

CITY CENTRE
2000 PGA BOULEVARD

FOR LEASE

SIGNAGE

2000 PGA BLVD, PALM BEACH GARDENS, FL

CITY CENTRE

5,729 SF AVAILABLE | FOR LEASE





PALM BEACH GARDENS, FLORIDA

CITY CENTRE

City Centre offers premier Class-A office and retail space in the heart of Palm Beach Gardens' most sought-after commercial corridor. Ideally located at the signalized southwest corner of PGA Boulevard and US-1, the property provides exceptional visibility, strong traffic counts, and prominent building signage opportunities.

The available 5,729 SF space is well-suited for showroom, retail, or service-oriented users seeking a high-profile address in an amenity-rich environment. With convenient access to I-95 and immediate proximity to the area's top residential communities, City Centre positions tenants at the center of both workforce and clientele.

Designed as a true "live, work, play" destination, City Centre functions as a city within a city, blending office, retail, dining, and nearby luxury residential into a dynamic, walkable environment that drives consistent foot traffic and day-to-night activity.

Surrounded by upscale retail, dining, and lifestyle destinations, and just steps from the Ritz-Carlton Residences, this location delivers a prestigious business setting with built-in demand from one of South Florida's most affluent demographics.



5,729 SF AVAILABLE
(DIVISIBLE)



FLEXIBLE
CONFIGURATION



FLAGSHIP VISIBILITY
AND SIGNAGE



PROJECT DETAILS

CITY CENTRE • 5,729 SF AVAILABLE • FOR LEASE

AVAILABLE SPACE

5,729 SF

TRAFFIC COUNTS

38,000 ADT on PGA Blvd

PROPERTY HIGHLIGHTS

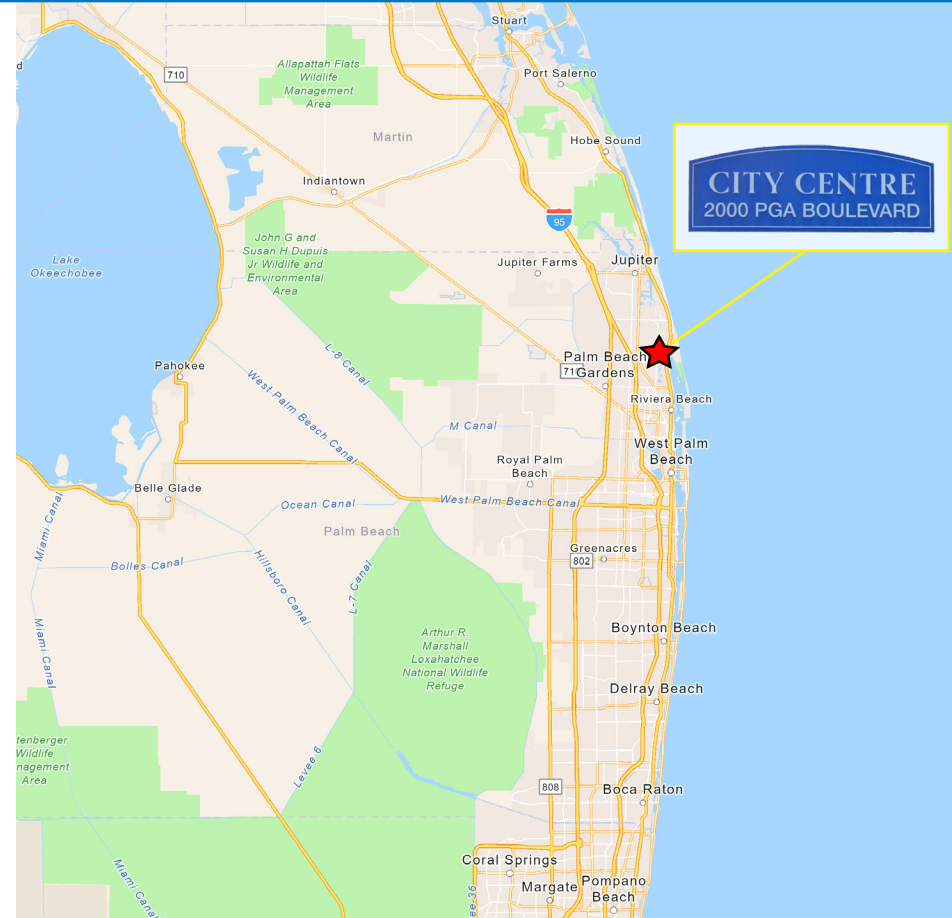
- Class-A endcap space with excellent visibility and prominent signage
- Open and flexible layout with significant glass frontage and natural light
- Minutes to I-95 with convenient regional access
- Walkable to upscale dining, retail, and lifestyle amenities
- Adjacent to the Ritz-Carlton Residences development
- Convenient drive-up parking

COUNTY

Palm Beach

MARKET

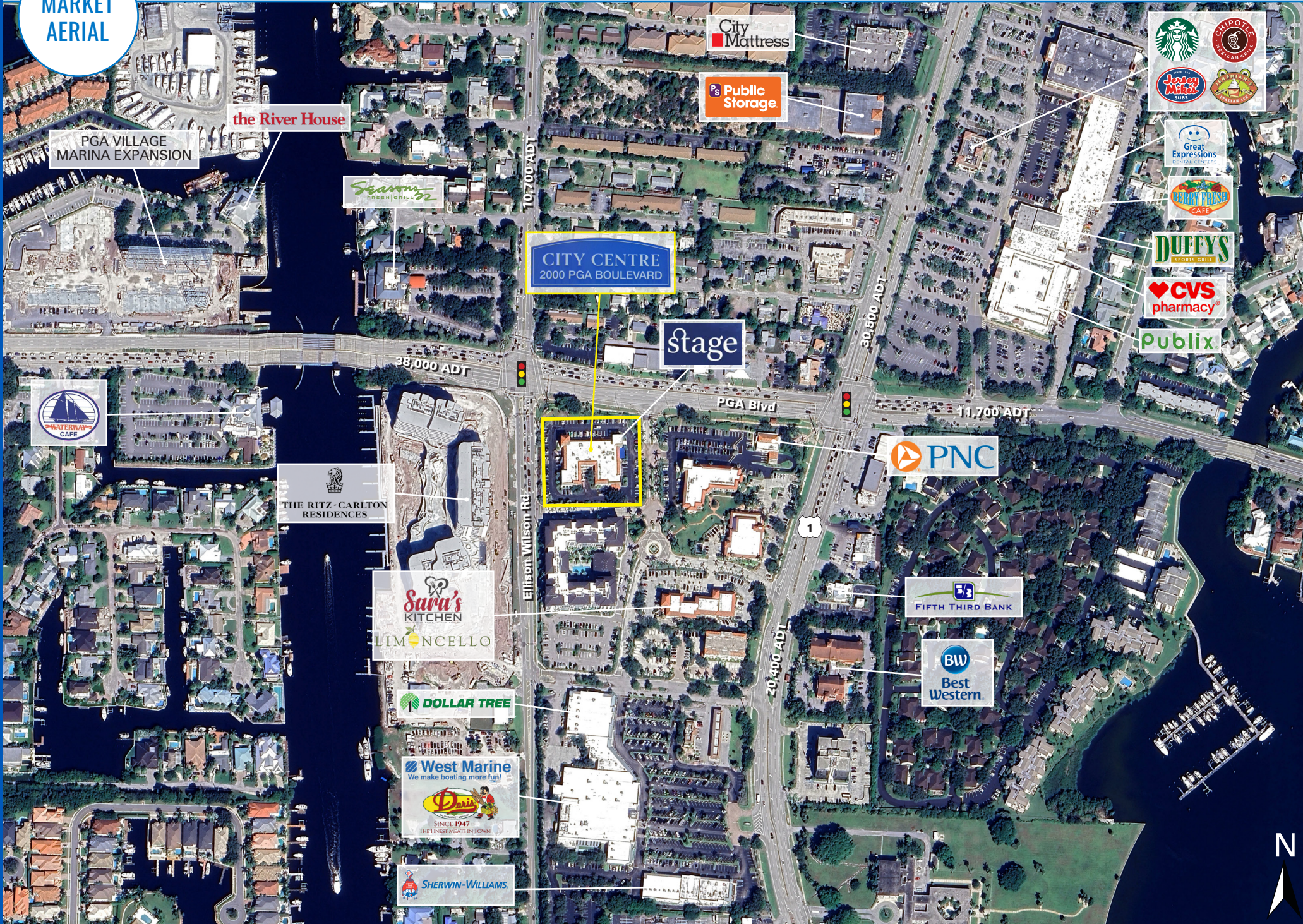
Palm Beach Gardens



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	10,787	58,956	143,670
DAYTIME POPULATION	9,949	48,313	96,601
AVERAGE HH INCOME	\$186,596	\$184,458	\$176,808
% BACHELOR'S DEGREE OR HIGHER	33.1%	32.1%	30.6%



MARKET AERIAL



SITE PLAN

5,729 SF AVAILABLE



KEY		
Suite	Tenant	S.F.
3100	Carolyn & Company	1,228
3110	Ristorante Limoncello	4,893
3120	Tran Zen Dentel	1,291
3140 - 3130	Sara's Kitchen	2,896
3200	JS Held	2,346
3206 - 3240	Pure Health Ventures	7,108
3220	Lindamood-Bell Learning Processes	1,279
2100	Corcoran Group	2,035
2104	First Horizons Bank	5,421
2108	Peacock & Lewis	1,761
2110	Guaranteed Rate	2,552
2200A	Flight Lease	4,670
2202	Venture X	3,851
4400	Wilmington Trust	11,199
4440	Venture X	11,301
1000	PNC Bank	3,670
5500	First National Bank Coastal Community	3,310
5502	Stage PGA	5,066
5503	Cosmo + Co	1,969
5504	Halo Nail Spa	1,506
5506	Available	5,729
5507	Premier Compounding Pharmacy	3,552

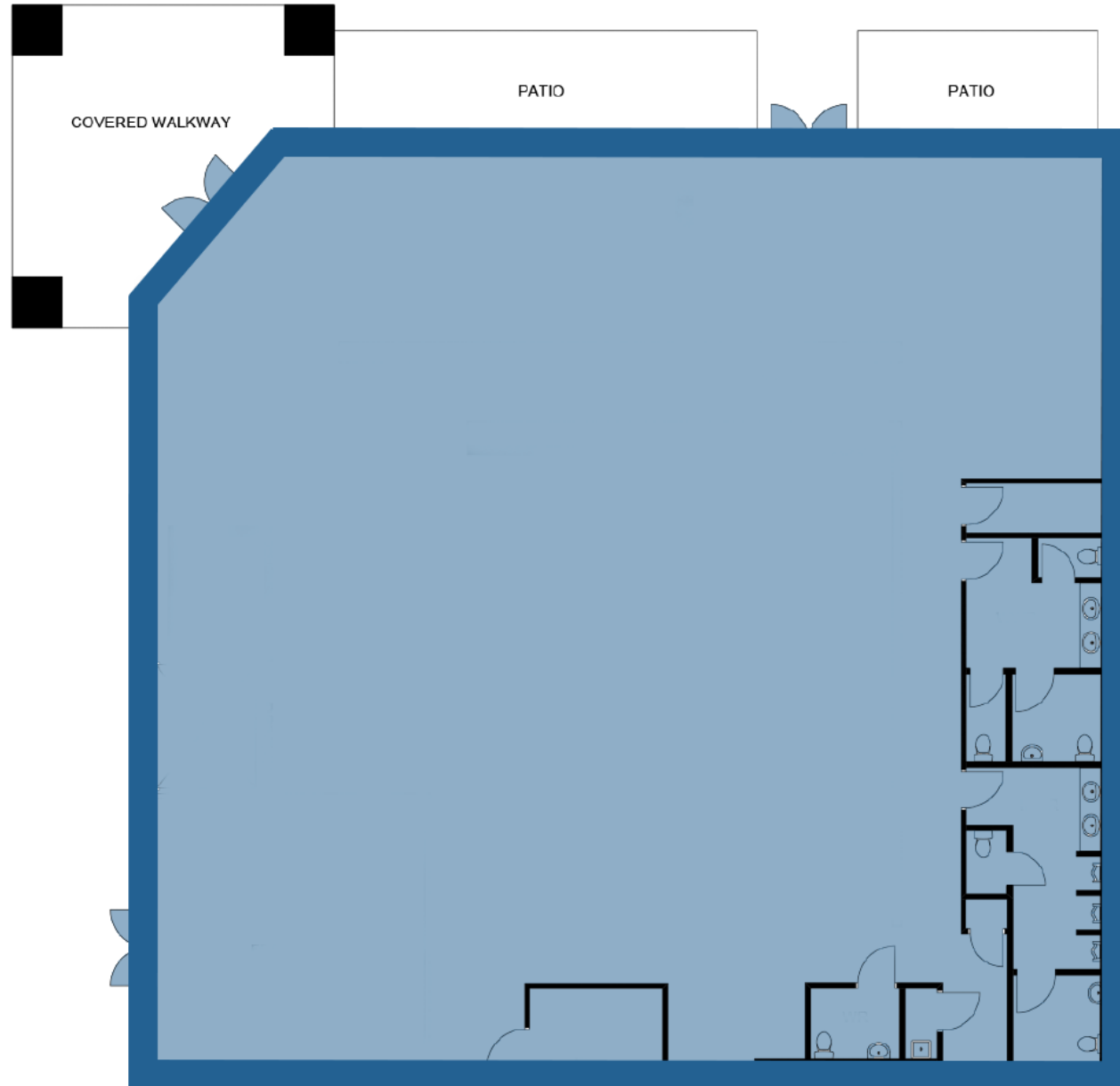
SITE PLAN



38,000 ADT

PGA BLVD

ELLISON WILSON RD





DOWNTOWN AT THE GARDENS



THE GARDENS MALL



FLORIDA

PALM BEACH GARDENS

Palm Beach Gardens serves as a primary signature hub within Palm Beach County, part of the Miami-Fort Lauderdale-West Palm Beach MSA—the 7th largest in the U.S. and Florida’s wealthiest. Known as the “Golf Capital of the World,” the city has seen its population swell from approximately 48,000 in 2010 to an estimated 63,000+ in 2026, reflecting an average annual growth of nearly 1,000 residents. During the 2020–2021 migration wave, the city benefited from Palm Beach County’s record net domestic migration, which saw a massive influx of high-net-worth individuals from New York and New Jersey, contributing to a median household income that now exceeds \$106,000—nearly 40% higher than the Florida state average.





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