

FOR LEASE: 5400 SQUARE FOOT OFFICE SPACE

202 N FEDERAL HWY. LAKE WORTH
BEACH, FL 33460



PROPERTY FEATURES

- 5400 RSF Freestanding Office Building, Lake Worth Beach, FL
- Signalized Hard Corner Location!
- Easy Access to I-95 via 10th Ave N of 6th Ave S.
- Parking: 20 + spaces plus on street parking
- Zoning—Mixed Use East MU-E with Overlay
- Asking Rate: \$20 per square foot net of Building Operating Expenses

Simplifying Real Estate



STRATEGIC REALTY SERVICES, LLC

CHRISTOPHER FLEMING

500 Northpoint Parkway, STE 300

Lake Worth Beach, FL 33407

561.471.5353 PH

561-707-5120 CELL

cfleming@strategicrealty.com

www.strategicrealty.com



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The Promenade at Lake Worth
120 N Federal Hwy, Lake Worth Beach, FL 33460
Property Summary

Property Location: located at the Northeast Corner of Federal Hwy and 2nd Ave N in Downtown Lake Worth Beach

Year Built: 1929

Zoning: MU-E Mixed Use East

Use Code: OFFICE BLDG-NON MEDICAL 1 TO 3 STORIES

PCN#: 38-43-44-21-15-042-0010

Basic Building: 1 Story CBS Construction

Exterior Walls: Concrete Block Walls

Roof: Main: Flat

Interior Walls: Drywall and Wall treatment

Ceiling: Open

Lighting: Reflective Inlaid in ceiling

HVAC: Three Heating and cooling units,

Floors: Carpeting, exposed smooth concrete

Ceiling Height: 9 ft and up

Electric: City of Lake Worth Beach Utilities

Public Utilities: Water and Sewer and Trash are provided by Lake Worth Beach Utilities, telephone/ internet services are provided by AT&T and Comcast

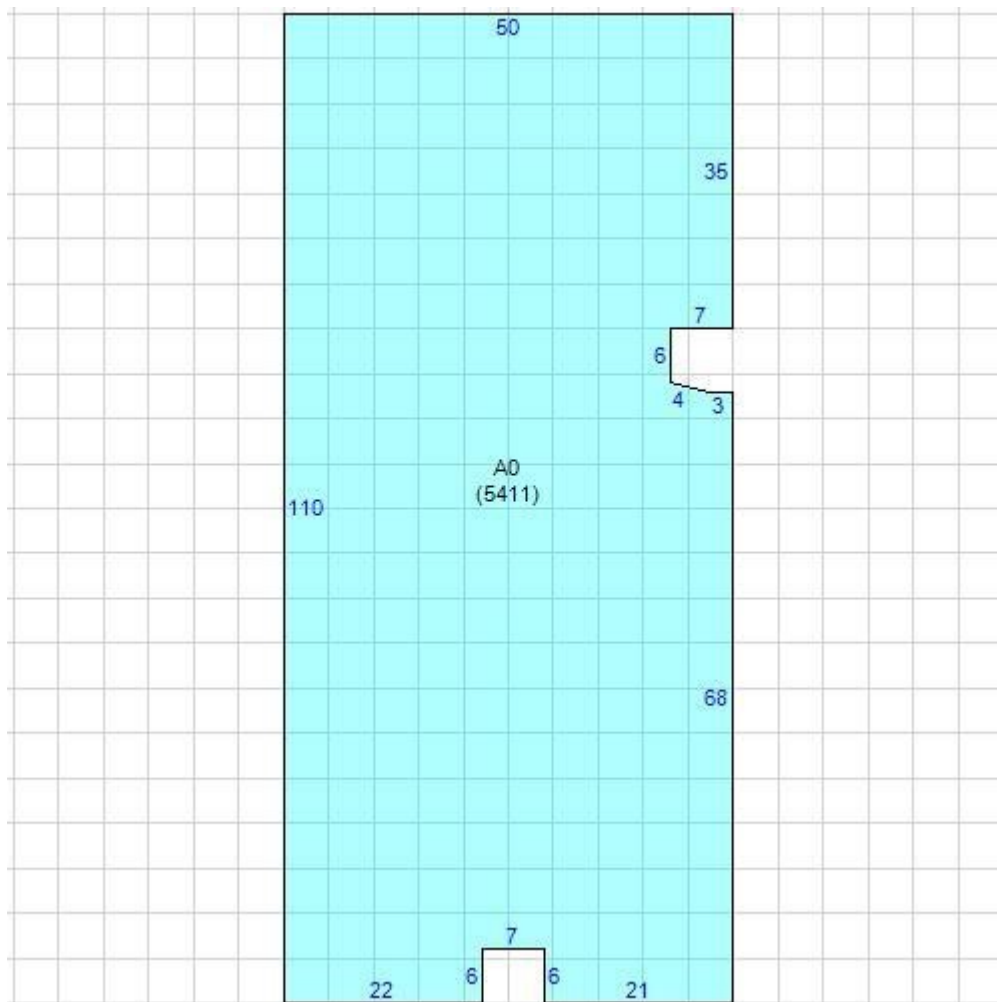
Signage: On Building

Parking: 20 Surface Spaces with room for more

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Space Plan



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202 N FEDERAL HWY. LAKE**



Parking Lot



SW Corner of Building



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Interior Photos



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Men's & Lady's Bathrooms



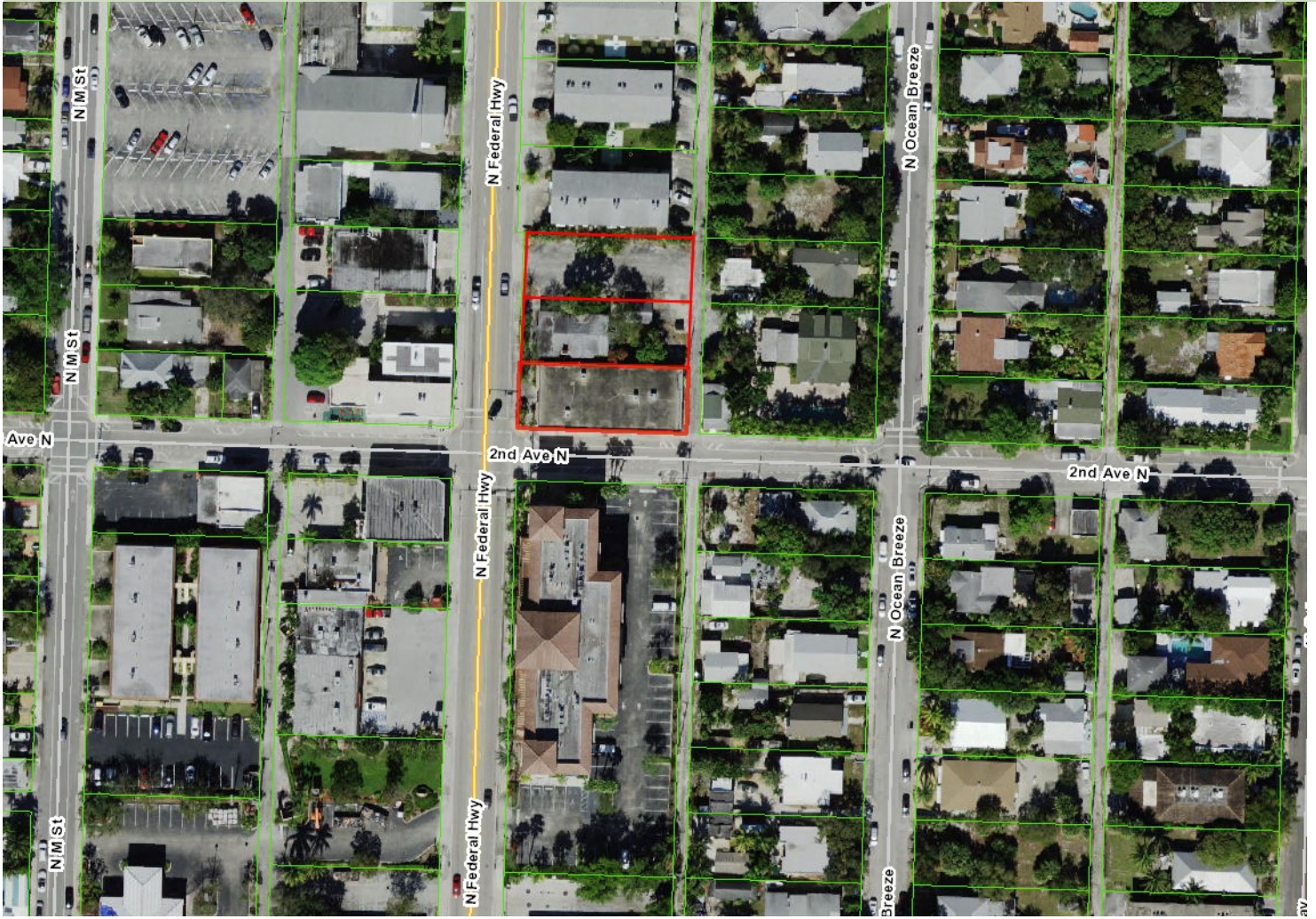
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Additional Exterior Pictures



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