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NORTH FLAGLER DRIVE

WEST PALM BEACH FL, 33401



CBRE

163,411 SF

OFFICE/MEDICAL SPACE FOR LEASE

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Well established Class A Office/Medical building with beautiful views of the Atlantic Ocean and Intracoastal Waterway. Close proximity to I-95 and Good Samaritan Medical Center.



PROPERTY FEATURES

COVID-19 Cleaning Procedures

Complimentary Garage Parking
And Valet

Walgreen's Pharmacy Located in the
Building as a Tenant Amenity

Class A Office Building with 24-Hour
Manned Security and Key Card Access

Close Proximity to Good Samaritan
Medical Center

Parking Ratio: 4.5/1,000 SF

PROPERTY HIGHLIGHTS



Asking Rate:
\$30.00-\$40.00/PSF
NNN



Operating Expenses:
\$14.65/PSF



Ideally located on
the West Palm Beach
Water front



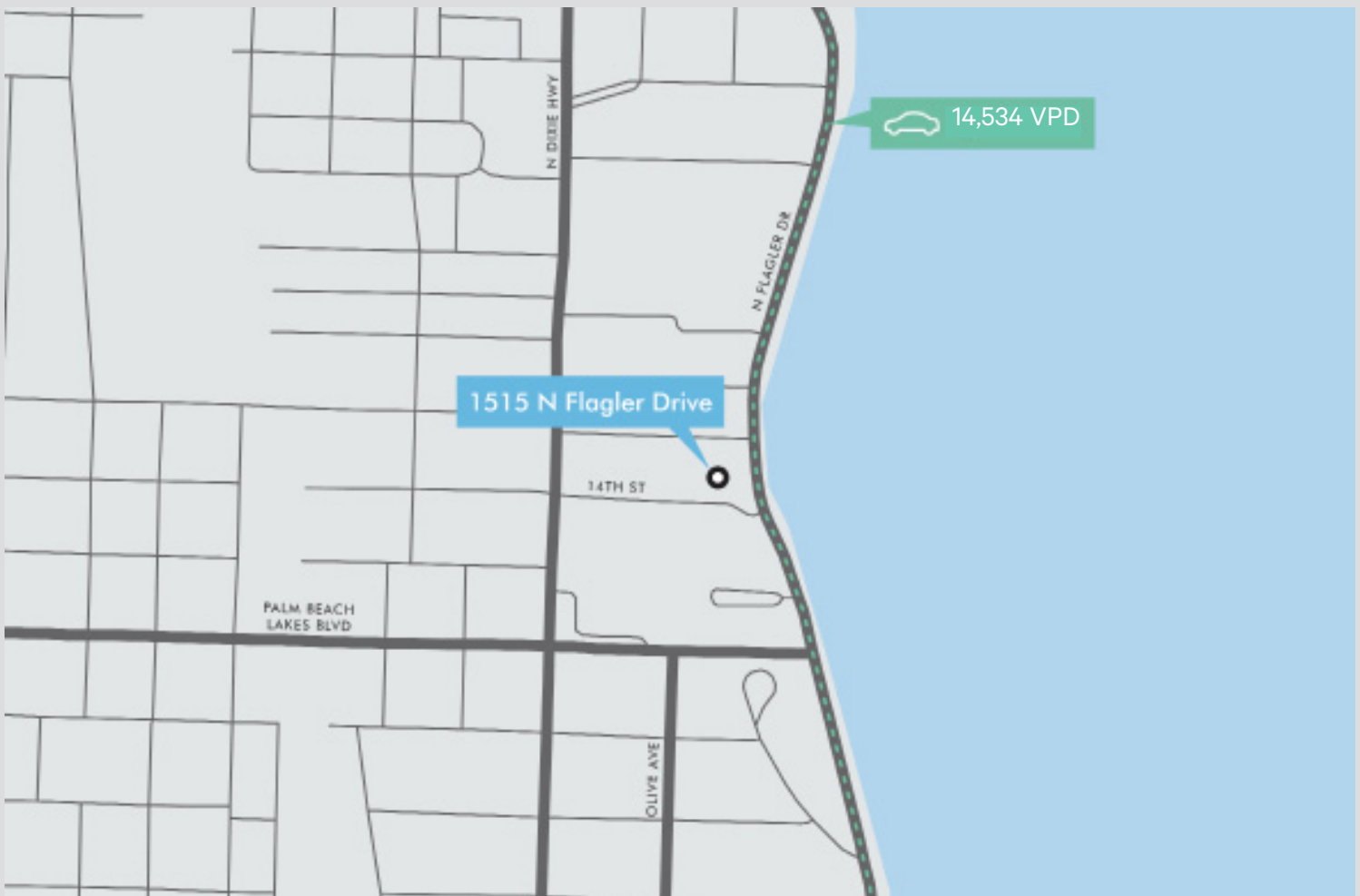
Close Proximity to
Good Samaritan Medical
Center



Located Close
to I-95

KEY DEMOGRAPHICS

DEMOGRAPHICS	2 MILE	5 MILES	10 MILES
2022 Total Population	42,359	178,424	475,773
Households	19,536	73,194	216,998
Housing (Median)	\$303,375	\$221,126	\$248,287
2022 Household Income	\$86,904	\$74,844	\$80,289



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FOR MORE INFORMATION, CONTACT:

KEVIN MCCARTHY

First Vice President
+1 561 227 1808
kevin.h.mccarthy@cbre.com

KEVIN PROBEL

First Vice President
+1 561 847 8603
kevin.probel@cbre.com

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