

FOR LEASE: THE PROMENADE AT LAKE WORTH

120 N FEDERAL HWY. LAKE WORTH BEACH, FL 33460



PROPERTY FEATURES

- 31,066 RSF Office Building, Lake Worth Beach, FL
- Beautiful Well Built Office Building!
- Tenants include: Guardians Credit Union, JDA Insurance, Allstate Insurance, IT Solutions, and All Addiction Recovery Corp Offices.
- Easy Access to I-95 via 10th Ave N of 6th Ave S.
- Parking: 63 Total
- Gross Leasable Area: 31,066 SF
- Asking Price: \$20-25 per square foot plus \$7.00 per square foot Operating Expenses

Simplifying Real Estate



STRATEGIC REALTY SERVICES, LLC

CHRISTOPHER FLEMING

500 Northpoint Parkway, STE 300

Lake Worth Beach, FL 33407

561.471.5353 PH

561-707-5120 CELL

cflaming@strategicrealty.com

www.strategicrealty.com



**FOR LEASE: THE PROMENADE AT
LAKE WORTH
LAKE WORTH BEACH, FL 33460**



The Promenade at Lake Worth
120 N Federal Hwy, Lake Worth Beach, FL 33460
Property Summary

Property Location: The Promenade at Lake Worth is located just north of Lucerne Ave along the east side of N Federal Highway in Downtown Lake Worth Beach, Palm Beach County, FL 33460

Year Built: 2008

Zoning: DT—Downtown—Lake Worth Beach. https://library.municode.com/fl/lake_worth_beach/codes/code_of_ordinances?nodeId=PTIICOR_CH23LADERE_ART3ZODI_DIV3MIUSDI_S23.3-14OW

Use Code: 1200 - STORE/OFFICE/RESIDENTIAL

PCN#: 38-43-44-21-15-028-0030

Basic Building: 3 Story CBS Construction - Mediterranean Style

Exterior Walls: Concrete Block Walls

Roof: Main: Flat - Modified Bitumen Systems
Tower roofs: pitched with Composite Barrel Tile Cover

Interior Walls: Metal Studs, Drywall and Wall treatment

Ceiling: Mostly 24 x 24 acoustical tile

Lighting: Reflective Inlaid in ceiling

HVAC: Common Area HVAC Unit Maintained by Owner - Individual heating and cooling units, maintained by tenants

Floors: Carpeting, Vinyl, ceramic tile, and exposed smooth concrete

Ceiling Height: 9 ft and up

Electric: Each unit is separately metered

Public Utilities: Water and Sewer and Electric are provided by Lake Worth Beach Utilities, telephone/internet services are provided by AT&T and Comcast—Fiber Optic is available

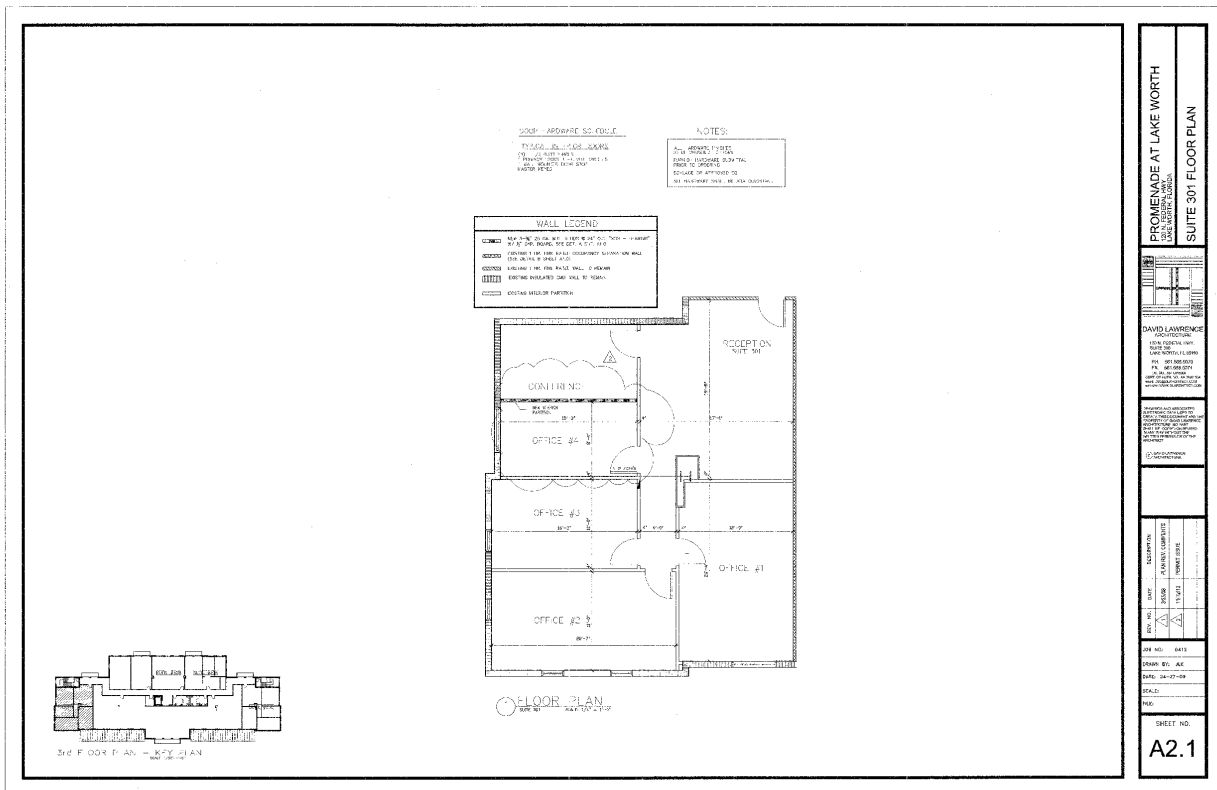
Signage: On Building and Interior Directory

Parking: 64 Spaces—Limited Covered Parking Available

**FOR LEASE: THE PROMENADE AT
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LAKE WORTH BEACH, FL**



Available Suite 300



Size: 1577 Rentable SF

Rate: \$21.00/SF plus \$7.00 Common Area Maintenance and Expenses

Lease Term: 3-5 Years

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Available Suite 209



Size: 958 Rentable SF
Rate: \$23.00/SF plus \$7.00 Common Area Maintenance
and Expenses
Lease Term: 3-5 Years

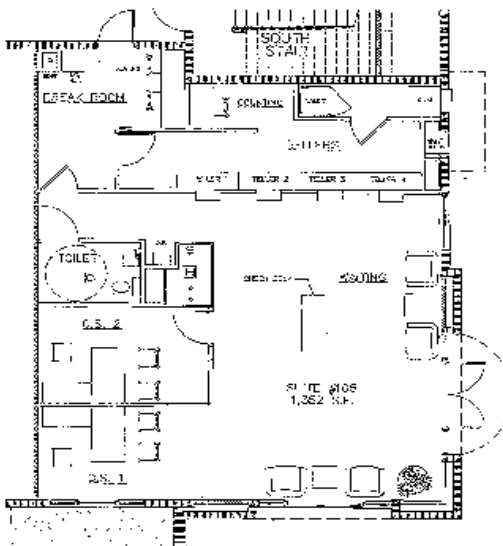
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LAKE WORTH BEACH, FL**



Available Suite 105

**EXHIBIT "D"
FLOOR PLAN**

**PBC CREDIT UNION
AT THE PROMENADE IN LAKE WORTH**



FLOOR PLAN



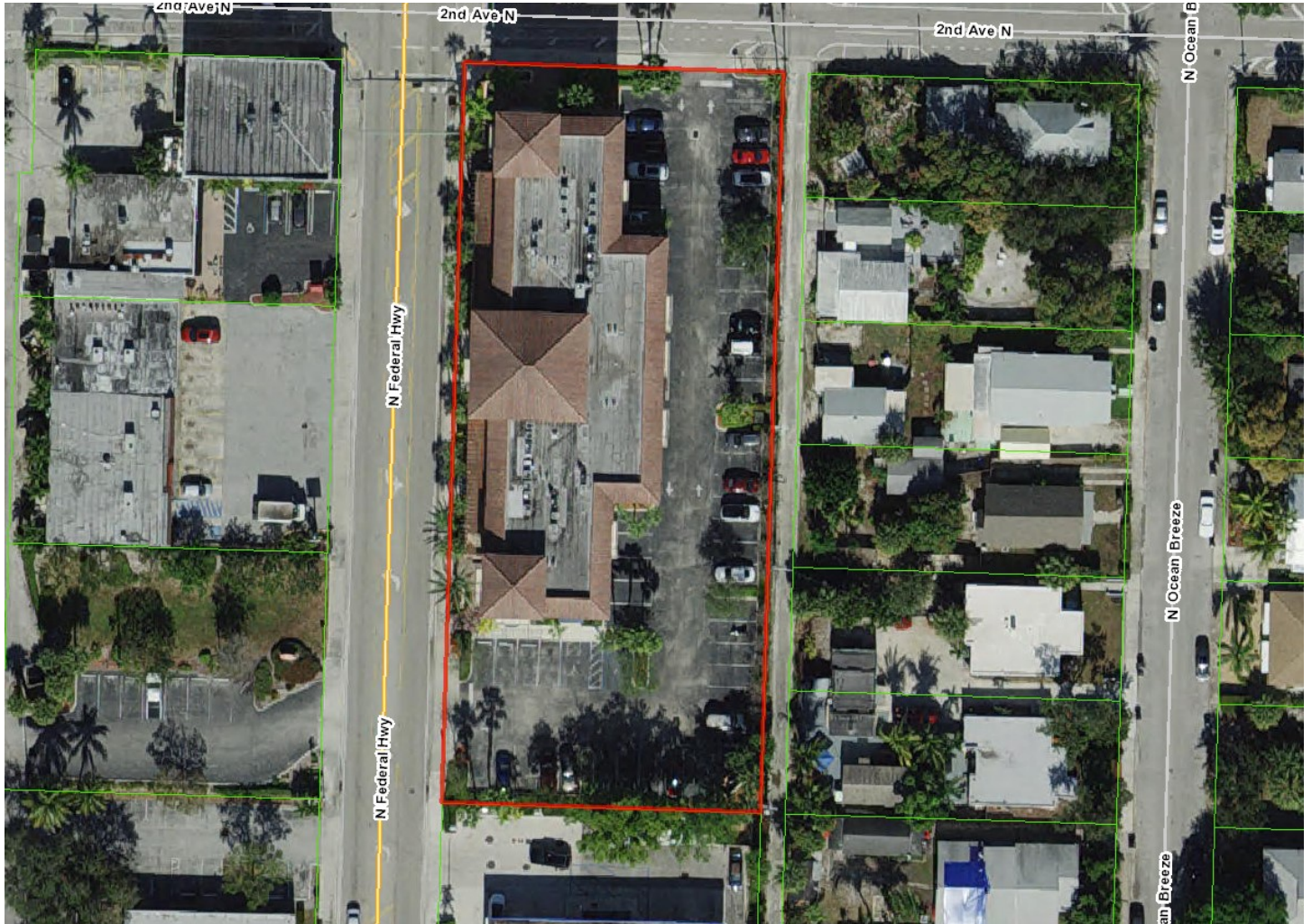
**DAVID LAWRENCE
ARCHITECTURE INC.**

120 N Federal Hwy, Suite 205 Lake Worth, FL 33460 PH 561-988-6170

Handwritten initials or signature.

Size: 1611 Rentable SF
Rate: \$25.00/SF plus \$7.00 Common Area Maintenance and Expenses
Lease Term: 3-5 Years

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2nd Floor Plan

