FOR LEASE: THE PROMENADE AT LAKE WORTH

120 N FEDERAL HWY. LAKE WORTH BEACH, FL 33460





PROPERTY FEATURES

- 31,066 RSF Office Building, Lake Worth Beach, FL
- Beautiful Well Built Office Building!
- Tenants include: Guardians Credit Union, JDA Insurance, Allstate Insurance, IT Solutions, and All Addiction Recovery Corp Offices.
- Easy Access to I-95 via 10th Ave N of 6th Ave S.
- Parking: 63 Total
- Gross Leasable Area: 31,066 SF
- Asking Price: \$24.00 per square foot plus \$8.35 per square foot 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







FOR LEASE: THE PROMENADE AT LAKE WORTH

LAKE WORTH BEACH, FL 33460



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

Property Location: The Promenade at Lake Worth is located just north of Lucerne Ave along the east side of N

Federal Highway in Downtown Lake Worth Beach, Palm Beach County, FL 33460

Year Built: 2008

Zoning: DT—Downtown—Lake Worth Beach. https://library.municode.com/fl/lake_worth_beach/

codes/code_of_ordinances?

nodeId=PTIICOOR_CH23LADERE_ART3ZODI_DIV3MIUSDI_S23.3-14OW

Use Code: 1200 - STORE/OFFICE/RESIDENTIAL

PCN#: 38-43-44-21-15-028-0030

Basic Building: 3 Story CBS Construction - Mediterranean Style

Exterior Walls: Concrete Block Walls

Roof: Main: Flat - Modified Bitumen Systems

Tower roofs: pitched with Composite Barrel Tile Cover

Interior Walls: Metal Studs, Drywall and Wall treatment

Ceiling: Mostly 24 x 24 acoustical tile

Lighting: Reflective Inlaid in ceiling

HVAC: Common Area HVAC Unit Maintained by Owner - Individual heating and cooling units,

maintained by tenants

Floors: Carpeting, Vinyl, ceramic tile, and exposed smooth concrete

Ceiling Height: 9 ft and up

Electric: Each unit is separately metered

Public Utilities: Water and Sewer and Electric are provided by Lake Worth Beach Utilities, telephone/internet

services are provided by AT&T and Comcast—Fiber Optic is available

Signage: On Building and Interior Directory

Parking: 64 Spaces—Limited Covered Parking Available

LAKE WORTH

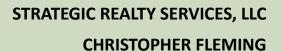
LAKE WORTH BEACH, FL 33460







Simplifying Real Estate



561.471.5353 PH

561-707-5120 CELL

cfleming@strategicrealty.com

www.strategicrealty.com







LAKE WORTH

120 N FEDERAL HWY.

LAKE WORTH BEACH, FL



Suite 101



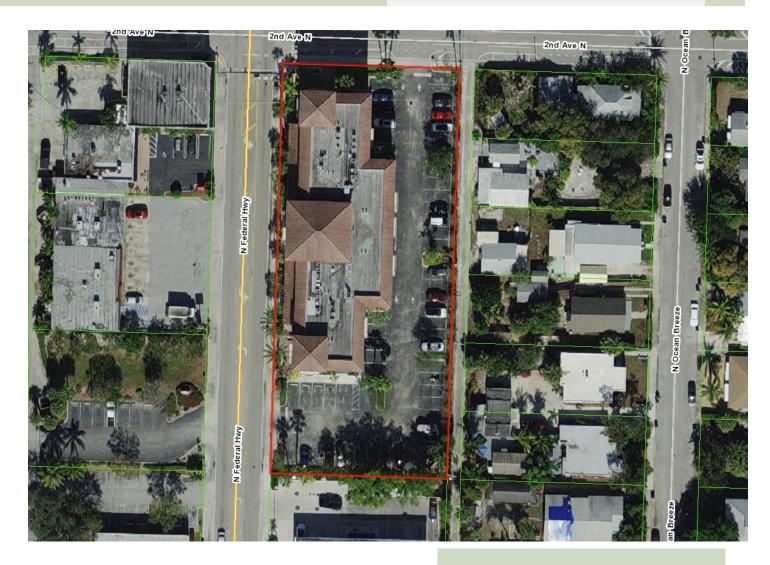
Lobby



LAKE WORTH

LAKE WORTH BEACH, FL 33460





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





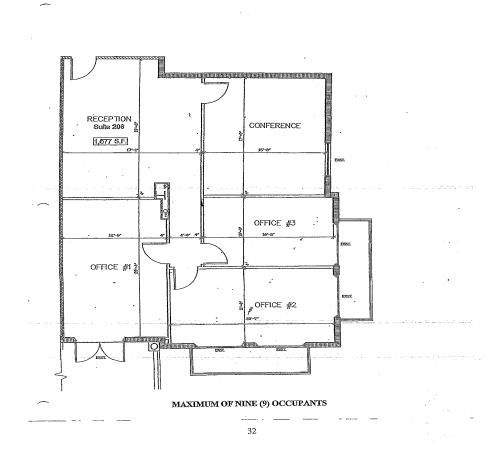


LAKE WORTH

LAKE WORTH BEACH, FL 33460



Suite 204



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







FOR SALE: THE PROMENADE AT LAKE WORTH 120 N FEDERAL HWY.
LAKE WORTH BEACH, FL 33460



Rent Roll September 2021

5 8 "	8 79	8 10		8 7		8 "	8 "	8 5	05 & 206 7/208	206		204	203	202	201	105	104	103	1-102	*	suite
Zackary Lansat dba Alistate Insurance Martin J Goldstein	kary Lansat dba Alistate Insurance		iTelecom, Inc	Bunker Engineering & Construction	JDA Insurance	I.T. Solutions of South Florida	Organization for Family Improvement	One Hope United	Blue View Real Estate, LLC	Vacant	Vacant	Vacant	Tidewater Properties Services, LLC	Tidewater Properties Services, LLC	Hernandez Law Group	Guardians Credit Union	Vacant	Vacant	All Addiction Recovery		Tenant Name
Contract of the last	1,168	900	1,131	1,371	4,091	1,371	600	580	833	1,180	2,166	1,173	1,327	795	1,371	1,401	1,082	1,166	3,309	Sq. Ft.	
	1,343	1,035	1,300	1,577	4,704	1,577	690	667	958	1,357	2,491	1,349	1,526	914	1,577	1,611	1,244	1,341	3,805	Sq. Ft.	Rentable
	1,834.42	1,293.75	1,706.25	1,898.72	6,655.00	3,022.58	866.05	875.44	1,381.44				1,780.30	1,066.33	2,207.80	3,154.67			6,658.75		
	22,013.04	15,525.00	20,475.00	22,784.64	79,860.00	36,270.96	10,392.60	10,505.28	16,577.28				21,363.60	12,795.96	26,493.60	37,856.04			79,905.00	Base Rent	Annual
	16.39	15.00	15.75	14.45	16.98	23.01	15.06	15.75	17.30				14.00	14.00	16.80	23.50			21.00	İ	PSF
	559.58	527.85	666.25				287.50	277.92	490.98				778.26	466.14	804.27				1,640.55	CAM	Monthly
77 004 60	6,714.96	6,334.20	7,995.00			,	3,450.00	3,335.04	5,891.76				9,339.12	5,593.68	9,651.24				19,686.60	CAM	Annual
	5.00	6.12	6.15			1.	5.00	5.00	6.15		,		6.12	6.12	6.12			,	5.17	t	PSF
	2,394.00	1,821.60	2,372.50	1,898.72	6,655.00	3,022.58	1,153.55	1,153.36	1,872.42	,			2,558.56	1,532.47	3,012.07	3,154.67			8,299.30	Rent	Total Monthly
	28,728.00	21,859.20	28,470.00	22,784.64	79,860.00	36,270.96	13,842.60	13,840.32	22,469.04				30,702.72	18,389.64	36,144.84	37,856.04			99,591.60	Rent	Total
	6/20/2017	2/1/2021	2/1/2020	10/1/2012	5/1/2019	9/12/2021	8/4/2016	9/1/2019	6/1/2020				4/1/2021	4/1/2021	10/1/2020	7/1/2013			9/1/2021	Begin	Lease
	6/19/2022	2/28/2025	2/28/2022	1/31/2022	4/30/2022	9/11/2022	8/31/2022	8/31/2024	5/31/2023				3/31/2024	3/31/2024	10/31/2023	6/30/2023			8/31/2025	Ends	Lease
	AIN	March - 5% Annually	NIA	NIA	10 % - Annually	NIA	9/1/21 - \$909.35	Sept - 5% annually	June - 3% annually						July - 5% annually	7/1/2022			NA	Increase	Base Rent
	NIA	NIA	NIA	NIA	NVA	NIA	NIA	(1) 3 yr; 5% increases annually	NIA				(1) 3 yr; 5% increases annually	(1) 3 yr, 5% increases annually	(3) 1 yr; 3% increases annually	NIA			(1) 4 yr; 5% increases annually	Options	Renewal
03 747 663	2,400.00	2,000.00	2,500.00	1,685.56	6,000.00	3,761.94	1,000.00	1,200.00	1,700.00				5,000.00		3,000.00	4,000.00			15,000.00	Deposits	Security
\$4 025 83	0.00	0.00	0.00	1,685.56	0.00	2,340.27	0.00	0.00	0.00						0.00	0.00				Rent Deposits	Last Months
\forall	Sus	like in a	12/2	A CHE							٧, ٠,	_	0	DO DAY	KIND O		\vdash	\dashv		10	-

EN I KOLL

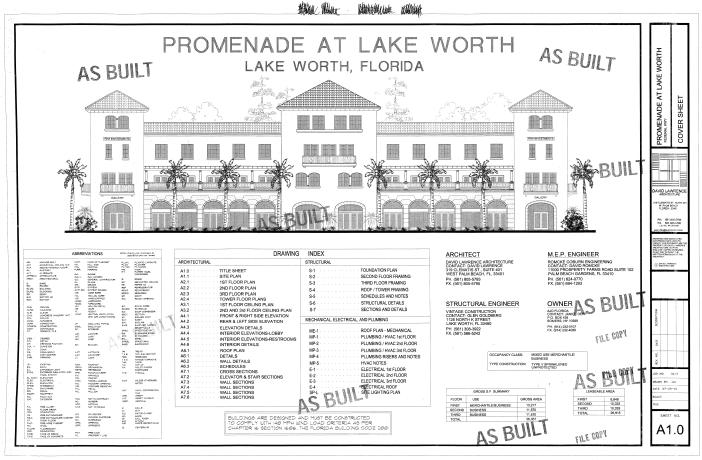
as of September 1, 20.

ste. Any information given nerewith is obtained from sources deemed reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale or change in price or rents without nu

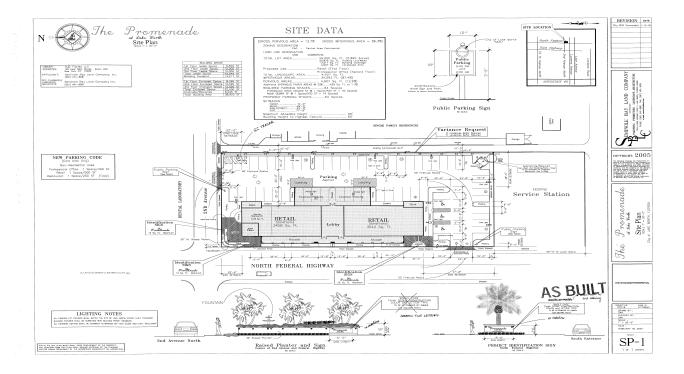
FOR SALE: THE PROMENADE AT LAKE WORTH

LAKE WORTH BEACH, FL 33460



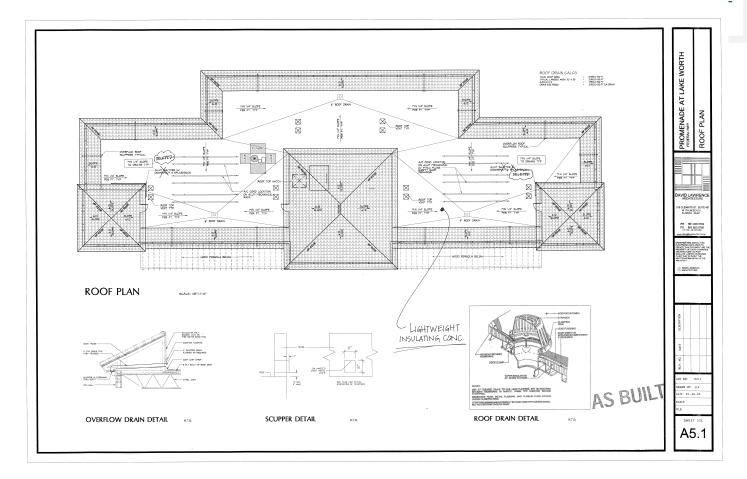


1st Floor and Site Plan



FOR SALE: THE PROMENADE AT LAKE WORTH



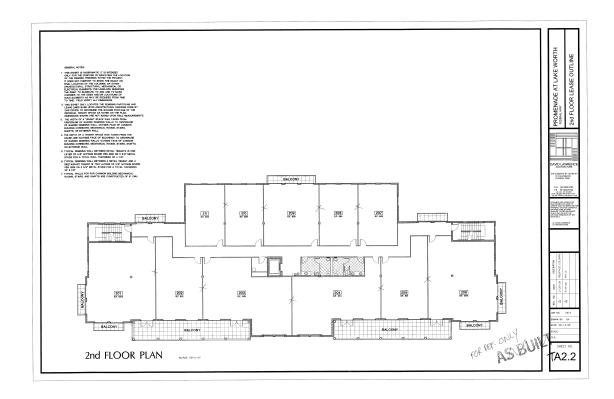


FOR SALE: THE PROMENADE AT LAKE WORTH 120 N FEDERAL HWY.

LAKE WORTH BEACH, FL 33460



2nd Floor Plan



LAKE WORTH

LAKE WORTH BEACH, FL 33460



3rd Floor

