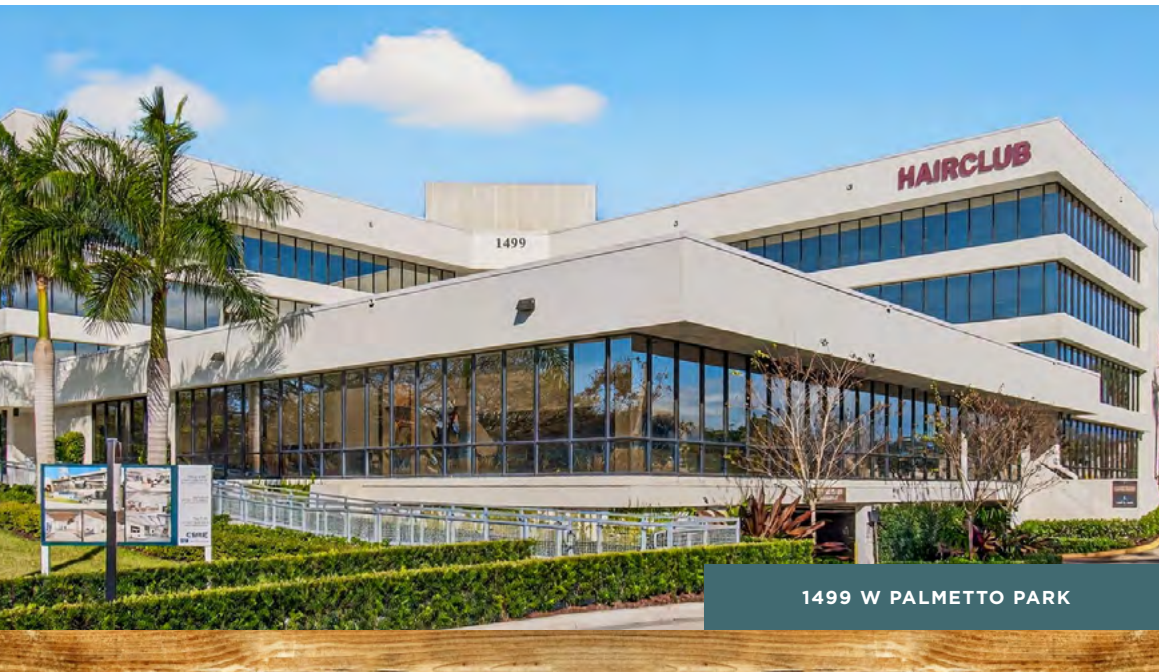


State of the Art Redevelopment

BOCA RATON, FL

1489 W PALMETTO PARK



1499 W PALMETTO PARK



PALMETTO
CENTRAL

To View The Property Video
[Click Here](#)



brightline

Under 2 miles and
only 5 minutes
from the new
Brightline Station

CBRE



GROVER CORLEW



1499 W PALMETTO PARK

1499 Comprehensive Capital Improvements (Completed)

- Brand new facade
- New Lobby
- Restrooms
- Common Area Corridors

Address	1499 W Palmetto Park
RBA	87,400 SF
Availability	Suite 109 - 2,742 SF Suite 201 - 2,582 SF (Spec) Suite 218 - 2,401 SF (Spec) Suite 300 - 20,120 SF (Available 7/1/2027) Suite 415 - 6,165 SF
Rental Rate	\$35.00 - \$42.00 NNN Suite 415 - \$50.00 NNN
Opex	\$16.28

Renovated	2024
Stories	4
Parking	Structured Parking 5 Per 1,000

PROJECT HIGHLIGHTS



MONUMENT
SIGNAGE
100% NEW &
IMPROVED
WAYFINDING
THROUGHOUT



NEW
LANDSCAPING &
OUTDOOR
SEATING
AREA



+4.44/1,000
PARKING
(MAINLY COVERED
GARAGE WITH
ADDITION
SURFACE)



12 ELECTRIC CAR
CHARGING
STATIONS



CLASS A+ OFFICE SPACE
6,165 SF AVAILABLE



1489 First Class Redevelopment

Address	1489 W Palmetto Park
RBA	83,000 SF
Availability	3rd Floor - 3,441 - 5,000 SF 4th Floor - 2,000 -7,370 SF

Rental Rate	\$45.00 - \$60.00 NNN
Opex	\$14.50
Renovated	2024
Stories	5
Parking	Structured Parking 5 Per 1,000



KEY MARKET HIGHLIGHTS



The “**GREAT SALT MIGRATION**” is Driving Highly Profitable Companies & Wealthy Decision-Makers to Boca

Many prominent firms have already relocated to Boca Raton including:

→ **Kayne Anderson**

Capital Advisors, L.P.

Relocated from *New York*



EASTHAM CAPITAL

Relocated from *Boston area*

ORBCOMM®

Relocated from *Connecticut*



TREND CAPITAL

Relocated from *Vancouver*



Relocated from *Seattle*

Ooma®

Relocated from *Silicon Valley*

LOCAL DINING

1. Palmetto Park Square (.3 Mile)

Publix
Chick-Fil-A
Keke's Breakfast Café
Paolo's Boca Pizza & Pasta
Sovereign
China One
Taco Bell
Dunkin Donuts
Tomasso's Pizza & Subs

5. Mizner Park (2.7 Miles)

Calaveras Cantina
Kapow Asian Noodle Bar
Loch Bar
Max's Grille
Ruth's Chris Steak House
Villagio Restaurant
Yard House
American Social
Eddie V's

2. Boca Center (2.4 Miles)

Just Salad
Morton
Starbucks
Rocco's Tacos
Vegan Fine Body
Tap 42
Sixty Vine
Narbona

6. Royal Palm Plaza (2.7 Miles)

Xixi Café
Another Broken Egg Café
Morelia Gourmet Paletas
The Standard
Boca Bagel Bar
Strikes Cigar Lounge
One 11
Funky Biscuit
Lemongrass
Chops Lobster Bar
Hijinks Sports Grill
Ichiyami Buffet, Sushi and Bar

DIRECTIONAL MAP

3. Glades Plaza / Restaurant Row (2.3 Miles)

Calaveras Cantina
Kapow Asian Noodle Bar
Loch Bar
Max's Grille
American Social
Eddie V's
Ruth's Chris Steak House
Villagio Restaurant
Yard House
Pubbelly Sushi
El Camino
Fiolina Pasta House

Giovanni's Pizza
Al Najim Bakery and Restaurant
Yakitori Sake House
Twenty Twenty Grille
Gary Racks Farmhouse Kitchen
Saquella Café
Casimir French Bistro
Runas Peruvian Cuisine
Biergarten
Vespri Siciliani
Indian Harvest

4. Town Center Mall (2.2 Miles)

Bazille at Nordstrom
California Pizza Kitchen
Joseph's Classic Market
La Boulangerie Boul'Mich
Rex Baron
The Capital Grille
True Food Kitchen
Pollo Tropical
Cheesecake Factory

7. Palmetto Park Rd Restaurants (1.8 Miles)

Louie Bossi
Just Baked
Sanborn Café
Yokohama Sushi East
Tacowa - Korean BBQ
Casa D'Angelo
D Cuban Bistro
Nori Thai
Luff's Fish House
Tin Muffin Café
Trattoria Romana
Il Mulino New York



Centrally Located

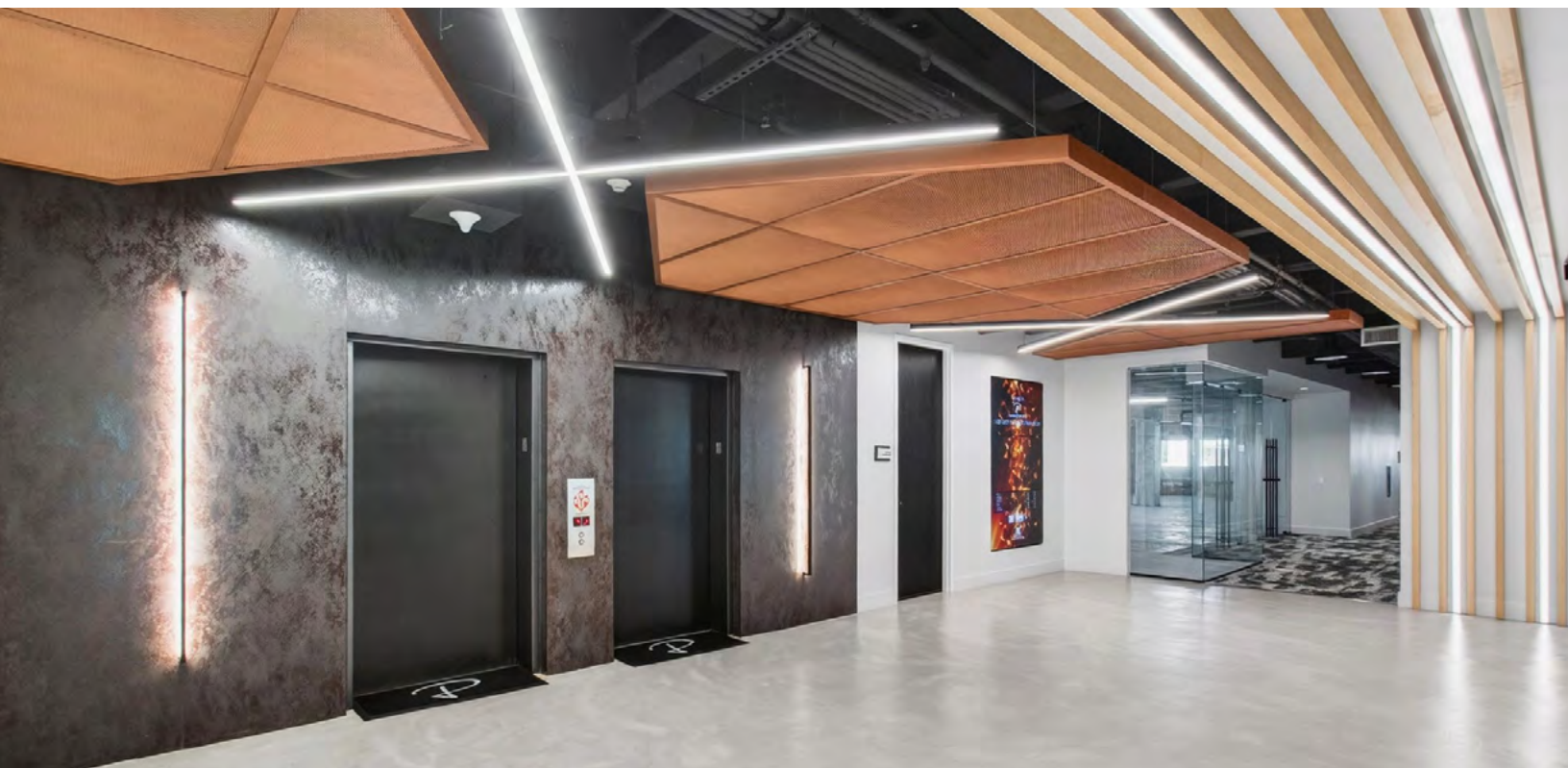


03 MILES - Boca Raton Executive Airport
23 MILES - Fort Lauderdale Airport
26 MILES - West Palm Beach Airport



OVER 3 Million SF of Restaurants & Retail
Within Minutes





BOCA RATON, FL

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