

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:	170 - 3,410 SF
Lease Rate:	\$19.00 SF/YR (NNN)
2024 CAM (Includes Electric And Janitorial)	\$16.00/SF
Building Size:	46,787 SF
Renovated:	2024

LOCATION OVERVIEW

Discover the unparalleled convenience and amenities of Crystal Cove Commons. With a combination of retail and office space, the center benefits from on-site dining options like Cod and Capers Seafood, Stormhouse Brewing, Brooklyn Water Bagel, and Honeybaked Ham, as well as hair salons, and Gardens Medspa. Additionally, the location is just moments away from a Publix grocery store, and shopping and dining options at The Gardens Mall, Downtown Palm Beach Gardens, Midtown Palm Beach Gardens, and Legacy Place.



Ryan R. Dinsdale, CCIM
561.504.6169
rdinsdale@kdcre.com

Kevin Buckley
919.830.7598
kbuckley@kdcre.com

CRYSTAL COVE COMMONS

1201 US HIGHWAY 1, NORTH PALM BEACH, FL 33408

Office Space For Lease



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.
200A	489 SF	Newly renovated office space in the executive suites. Large windows facing towards the ocean.
200D	185 SF	Single office in shared workspace. Fully renovated.
200E	170 SF	Single office in shared workspace. Fully renovated.
300	951 SF	Single large open room. Currently connected to Suite 305, but can be leased separately.
305	3,410 SF	Six private offices, breakroom, and several large open spaces. This suite can be demised to accommodate a smaller tenant.
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.

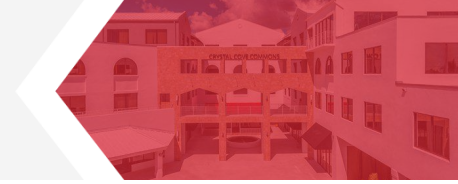


Ryan R. Dinsdale, CCIM
561.504.6169
rdinsdale@kdcre.com

Kevin Buckley
919.830.7598
kbuckley@kdcre.com

CRYSTAL COVE COMMONS

1201 US HIGHWAY 1, NORTH PALM BEACH, FL 33408



Property Details

Lease Rate	\$19.00 - 22.00 SF/YR
------------	------------------------------

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

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

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



Ryan R. Dinsdale, CCIM
561.504.6169
rdinsdale@kdcre.com

Kevin Buckley
919.830.7598
kbuckley@kdcre.com

CRYSTAL COVE COMMONS

1201 US HIGHWAY 1, NORTH PALM BEACH, FL 33408



Photos



Ryan R. Dinsdale, CCIM
561.504.6169
rdinsdale@kdcre.com

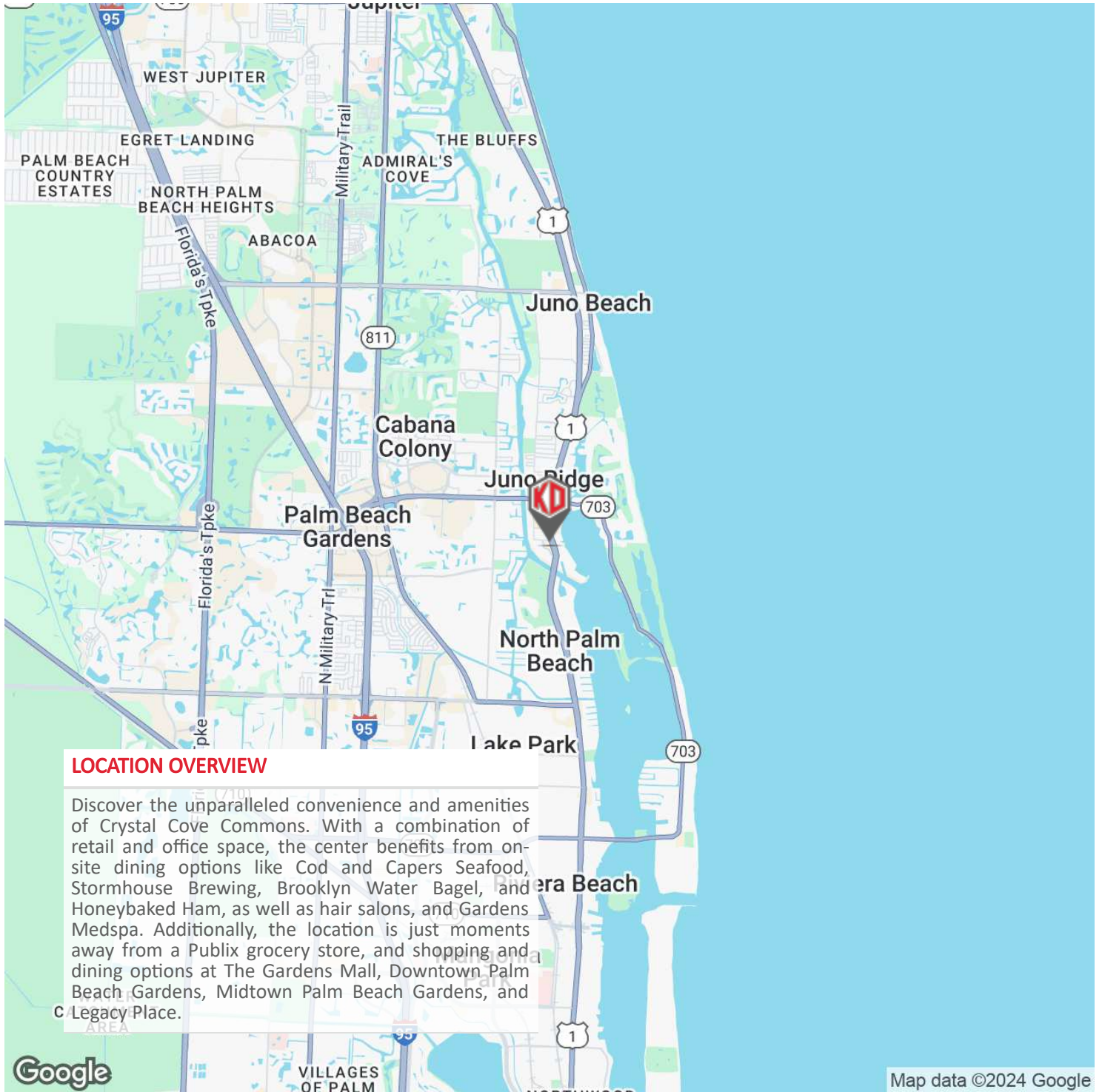
Kevin Buckley
919.830.7598
kbuckley@kdcre.com

CRYSTAL COVE COMMONS

1201 US HIGHWAY 1, NORTH PALM BEACH, FL 33408



Location Map



Ryan R. Dinsdale, CCIM
561.504.6169
rdinsdale@kdcre.com

Kevin Buckley
919.830.7598
kbuckley@kdcre.com

CRYSTAL COVE COMMONS

1201 US HIGHWAY 1, NORTH PALM BEACH, FL 33408

Location Map



Ryan R. Dinsdale, CCIM
561.504.6169
rdinsdale@kdcre.com

Kevin Buckley
919.830.7598
kbuckley@kdcre.com

CRYSTAL COVE COMMONS

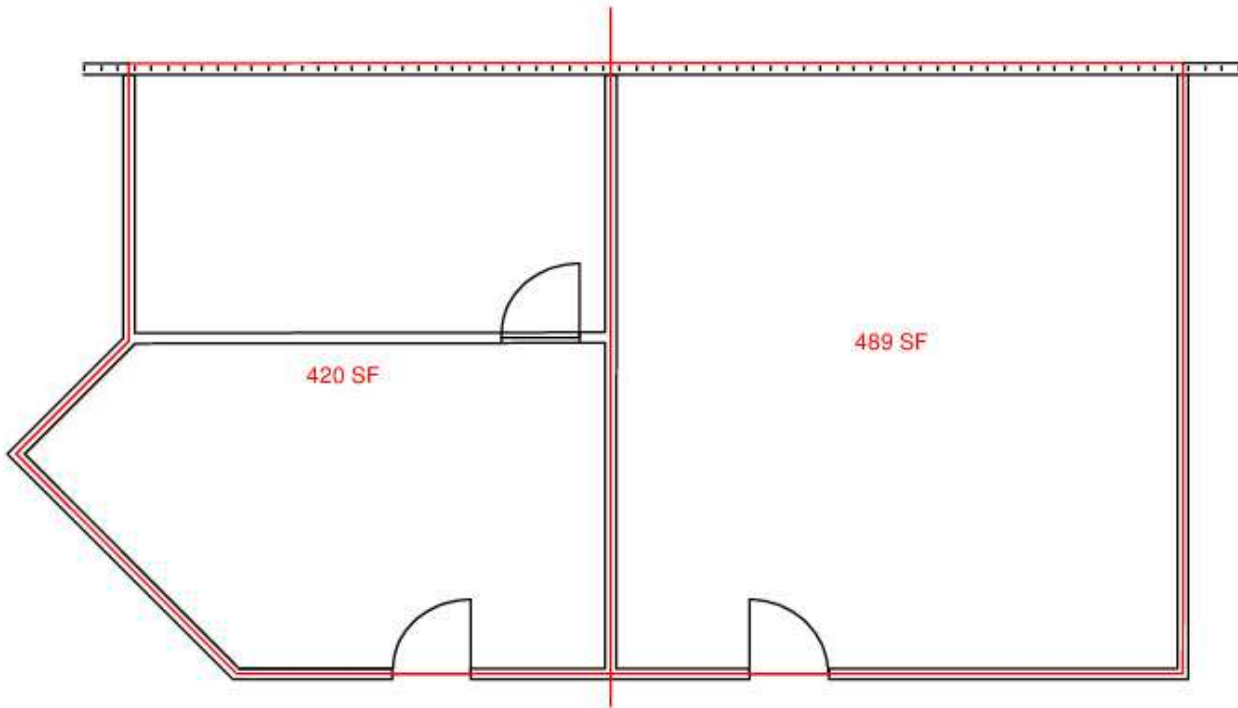
1201 US HIGHWAY 1, NORTH PALM BEACH, FL 33408



Suite 200F

Executive Suite 200-F

909 sf



Ryan R. Dinsdale, CCIM
561.504.6169
rdinsdale@kdcre.com

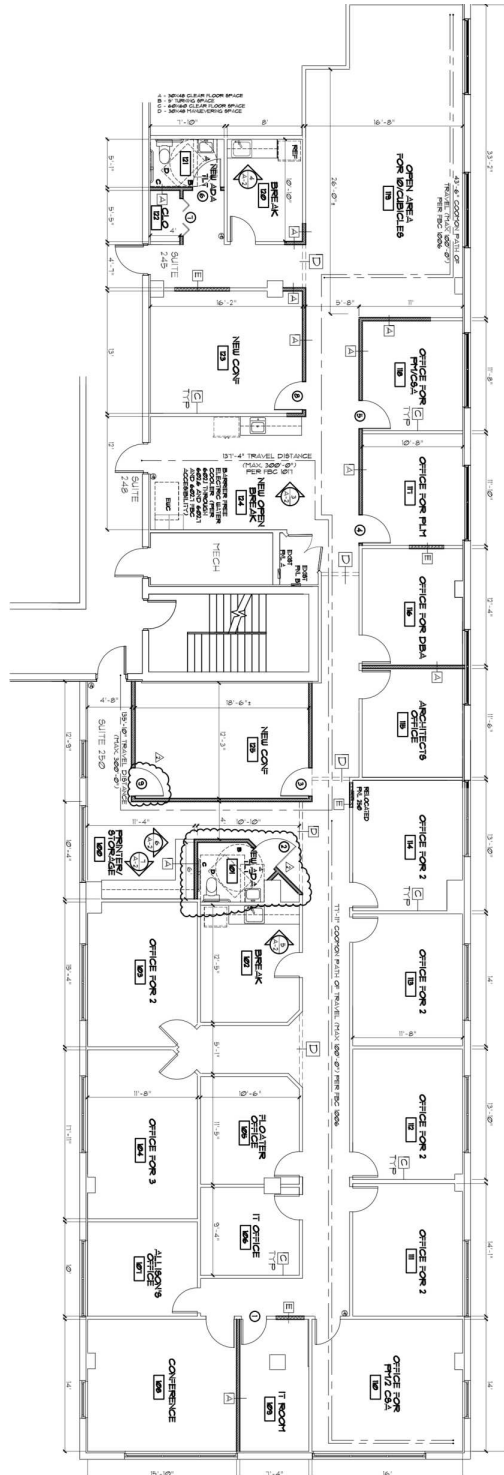
Kevin Buckley
919.830.7598
kbuckley@kdcre.com

CRYSTAL COVE COMMONS

1201 US HIGHWAY 1, NORTH PALM BEACH, FL 33408



Floor Plan Suite 250



Ryan R. Dinsdale, CCIM
561.504.6169
rdinsdale@kdcre.com

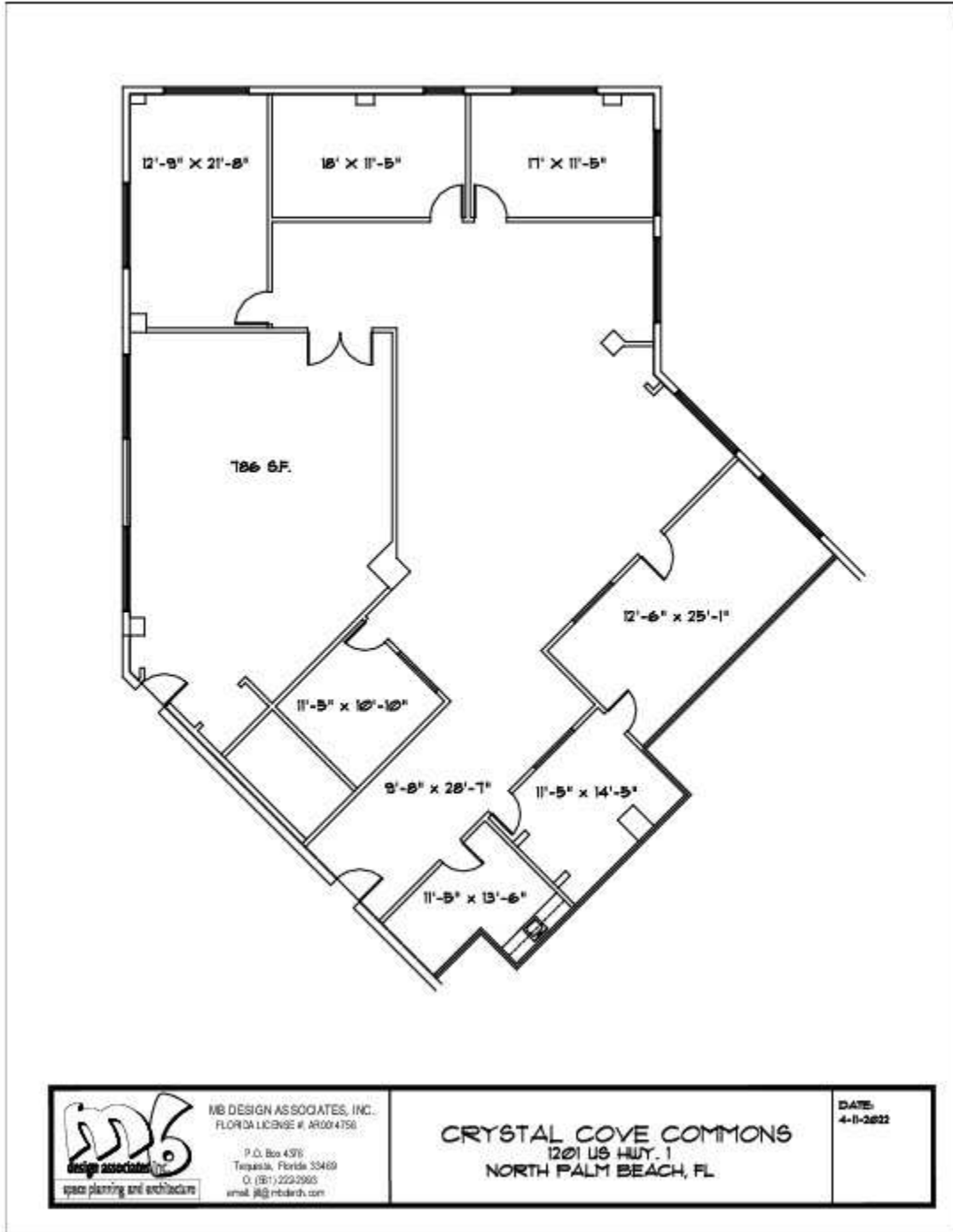
Kevin Buckley
919.830.7598
kbuckley@kdcre.com

CRYSTAL COVE COMMONS

1201 US HIGHWAY 1, NORTH PALM BEACH, FL 33408



Floor Plan Suite 300-305



Ryan R. Dinsdale, CCIM
561.504.6169
rdinsdale@kdcre.com

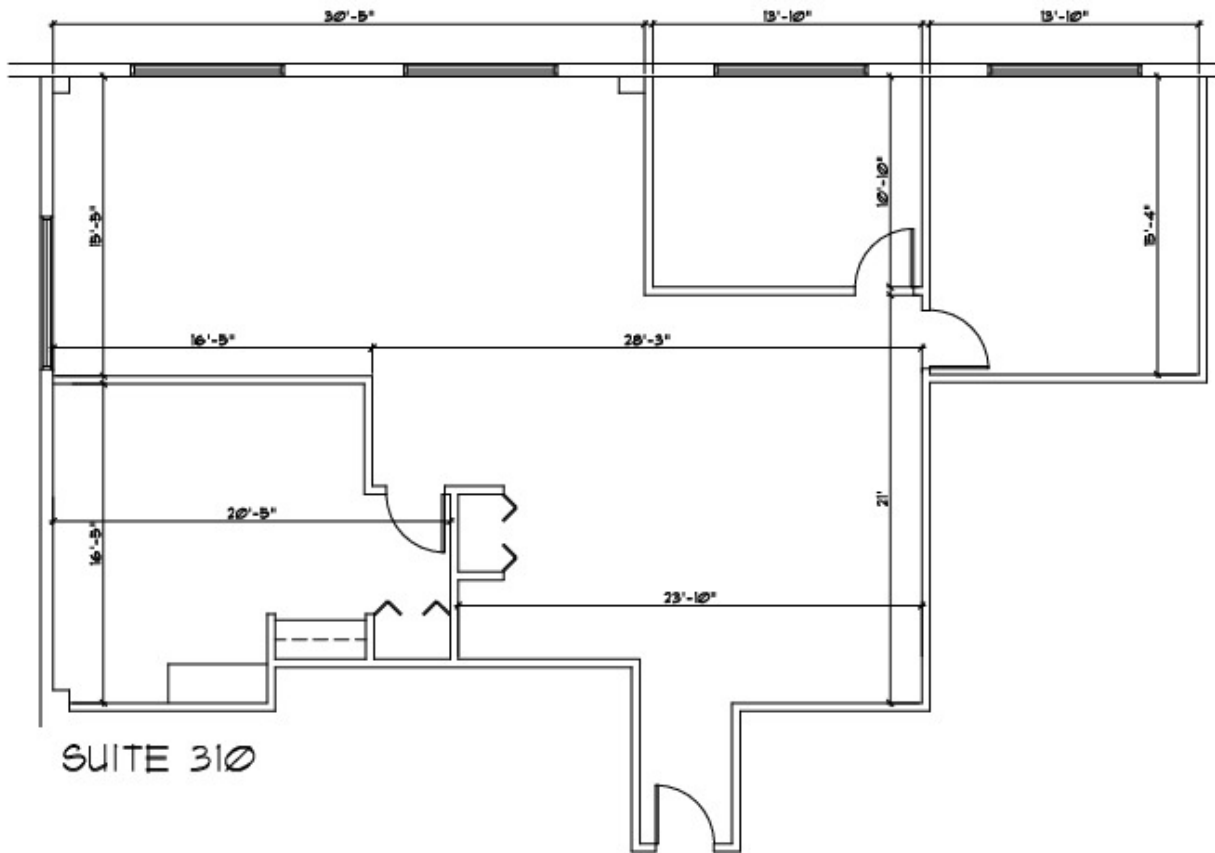
Kevin Buckley
919.830.7598
kbuckley@kdcre.com

CRYSTAL COVE COMMONS

1201 US HIGHWAY 1, NORTH PALM BEACH, FL 33408



Floor Plan Suite 310



Ryan R. Dinsdale, CCIM
561.504.6169
rdinsdale@kdcre.com

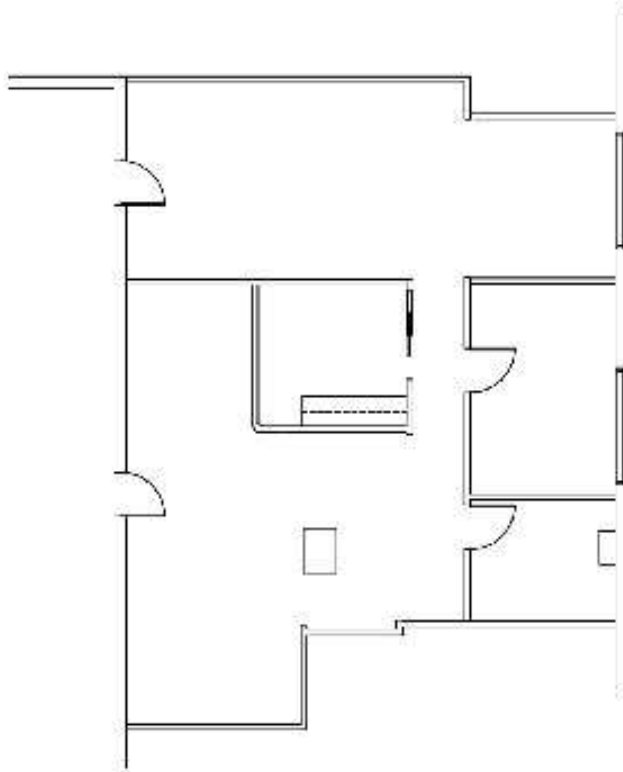
Kevin Buckley
919.830.7598
kbuckley@kdcre.com

CRYSTAL COVE COMMONS

1201 US HIGHWAY 1, NORTH PALM BEACH, FL 33408



Floor Plan Suite 345



	<p>KD DESIGN ASSOCIATES, INC. FLORIDA LICENSE # AR0014756</p> <p>P.O. Box 4375 Boca Raton, Florida 33420 Tel: (561) 244-2800 Email: KD@kddesign.com</p>	<p>CRYSTAL COVE COMMONS 1201 US HWY. 1 NORTH PALM BEACH, FL</p>	<p>DATE: 4-11-2022</p>
--	--	--	----------------------------



Ryan R. Dinsdale, CCIM
561.504.6169
rdinsdale@kdcre.com

Kevin Buckley
919.830.7598
kbuckley@kdcre.com