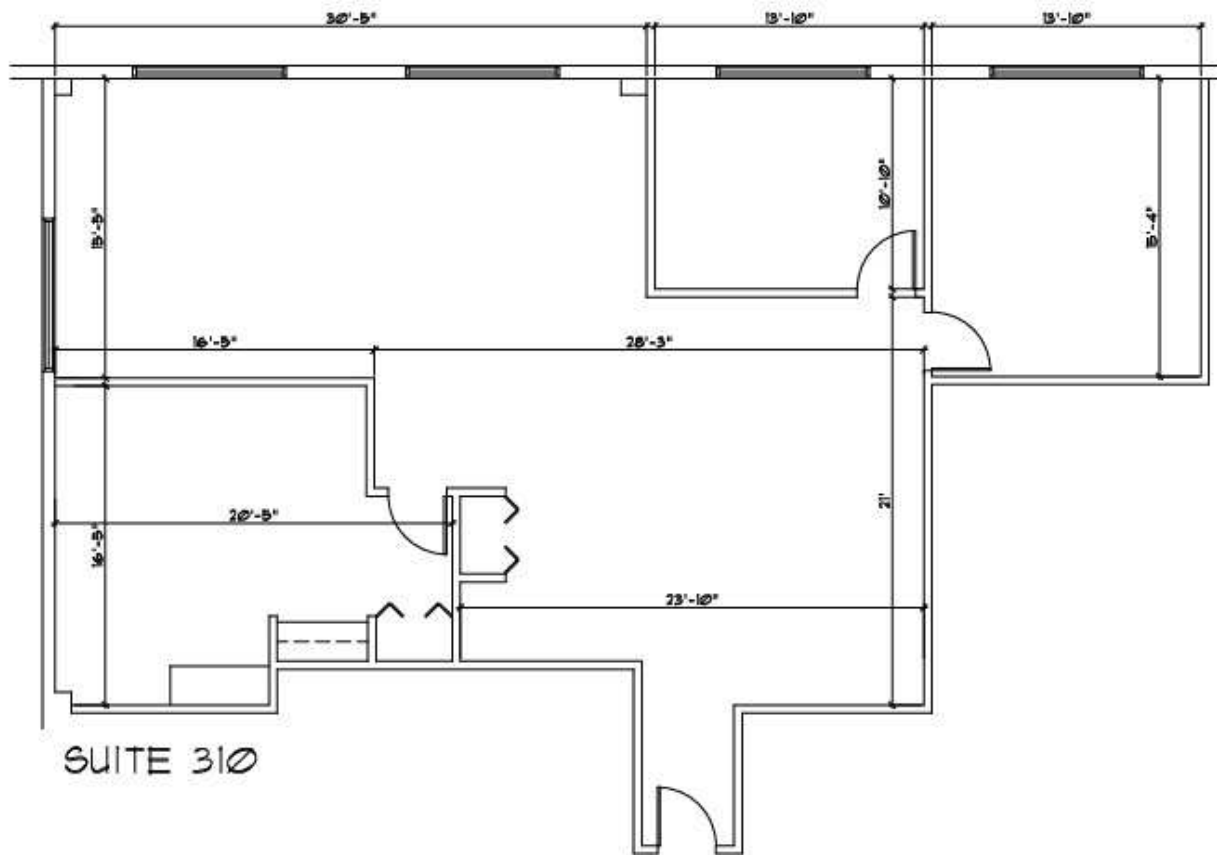
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Floor Plan - Suite 310



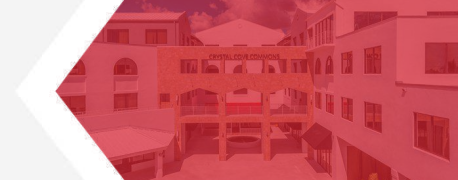
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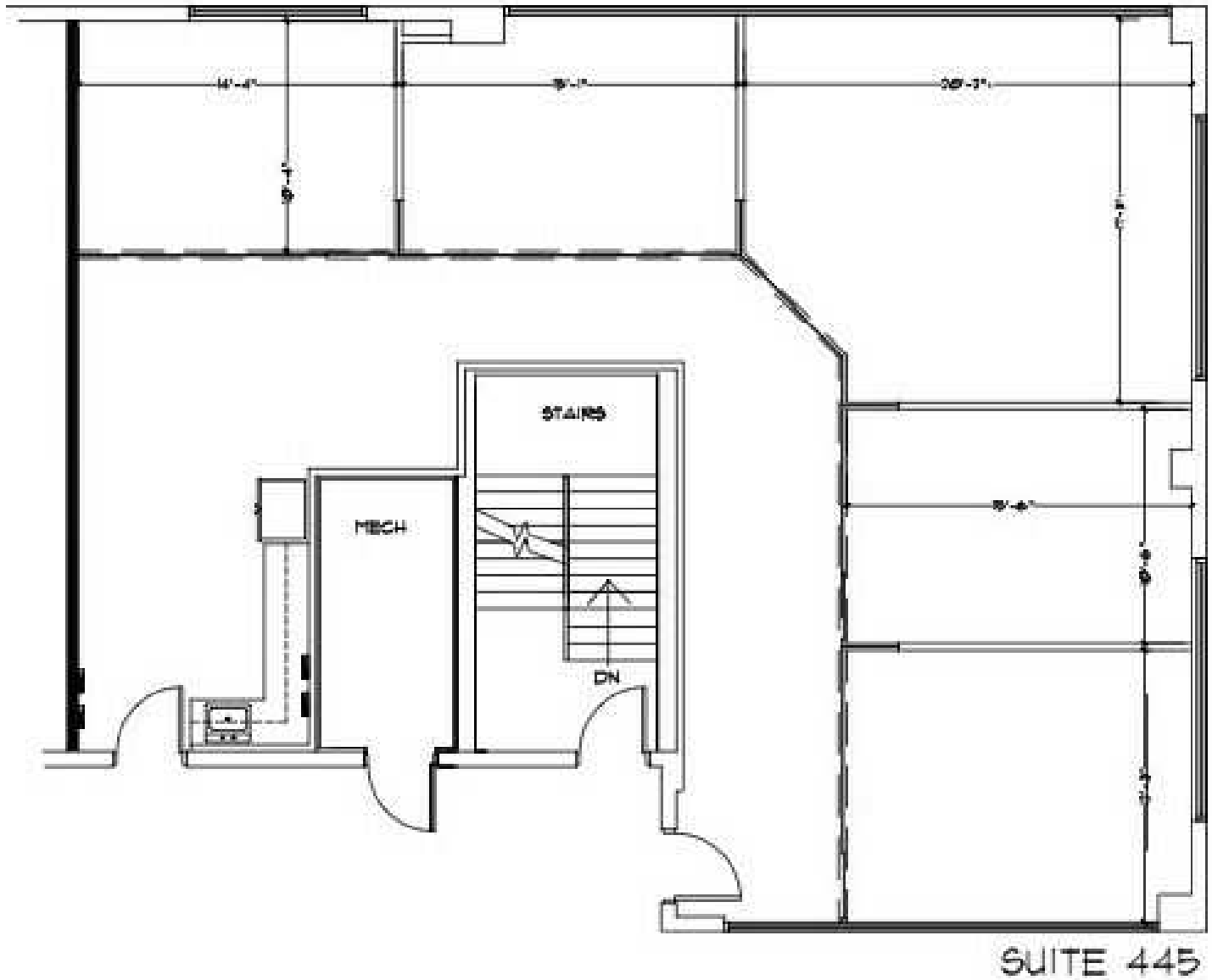
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Floor Plan - Suite 445



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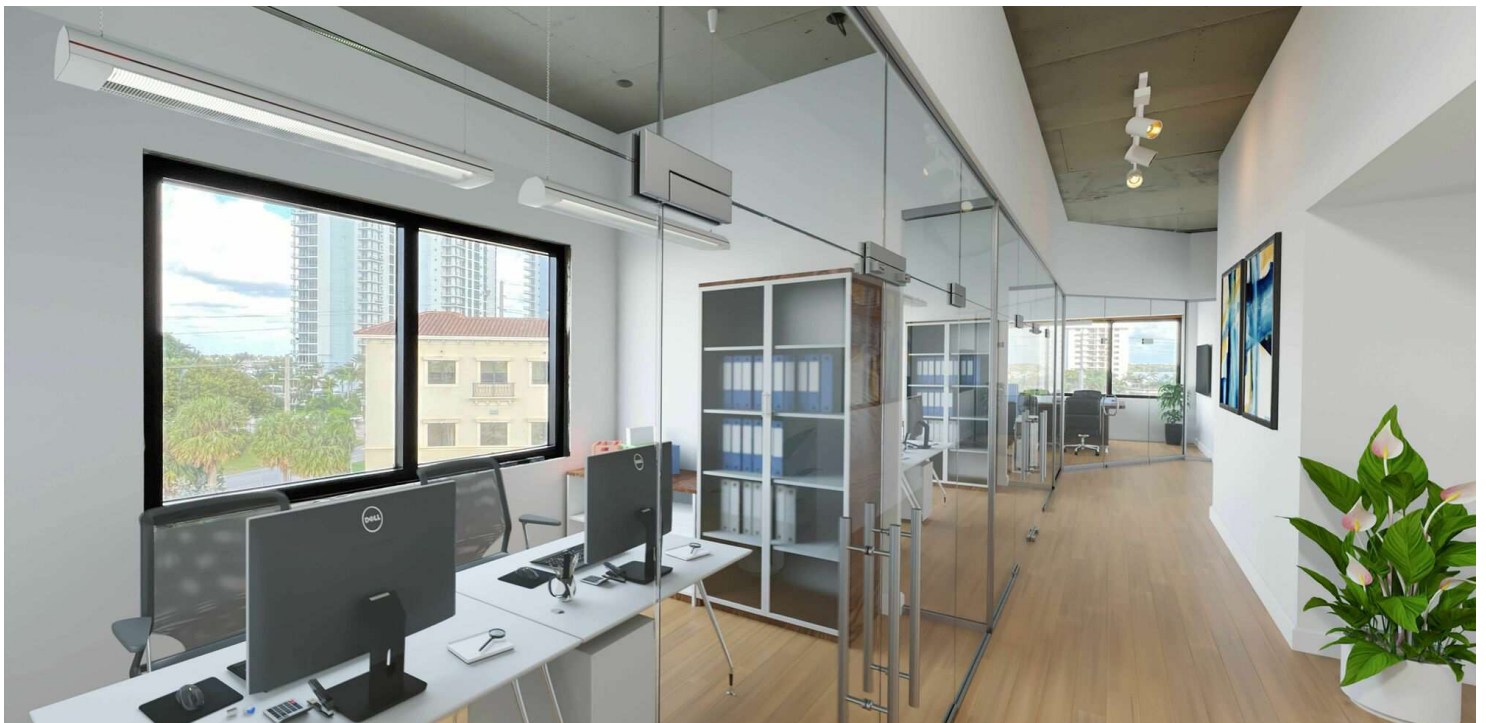
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Visual Renderings Of Suite 445



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