



Gateway @ The Gardens

12300 Alternate A1A Hwy, Palm Beach Gardens, FL
33410



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Gateway @ The Gardens

Upon Request

Introducing *** Gateway @ The Gardens the gateway between Palm Beach Gardens and Jupiter traveling North and South on Alternate A1A Blvd. With 5-Star visibility on Alternate A1A! This property has 53,000 cars per day with amazing frontage adjacent to PGA Blvd on-ramp for I-95 South. Available to Lease 530 s/f up...

- 5-Star location near the Gardens Mall for retail, office and medical (close proximity to Jupiter Medical Center and Gardens Medical Center)
- 53000 cars per day with amazing frontage adjacent to PGA Blvd. Onramp for I-95 Southbound
- Growing opportunities for healthy food emporium for take out or eat in!
- Growing opportunities for Retail showroom or art gallery needing high visibility!
- Growing opportunities for Attorney practice - satellite office
- Growing opportunities for Apparel or Jewelry store

For more information visit:
<https://www.loopnet.com/Listing/12300-Alternate-A1A-Hwy-Palm-Beach-Gardens-FL/4027572/>

Gateway @ The Gardens
 (near The Gardens Mall) 53,000

Rental Rate:	Upon Request
Property Type:	Office
Property Subtype:	Office Live/Work Unit
Building Class:	C
Rentable Building Area:	18,152 SF
Year Built:	1984
Cross Streets:	Florida Blvd
Walk Score ®:	38 (Car-Dependent)
Rental Rate Mo:	Upon Request



1st Floor Ste 108

Space Available	530 SF
Rental Rate	Upon Request
Date Available	September 30, 2022
Service Type	Negotiable
Built Out As	Standard Office
Space Type	Relet
Space Use	Office/Retail
Lease Term	Negotiable

Under new ownership & Rebranding! Bring your Sandwich & Coffee shop here! Suite 108 *** New owners offer TI package for retail conversion to gain maximum exposure with 5-star visibility! Alternate A1A daily traffic count +- 53,000 vehicles. Less than 1/2 mile from I-95 PGA exit. This small space offers a lot of bang for the square footage. Ideal location for a small satellite office, second, third location, retail showroom, and other versatile uses. Monument and building signage capability. Close proximity to the Gardens Mall, Downtown at the Gardens, Jupiter, Palm Beach Gardens, two major hospitals, med pavilions, and more! Are you a Broward or Miami business and need a Palm Beach county address? Call today to discuss flexible lease terms for your new location. 561-236-4526

1st Floor Ste 108

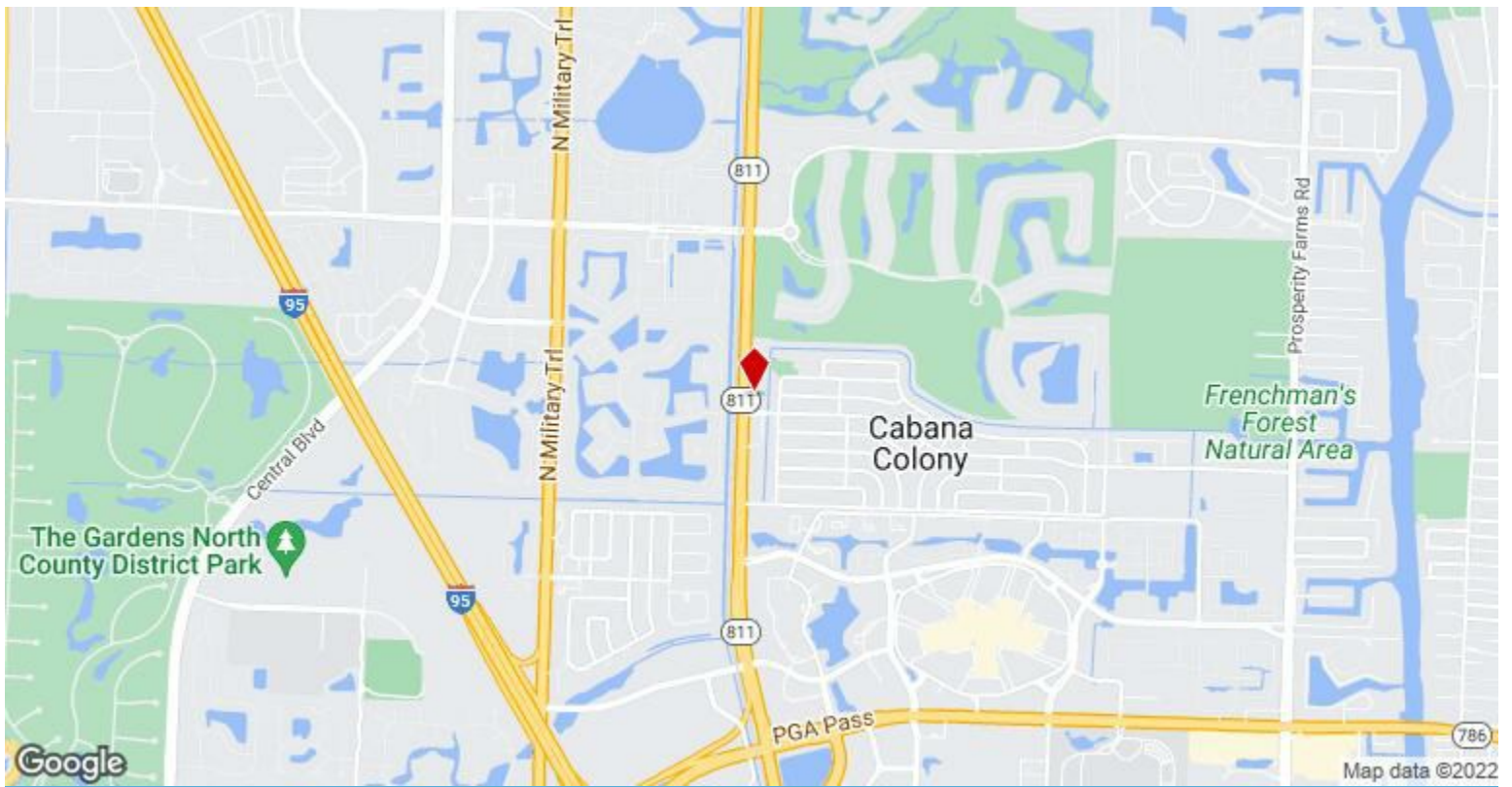
Space Available	530 SF
Rental Rate	Upon Request
Date Available	September 30, 2022
Service Type	Negotiable
Built Out As	Professional Services
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Don't miss this opportunity! The only West facing corner office in the property! Easy parking access, direct entrance-exit at corner. High visibility for traffic and at rush hour. Bring your retail dream store here! Coffee shop, light food offerings for lunch and dinner! Healthy Food Take Out always a great choice in the Gardens! Close to residential and business owners looking for a place to grab a bite! Call today for details as to improvements assistance!

2nd Floor Ste 204

Space Available	1,000 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Negotiable
Space Type	Relet
Space Use	Office/Retail
Lease Term	2 - 5 Years

.This property is under new ownership! New negotiable terms for leasing. Office is currently under renovation with new paint, wood look vinyl plank flooring, outlets. Occupancy capability is expected to be Mid August or sooner. Monument sign available with some of the highest visibility on Alternate hwy A1A. Call today to discuss showing schedule for 204.

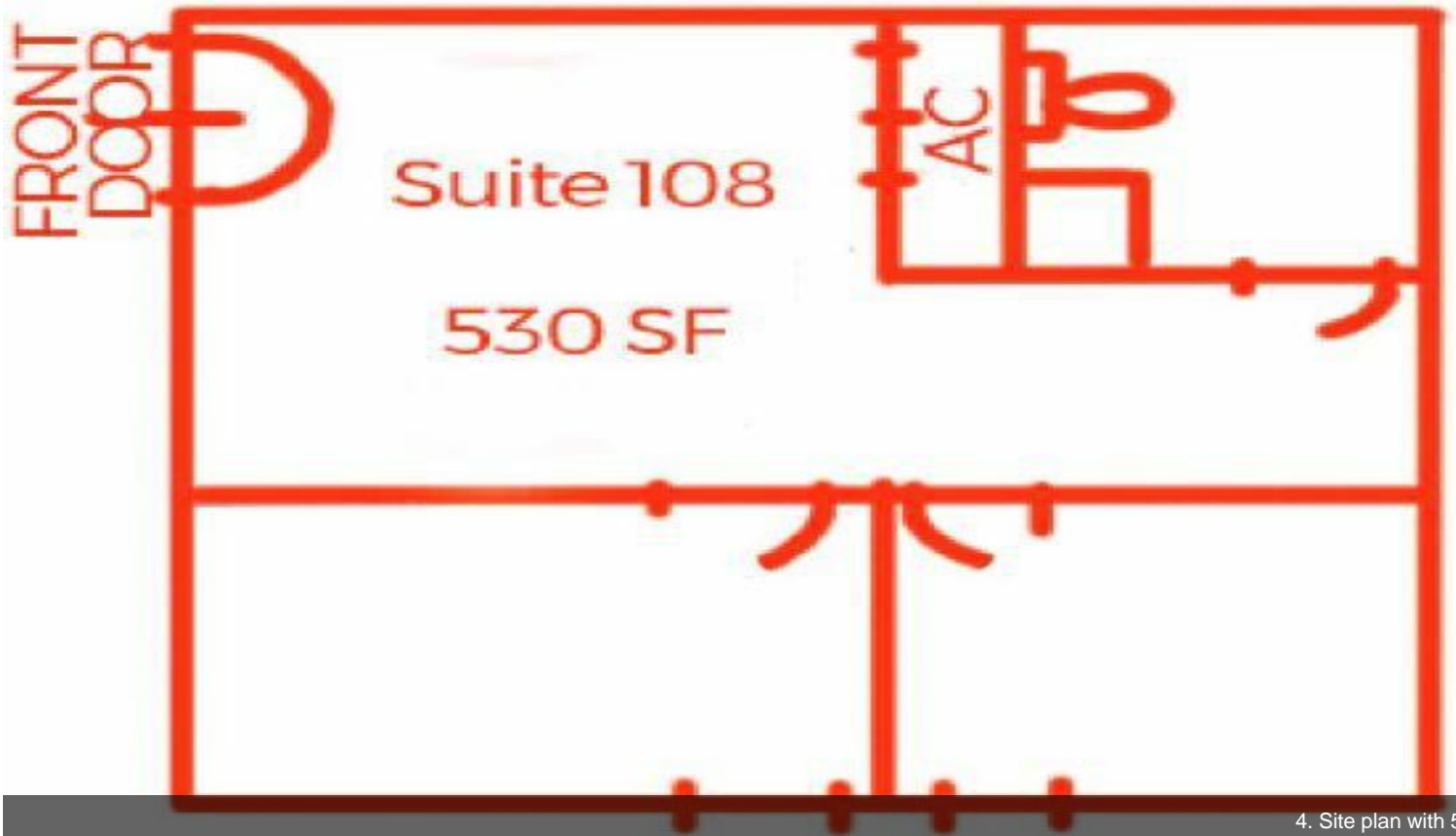


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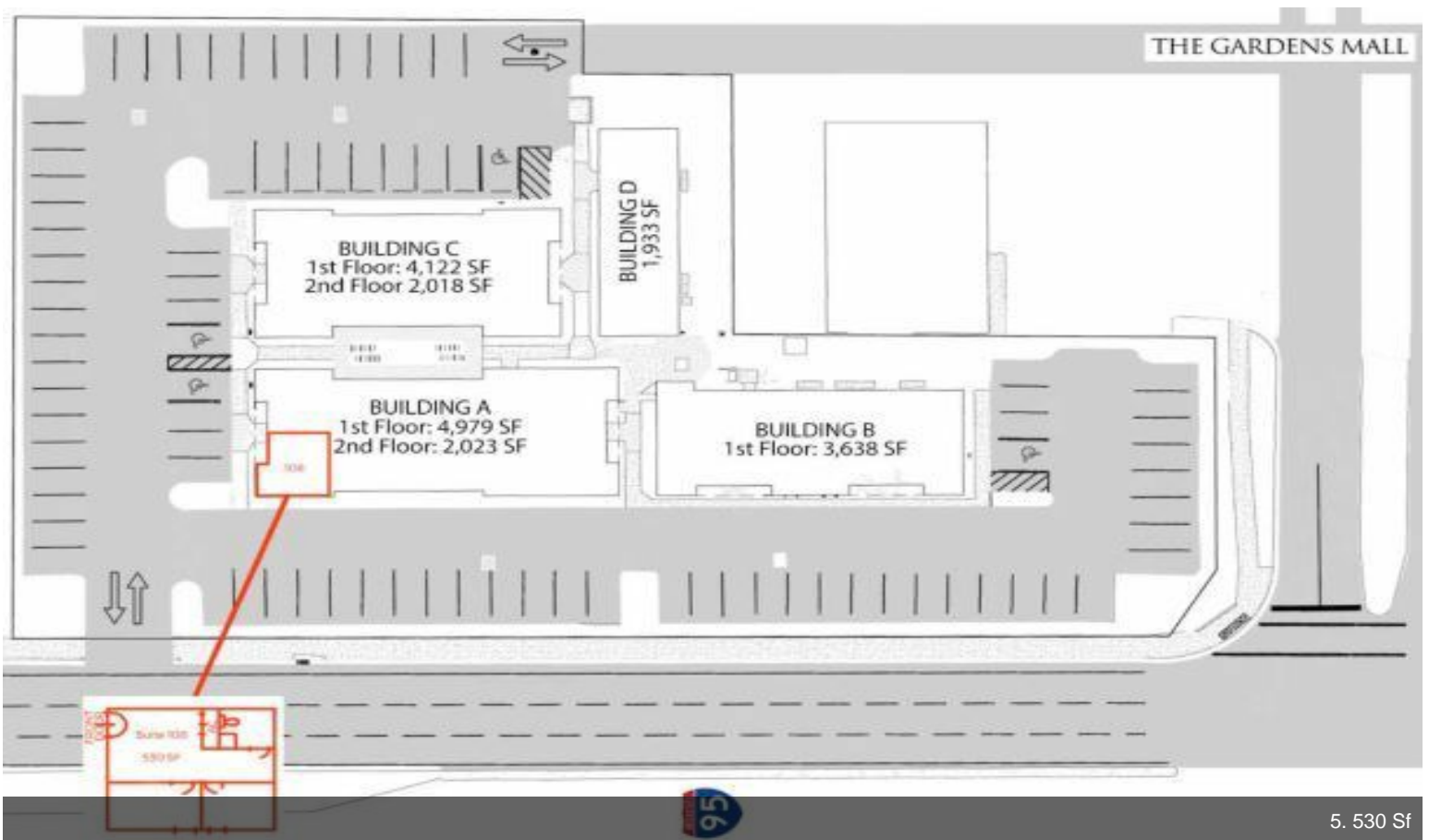
Introducing *** Gateway @ The Gardens the gateway between Palm Beach Gardens and Jupiter traveling North and South on Alternate A1A Blvd. With 5-Star visibility on Alternate A1A! This property has 53,000 cars per day with amazing frontage adjacent to PGA Blvd on-ramp for I-95 South. Available to Lease 530 s/f up to 2,000 square feet. Now under new ownership and management. New paint in 2021. 60 surface parking spaces.

Now welcoming small coffee shop - sandwich shops for future occupation now, as well as Retail gift stores, showrooms, Art Galleries, and more. 2022 & 2023 availability. Get on the list today for a space in The Gateway! The ideal location for second location or consideration for your move to more affordable rent. Call today for information. 561-236-4526

Property Photos



4. Site plan with 530



5. 530 Sf