

# 5405 OKEECHOBEE BLVD • WEST PALM BEACH OFFICE AND MEDICAL SPACE FOR LEASE



## PROPERTY HIGHLIGHTS

- Professionally managed and impeccably maintained professional office and medical property.
- Unmatched building exposure and visibility to **over 66,000 commuters per day + highly visible monument signage fronting Okeechobee Boulevard.**
- Tons of parking with +/- **5 spaces per 1,000 square feet.**
- Monument signage fronting Okeechobee Blvd. available to qualified tenants.
- Easy access to Florida's Turnpike less than 1 mile west of the property and I-95 less than 3 miles east of the property via Okeechobee Boulevard.
- Great location with immediate access to public transit, restaurants, shopping, and hotels.
- Minutes away from Downtown West Palm Beach and Palm Beach International Airport.



ASSET  
SPECIALISTS, INC.



## AVAILABILITY AND PRICING

5405 OKEECHOBEE BOULEVARD | WEST PALM BEACH | FL

- **Suite 205 • 2,547 Square Feet**

- Built out professional office space with newer modern finishes.
- Existing layout includes a waiting area, secretary office, conference room, breakroom, and seven (7) perimeter private offices.

- **Suite 302-A • 1,293 Square Feet**

- Ideal and rarely available small professional office space.
- Existing layout includes an entry area, conference room, three (3) private offices, and a private in-suite bathroom.

**Rates starting from \$18.00 PSF NNN + \$9.38 PSF CAM**

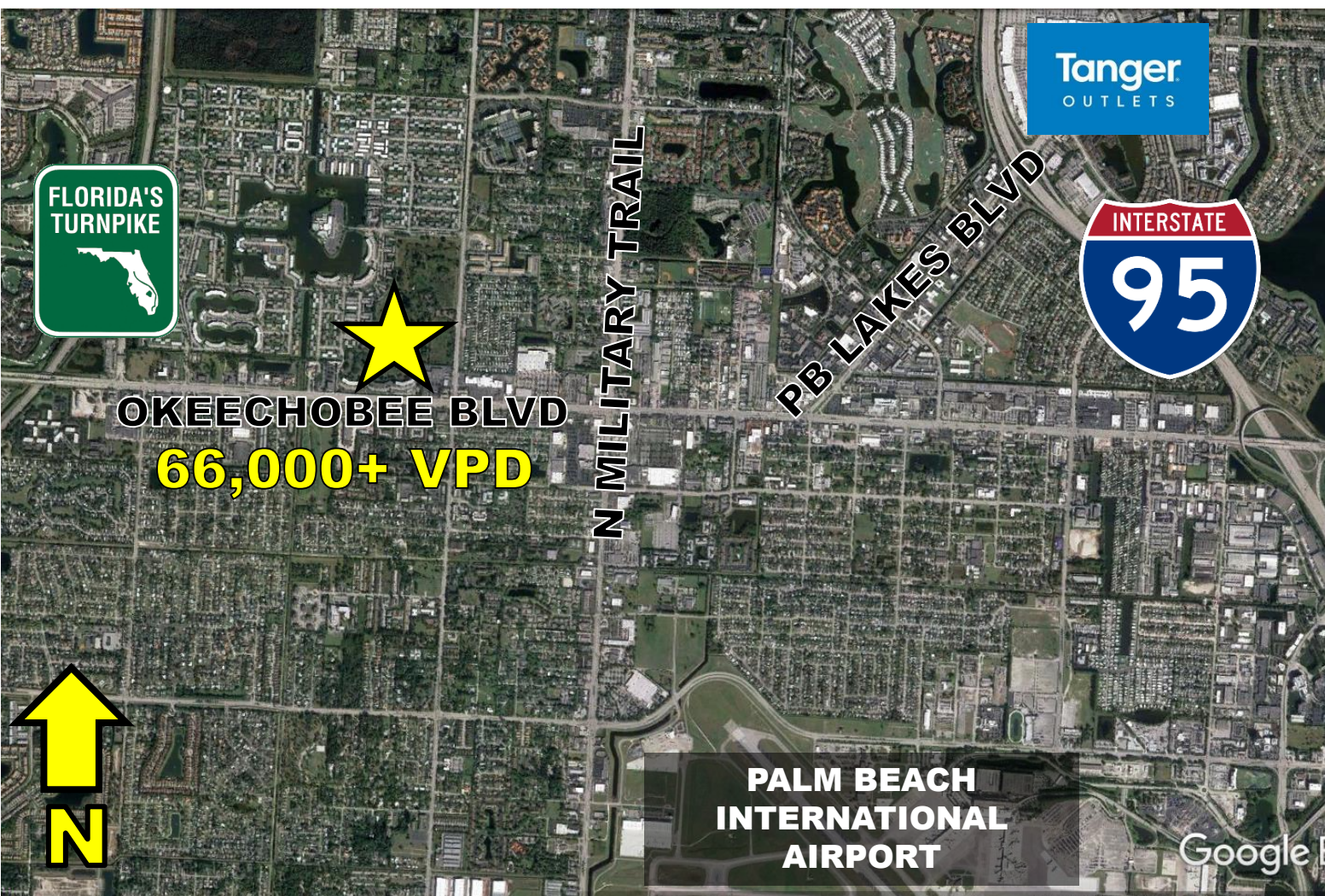
subject to errors, omissions, prior sale or lease, change in price and withdrawal





# LOCATION INFORMATION

Minutes to I-95, Florida's Turnpike and Downtown WPB



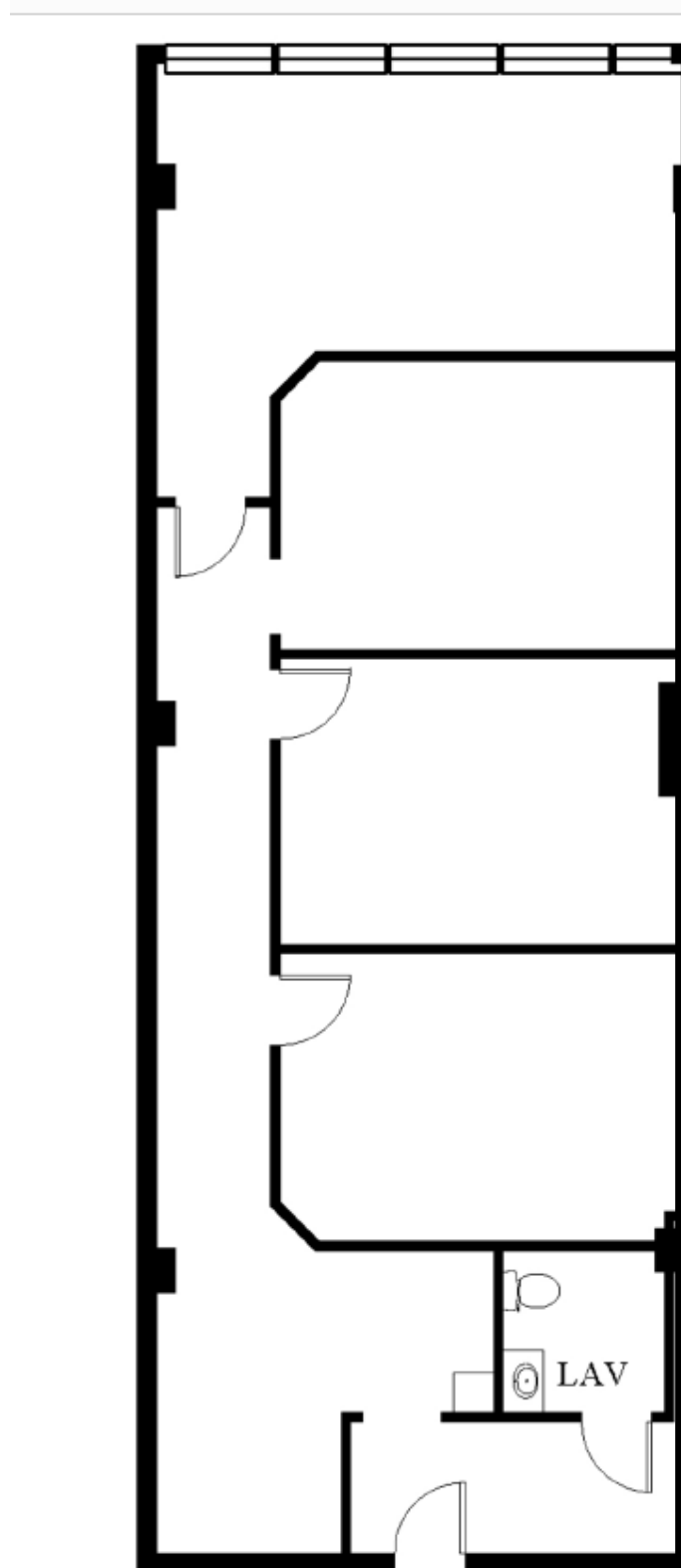
Destinations	Distance (Miles)	Travel Time
Florida's Turnpike	0.70	1 min
Interstate 95	3	5 mins
Palm Beach International Airport	3.8	10 mins
Downtown West Palm Beach	4	10 mins

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



# FLOOR PLAN

**Suite 302-A • 1,293 Rentable Square Feet**



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



# FLOOR PLAN

**Suite 205 • 2,547 Rentable Square Feet**



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





# INTERIOR PHOTOS

**Suite 205 • 2,547 Rentable Square Feet**



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

# COMMERCIAL REAL ESTATE SERVICES



BRINGING THE  
**RIGHT PEOPLE TOGETHER**  
AT THE **RIGHT TIME.**

EXCEPTIONALLY  
**NETWORKED.**  
A **UNIQUE ADVANTAGE.**



**A S S E T**  
**SPECIALISTS, INC.**  
Commercial Real Estate Services

Asset Specialists, Inc.  
3710 Buckeye Street • Suite 100  
Palm Beach Gardens • FL • 33410

Thomas R. Gibson, Broker  
561.776.9300  
[www.AssetSpecialists.com](http://www.AssetSpecialists.com)

Darryn Dunn, Senior Director  
561.776.9300  
[dwd@assetspecialists.com](mailto:dwd@assetspecialists.com)