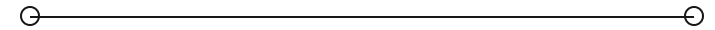




**OFFICE/RETAIL LEASE**

**951 N Alternate A1A**

**JUPITER, FL 33477**



**PRESENTED BY:**

**ROBERT HAMMAN**

O: 561.346.2310

[robert.hamman@svn.com](mailto:robert.hamman@svn.com)





DISCOVER YOUR IDEAL WORKSPACE: PREMIER COMMERCIAL PROPERTY FOR LEASE



VIDEO

OFFERING SUMMARY

LEASE RATE:	\$36.00-\$45.00/SF NNN
NNN EXPENSES:	\$10.12/PSF
AVAILABLE SF:	1,606-5,768± SF
PARKING SPACES:	25

PROPERTY DESCRIPTION

Welcome to a space where functionality meets sophistication. This 5,768± SF renovated waterfront building offers a prime opportunity for your business to thrive in style. The first-floor spans 3,505± SF with a ceiling height of 12+ feet, while the second floor offers 2,263± SF with ceilings reaching 10+ feet. Large windows provide ample natural light and stunning water views. There are multiple boat docks and a gazebo to relax and enjoy the view.

Ideal for professional or financial services such as family offices, hedge funds, wealth management firms, law offices, or real estate companies, this space is available for leasing to one quality tenant or multiple tenants. Building naming rights and a large pylon sign are available. Additional uses include retail and medical purposes. Multiple docks with the option to add boat lifts provide convenient access to the nearby Loxahatchee River, Intracoastal Waterway, and Jupiter Inlet/Atlantic Ocean, all just minutes away.

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## PROPERTY HIGHLIGHTS



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951 N ALTERNATE A1 A | Jupiter, FL 33477

## PROPERTY HIGHLIGHTS

- Flexible Leasing Options: \$36-\$45/SF NNN, catering to diverse business needs.
- Vanilla Shell Ready: Customize your space to suit your unique vision and requirements.
- Panoramic Views: Bask in natural light and stunning water views through expansive windows.
- Multiple Entrances and Bathrooms: Offering convenience and versatility for various business setups.
- Size Flexibility: Divisible from 1,606 to 5,798± square feet, ensuring the perfect fit.
- Versatile Usage: Ideal for Corporate Headquarters, Office/Showroom, Family Office, Wealth Management, and more.
- Naming Rights Available: Establish your brand with exclusive naming rights and prominent pylon signage.
- Waterfront Advantage: Minutes from the Intracoastal, Jupiter Inlet, and Atlantic Ocean.
- High Ceilings: 12-14 foot ceilings on the 1st floor, 10-12 foot ceilings on the 2nd floor, providing a sense of spaciousness and grandeur.
- Open to Offers and Various Uses: Your possibilities are endless – seize the opportunity to make this space your own.
- Centrally Located: Situated north of Center Street on the east side of Alt A1A. Enjoy easy access to Indiantown Road, U.S. Highway One, Harbourside Place, Jupiter Inlet Village, and Charlie & Joe's at Love Street.

## Renovations Completed – Move-In Ready with Modern Upgrades

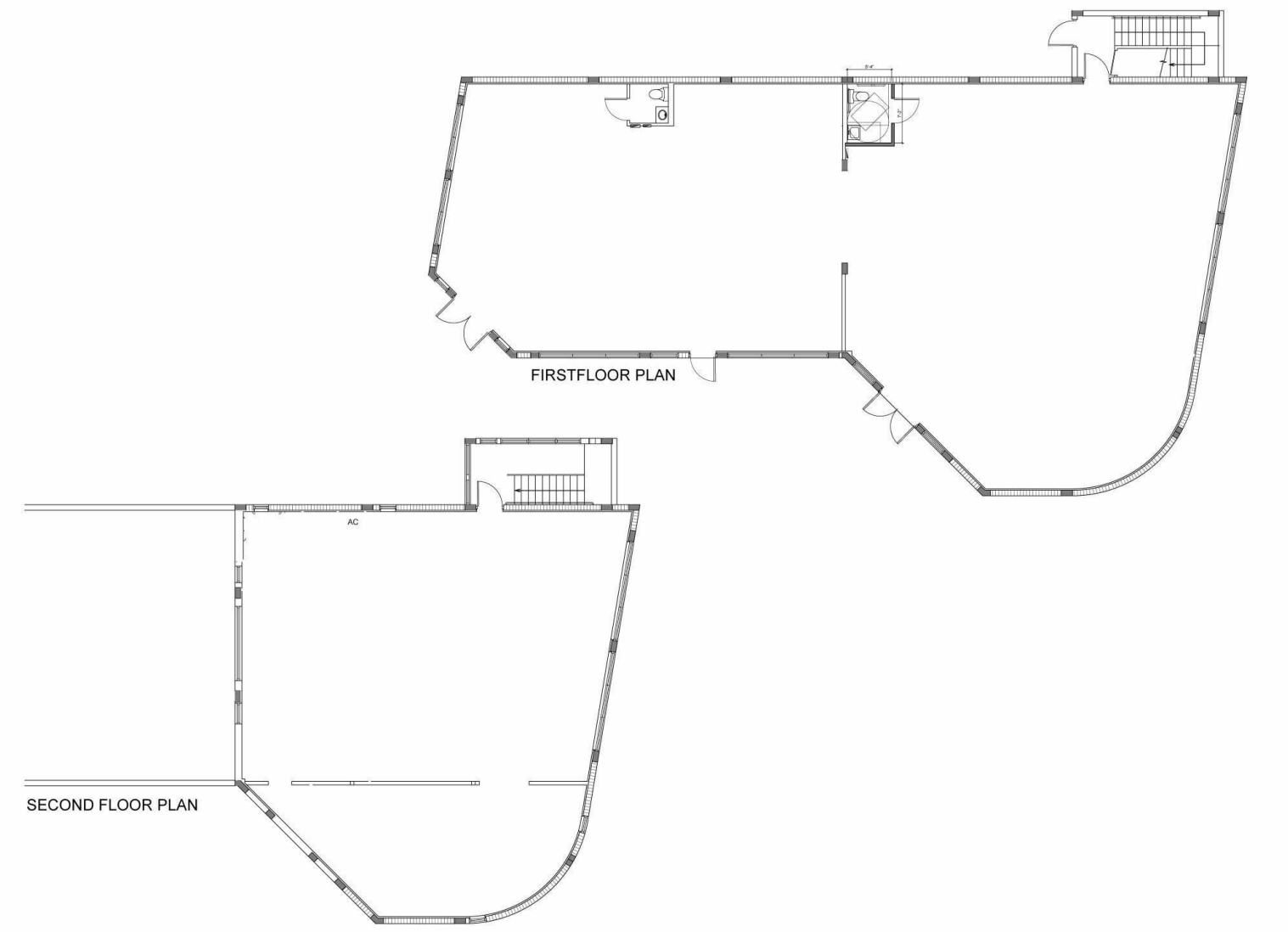
1. **Brand New Roof** - Installed with a 20-year warranty for long-term durability and peace of mind.
2. **Hurricane Impact Windows & Doors** - Top-quality protection to secure your business assets and ensure year-round resilience.
3. **Exterior Refinish** - All-new stucco delivers a clean, modern aesthetic and refreshed curb appeal.
4. **Safety Enhancements** - Upgraded exterior stairwell hand railings and non-slip flooring provides a safer environment for employees and visitors.
5. **Interior Revamp** - New drywall and updated paint throughout offer a fresh, inviting workspace.
6. **All-New HVAC System** - Fully installed for enhanced comfort and energy efficiency.
7. **Brand-New Side Entrance with Vestibule** - A redesigned side entry featuring a contemporary vestibule and interior staircase for improved accessibility to the second floor.
8. **Two Brand-New ADA-Compliant Bathrooms (First Floor)** - Thoughtfully designed for accessibility and convenience, meeting modern compliance standards.

## Future -Proofing Your Investment-Upgrades

1. **Smart Building Infrastructure (Planned)** - Preparation for modern technology integration, including security systems, Wi-Fi upgrades, and energy-efficient lighting.
2. **Modern Metal Awnings** - Sleek, durable awnings enhance curb appeal and provide functional coverage at key entry points.
3. **Landscape Beautification** - Professionally designed landscaping upgrades to elevate the aesthetic and create a welcoming environment.
4. **Upgraded Docks & Boat Lifts** - Ideal for waterfront businesses — enjoy improved marine access for deliveries, customers, or recreation.



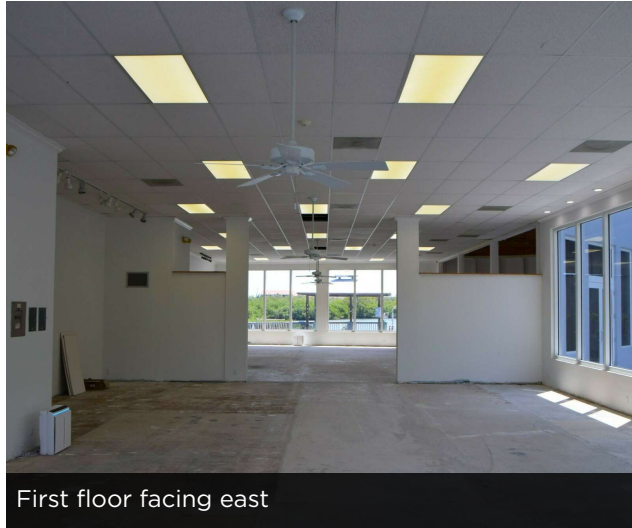
FLOOR PLAN



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## FIRST FLOOR



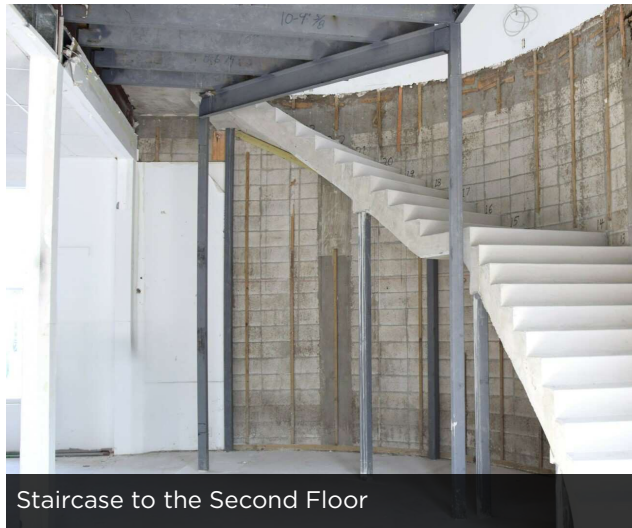
First floor facing east



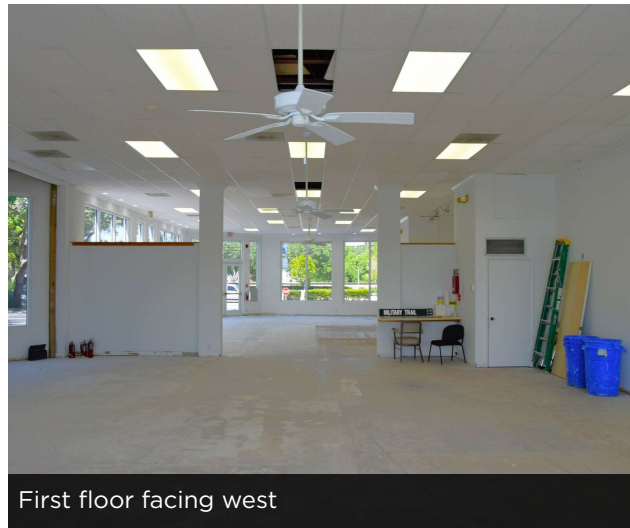
First floor facing east



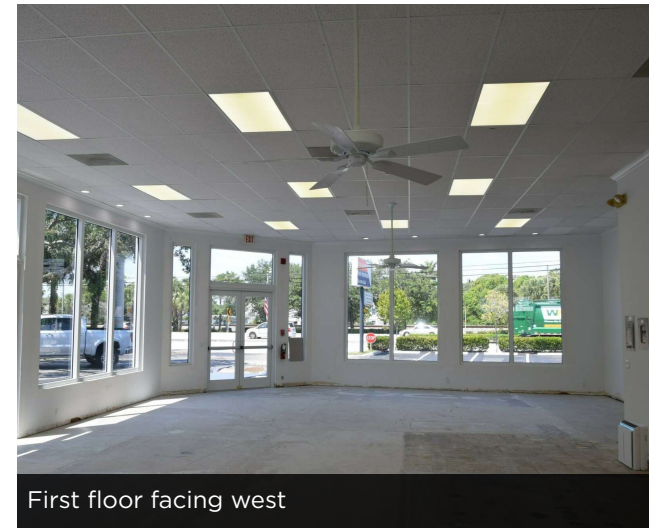
Bathrooms



Staircase to the Second Floor



First floor facing west



First floor facing west

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## SECOND FLOOR VIEW



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## SECOND FLOOR VIEW



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SVN | WATERFRONT COMMERCIAL REALTY

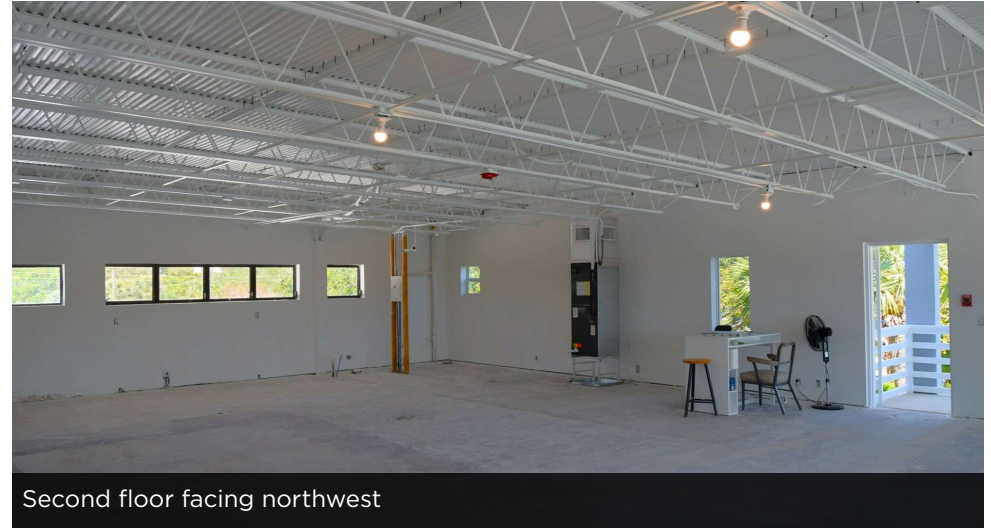
8



## SECOND FLOOR



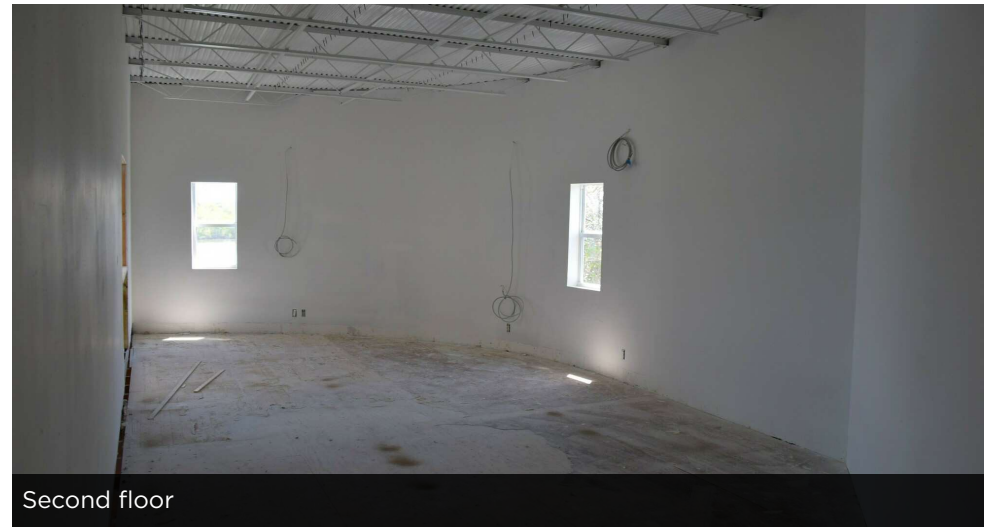
Second floor facing east



Second floor facing northwest



Second floor facing southwest



Second floor

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## ADDITIONAL PHOTOS



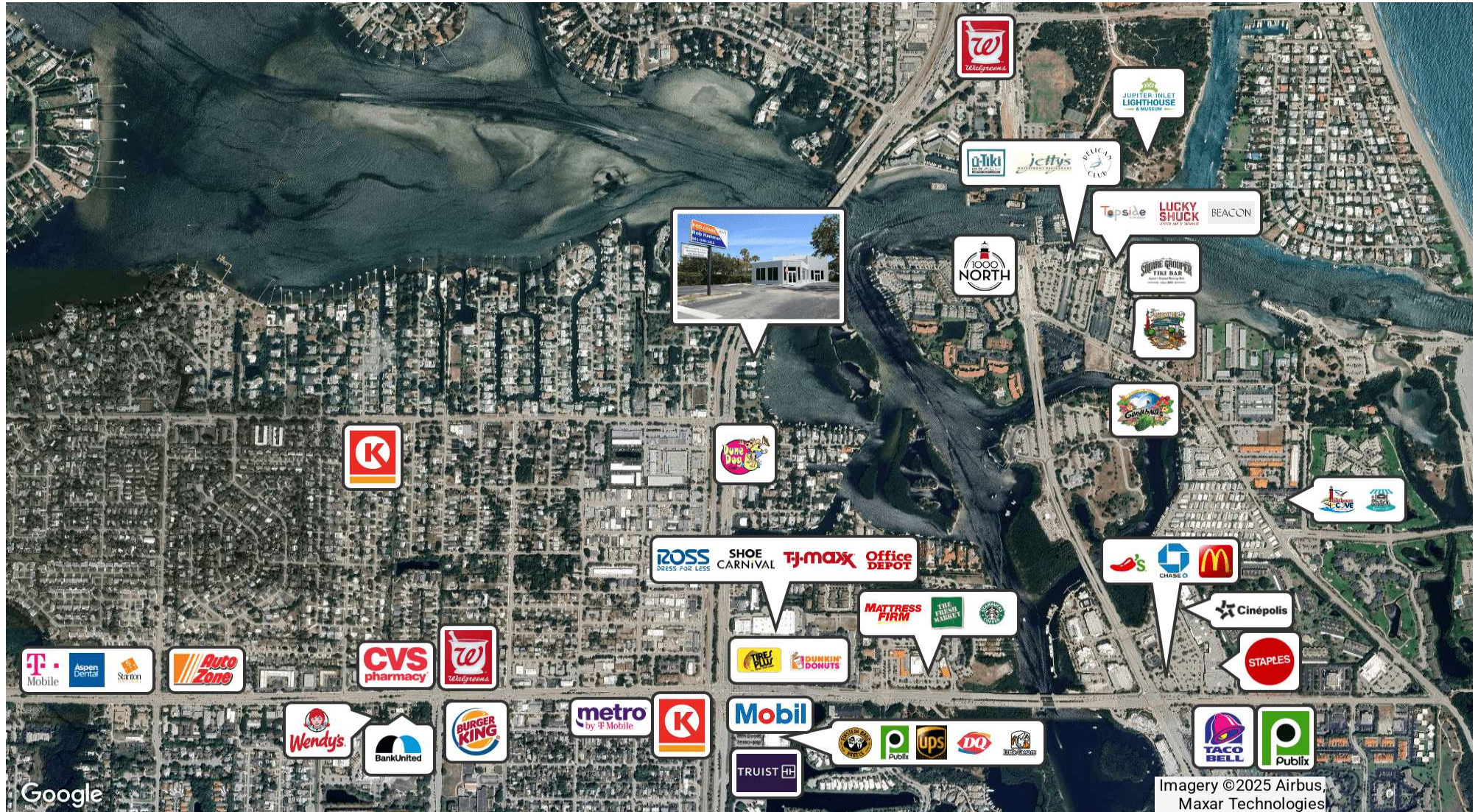
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## RETAILER MAP



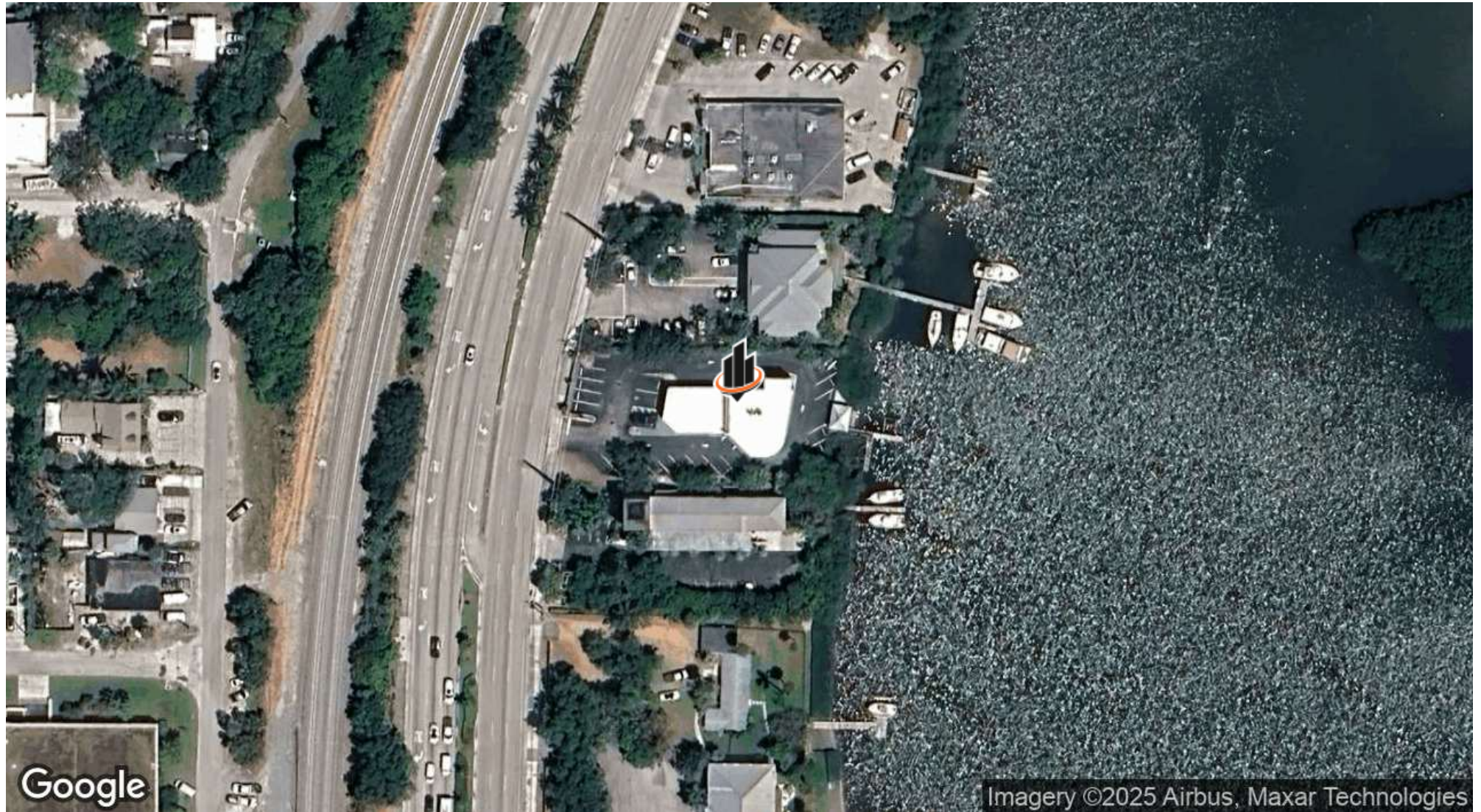
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## AERIAL MAP



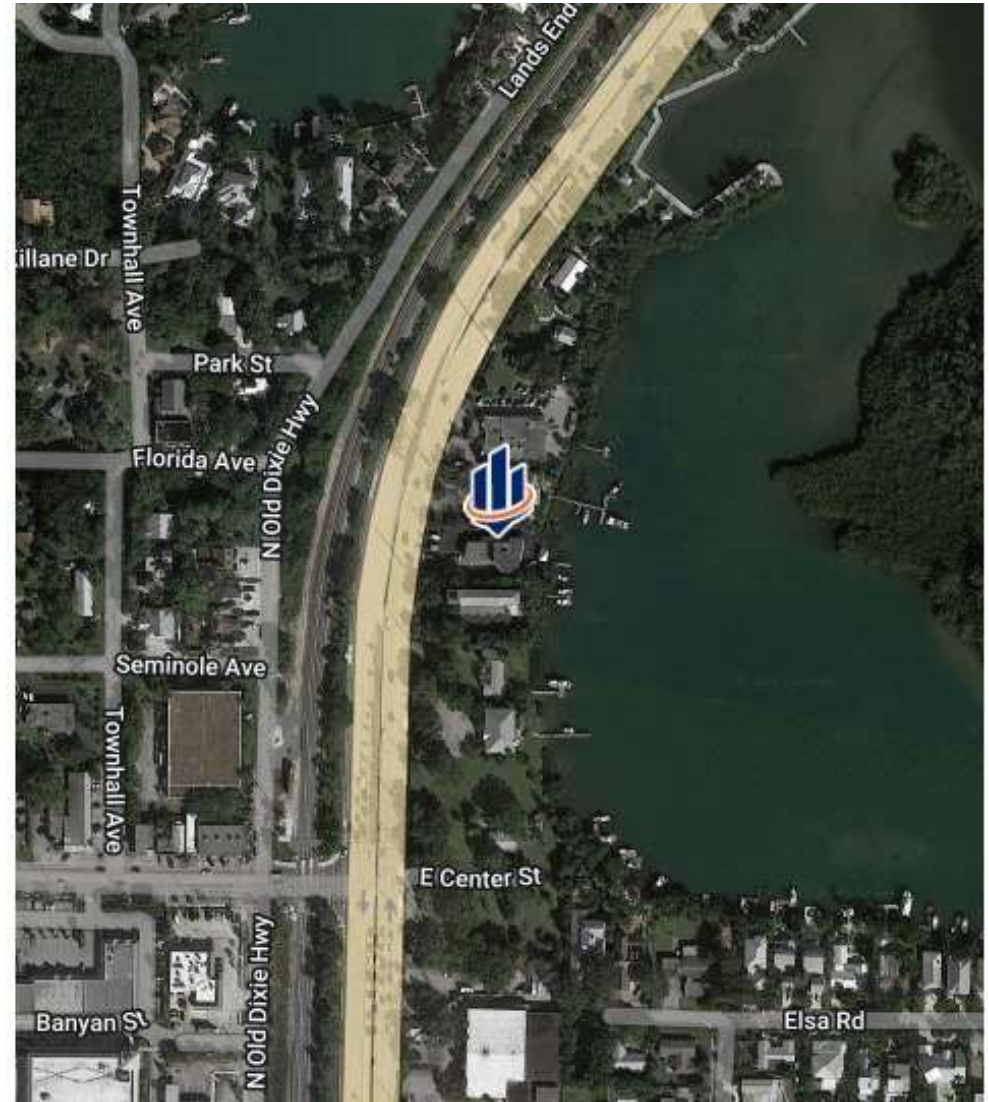
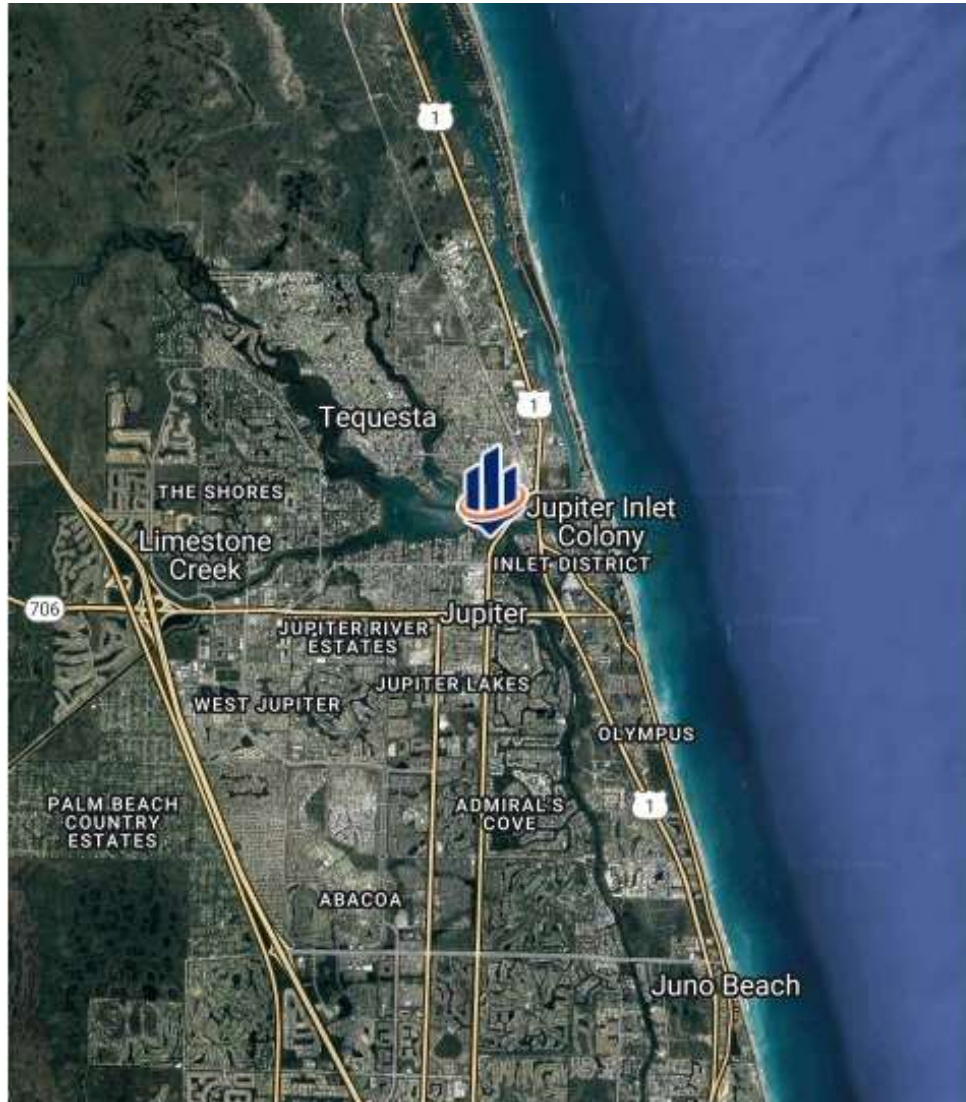
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## LOCATION MAPS



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## TOWN OF JUPITER

Jupiter is considered the Gateway to South Florida. It is located about 15-20 miles north of West Palm Beach, Florida, about 160 miles south of Orlando, and 80 miles north of the city of Miami. Jupiter has a total population of 61,348 within the town area of 21.1 square miles.

Constructed in 1860, the Jupiter Lighthouse is the oldest building in Palm Beach County. It stands 108 feet tall with a range of 24 miles. Four bodies of water can be seen from the lighthouse including the Atlantic Ocean, Indian River, Loxahatchee River and the Jupiter Inlet.

Jupiter is home to Roger Dean Stadium, which hosts two major league baseball teams for spring training – The Miami Marlins and St. Louis Cardinals.

In addition, the stadium is the only one in the country to host four minor league teams











Scripps Research Institute, a non-profit biomedical research organization, is also located in Jupiter. More than 600 full-time faculty members, scientific, technical, and administrative staff work at the 350,000-square-foot campus, which is comprised of three state-of-the-art research buildings.

Adjacent to Scripps, is the German-based Max Planck Florida Institute for Neuroscience. Jupiter is the first Institute located in the United States, with 140 scientists, researchers and other workers. Max Planck studies the brain, with the hope that its discoveries lead to treatments for autism, Alzheimer's disease and other disorders.





# WHY PALM BEACH COUNTY?

-  No County/City Income Tax
-  Current Population: \$1,532,718
-  539 Corporate Headquarters
-  Between 2021 and 2022 our population had a 0.916% increase
-  Average wage increased from \$71,304 in 2022 to \$74,801 in 2023
-  Home to: 59 Billionaires & 71,000 Millionaires
-  #1 location that young, wealthy employees are moving to
-  Median family income increased by \$10,379 in one year
-  2,602 Hedge Fund, Private Equity and Wealth Management Firms
-  5M Square Feet of New Commercial and Industrial Space in the Pipeline

“

The way you have transformed this economy, almost every location would trade places with you.”

– Dr. Jerry Parrish,  
chief economist

## KNOW AS:



Wall Street South



Equestrian Capital of the World®



Golf Capital of the World®



Banker's Row



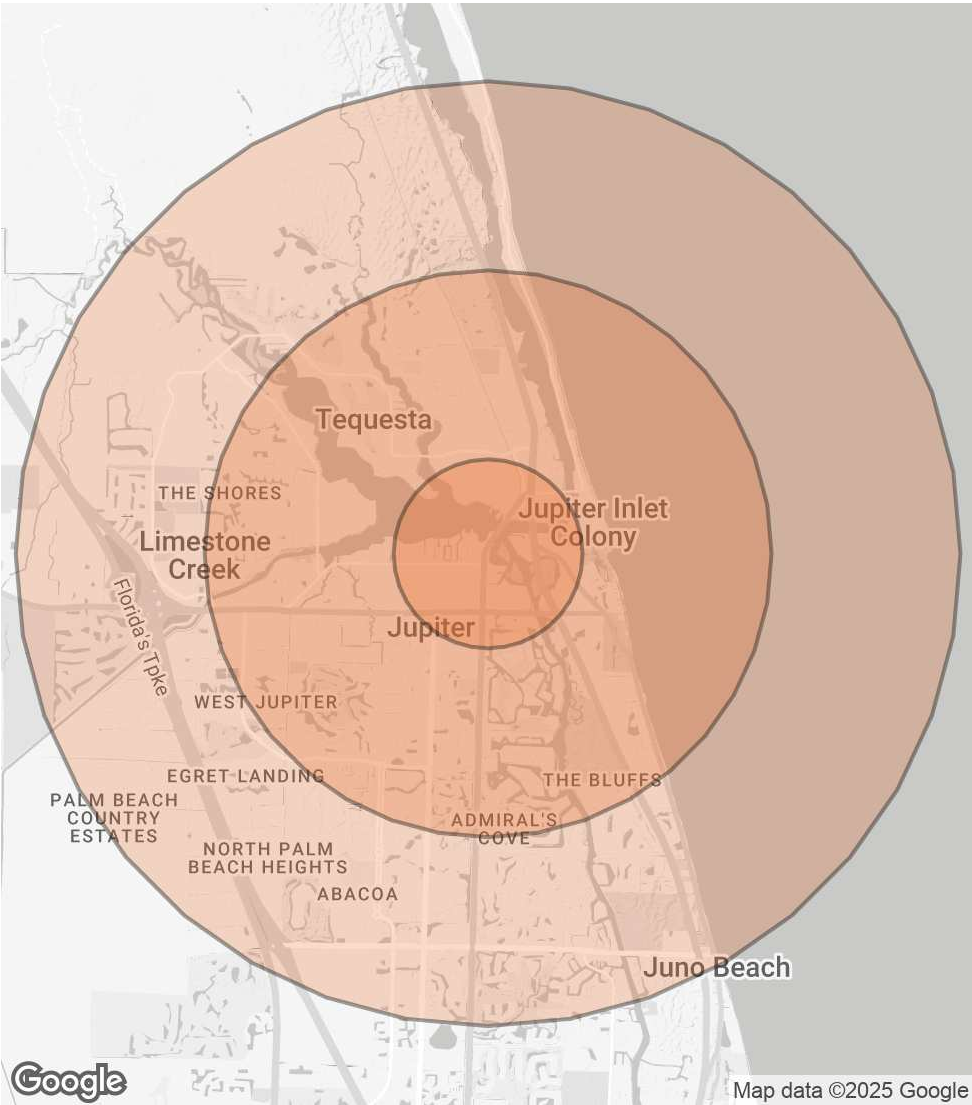
Corporate Headquarter Hotspot

# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,623	54,310	99,109
AVERAGE AGE	45	48	47
AVERAGE AGE (MALE)	45	47	47
AVERAGE AGE (FEMALE)	45	49	48

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,021	23,169	42,017
# OF PERSONS PER HH	2.5	2.3	2.4
AVERAGE HH INCOME	\$112,168	\$144,318	\$160,395
AVERAGE HOUSE VALUE	\$666,377	\$733,265	\$751,915

Demographics data derived from AlphaMap



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