



1804 N Dixie Hwy

1804 N Dixie Hwy, West Palm Beach, FL 33407



Shawn Hansen

ONE Commercial Real Estate

3250 Mary St, Suite 520, Coconut Grove, FL 33133

shansen@onecommercialre.com

[\(305\) 615-4800](tel:(305)615-4800)



1804 N Dixie Hwy

\$40.00 /SF/YR

Premium Office Space in the Heart of West Palm Beach

Looking to elevate your business presence? This exceptional modern office building in the heart of West Palm Beach offers the perfect blend of style, convenience, and functionality. Located just minutes from Good Samaritan Hospital and the iconic Flagler Drive, this property sets a new standard for professional workspaces.

Key Features:

- Spacious Design: Soaring 15.5-foot ceilings create an open, airy atmosphere ideal for collaboration and productivity.
- Natural Light: Large 10-foot windows flood the space with abundant natural light, enhancing comfort and focus.
- Ample Parking: Free street parking plus assigned garage spaces with 24/7 patrolled surveillance for added security.
- Prime Accessibility: Just 2.8 miles from I-95, Clematis Street, and City Place, with the Brightline station less than 2 miles away.
- Nearby Amenities: Close to Tanger Outlets for convenient shopping, with dining and entertainment options all around.

Building Amenities:

- Fully equipped Fitness Center
- Pool, Jacuzzi, and Grills for unwinding after work
- Sauna Access to relax and recharge
- ...

- Fitness Center
- Pool & Jacuzzi & Grills
- Sauna Access
- Business Center
- Club House
- Patio Area



Rental Rate:	\$40.00 /SF/YR
Property Type:	Office
Building Class:	B
Rentable Building Area:	7,000 SF
Year Built:	2001
Walk Score ®:	81 (Very Walkable)
Transit Score ®:	35 (Some Transit)
Rental Rate Mo:	\$3.33 /SF/MO

1st Floor Ste Suite C

Space Available	1,705 SF
Rental Rate	\$40.00 /SF/YR
Date Available	December 25, 2024
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 Years

Expandable and Versatile Office Space This modern office building provides a total of six distinct office spaces, each designed with flexibility in mind to accommodate a variety of business needs. Whether you're a growing startup, an established firm, or a collaborative team, these spaces offer unparalleled functionality and future potential.

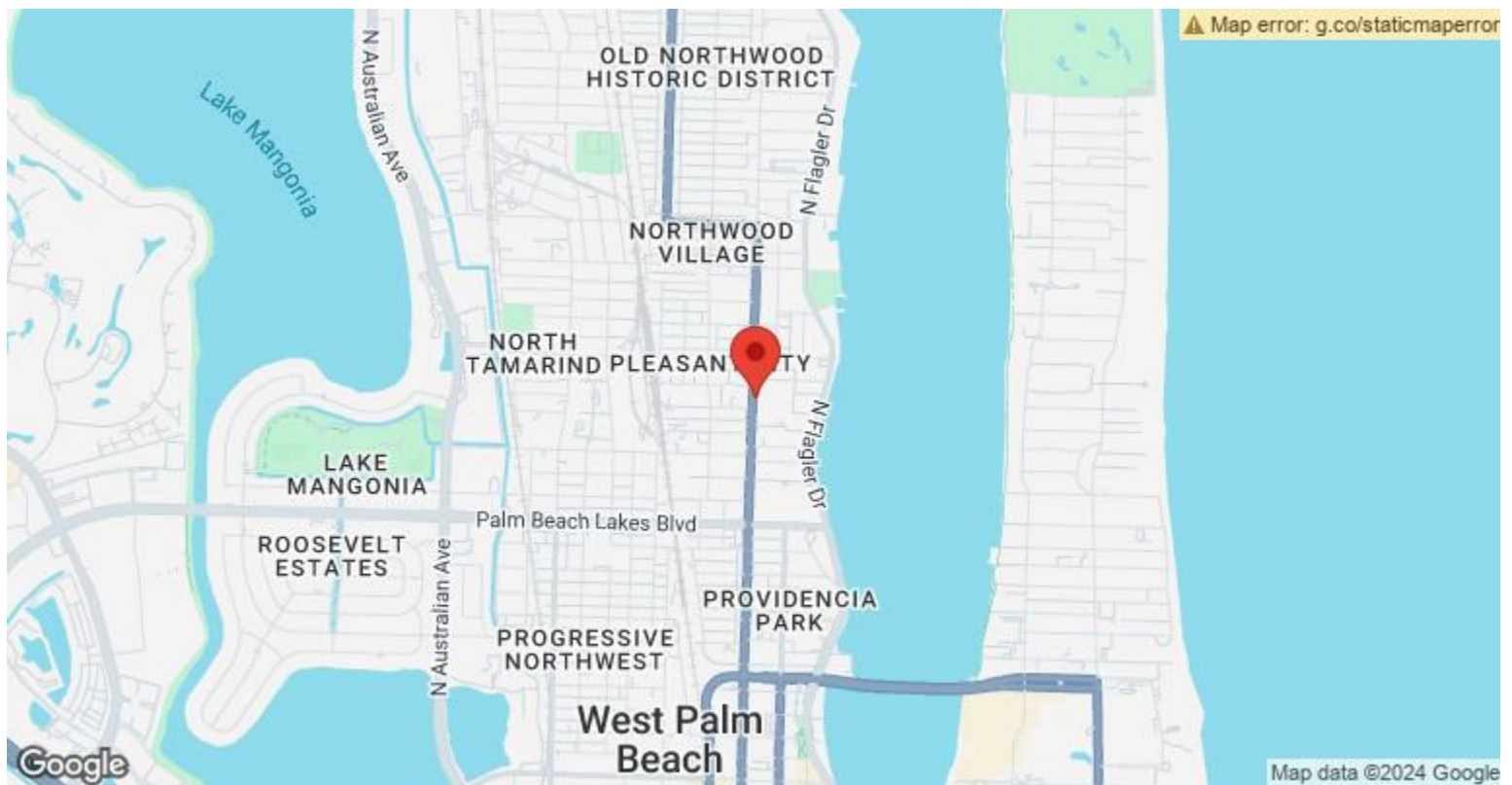
Current Layout and Features:

- Six Offices: Each space is thoughtfully designed to maximize productivity and comfort.
- Open layouts allow for customizable configurations to suit individual business operations.
- Large windows in every office ensure abundant natural light.

Potential for Expansion: Thanks to the building's impressive 15.5-foot ceilings, there's an exciting opportunity to create a second floor within the office. This can significantly expand your available space, allowing your business to grow seamlessly without needing relocation.

- Add additional workstations, meeting rooms, or private offices on a second level.
- Perfect for businesses with evolving space requirements or those looking to future-proof their operations.
- The extra height provides an airy, open feel even with a second floor added.

This office building is the ideal choice for businesses that need flexibility, scalability, and a premier location in West Palm Beach. With room to expand and spaces designed to inspire, your business will thrive here.



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Building Amenities:

- Fully equipped Fitness Center
- Pool, Jacuzzi, and Grills for unwinding after work
- Sauna Access to relax and recharge
- Professional Business Center for hosting meetings
- Inviting Clubhouse and Patio Area for socializing or brainstorming sessions

This location offers everything you need to inspire your team and impress your clients. Schedule a tour today to see why this office space is the perfect fit for your business.