

PROPERTY HIGHLIGHTS

901 NORTHPOINT PARKWAY | WEST PALM BEACH | FL

- EXTENSIVE \$1 MILLION+ PROPERTY IMPROVEMENT PLAN ACTIVELY UNDERWAY! ANTICIPATED COMPLETION IN 2024!
- Property is being professionally reimagined with renown exterior design and landscape design firms to give the property an entirely new look and feel.
- Direct and exclusive access to your suite from the exterior of the building.
- Highly flexible zoning with a wide variety of permitted uses available including professional office, showrooms, flex space, and warehouse space.
   Some suites may have roll up garage doors!
- Great location with immediate access to I-95 (less than one mile), minutes to Downtown West Palm Beach and PBI Airport.
- Abundant surface parking for use by all tenants.

ASSET SPECIALISTS, INC. | COMMERCIAL RE SERVICES | THOMAS R. GIBSON, BROKER | DARRYN DUNN, SEN. DIR. 3710 BUCKEYE STREET, STE 100, PALM BEACH GARDENS, FL | 561.776.9300



# **AVAILABILITY AND PRICING**

901 NORTHPOINT PARKWAY | WEST PALM BEACH | FL

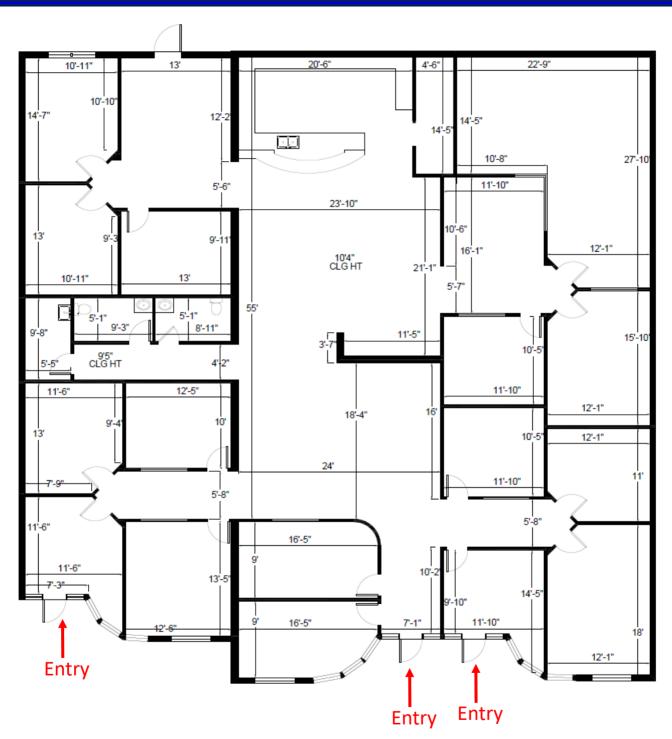
- Suite 105 5,419 Square Feet
  - Highly Improved Professional Office Space.
- Suite 405 3,122 Square Feet
  - Open Concept Professional Office Space.
  - Corner unit with ample natural light.

Rates starting from \$17.00 PSF NNN + \$9.82 PSF CAM



### **FLOOR PLAN**

#### 901 Northpoint Parkway, Suite 105 – 5,419 Square Feet



Beautifully built-out office space with high-end finishes throughout and an open concept, designer kitchen. Space features four (4) entrances from the outside, recessed can lighting throughout, ample open and collaborative work areas, sixteen (16) private offices, and two designer appointed bathrooms.

The space has tons of windows allowing for ample natural light and has the potential to add a grade-level roll up door in the rear if required.

subject to errors, omissions, prior sale or lease, change in price and withdrawal



## **INTERIOR PHOTOS**

901 Northpoint Parkway, Suite 105 – 5,419 Square Feet







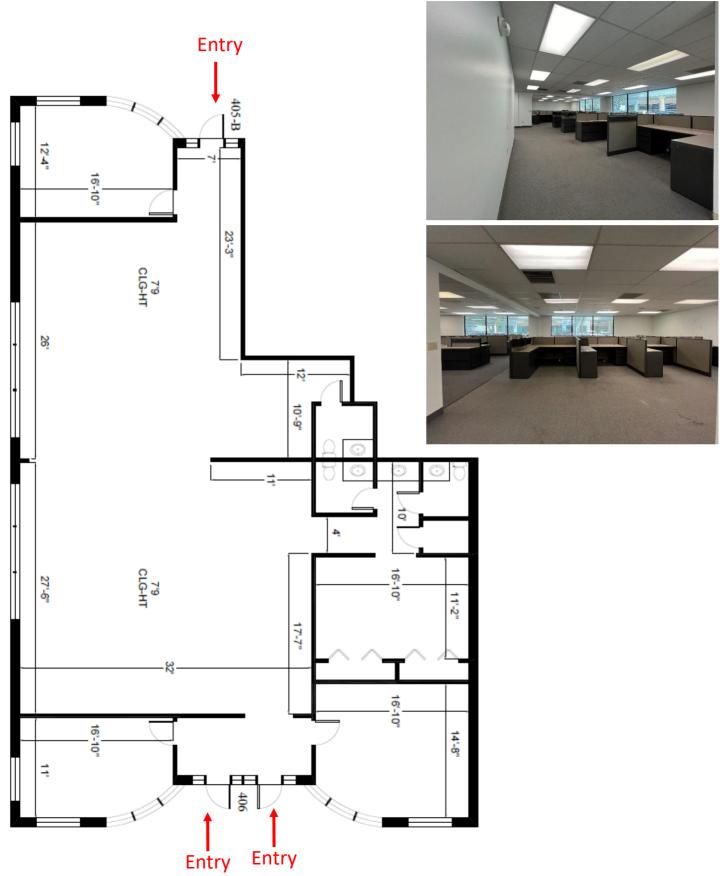


Walk-through video: <a href="https://www.youtube.com/watch?v=NAcdhUYuJaU">https://www.youtube.com/watch?v=NAcdhUYuJaU</a>



## **FLOOR PLAN**

### 901 Northpoint Parkway, Suite 405B - 3,122 Square Feet



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# **LOCATION INFORMATION**

**Immediate Access to I-95 at 45th Street** 





Destinations	Distance (Miles)	Travel Time
Interstate 95	±0.70	2 mins
microtate 50	20.70	2 1111110
Florida's Turnpike	±5.0	12 mins
Downtown		
West Palm Beach	±6.0	10 mins
The Breakers Hotel		
(Palm Beach)	±6.9	20 mins
Palm Beach		
International Airport	±7.6	11 mins
Ft. Lauderdale		
International Airport	±53.2	58 mins

#### COMMERCIAL REAL ESTATE SERVICES



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