

# RETAIL / OFFICE / MEDICAL / COMMERCIAL SPACE OKEECHOBEE FRONTAGE IN WEST PALM BEACH

## AVAILABLE FOR LEASE



**4047 Okeechobee Boulevard • West Palm Beach • Florida**

## THE PROPERTY HIGHLIGHTS

Booming neighborhood strip center with unmatched frontage on Okeechobee Boulevard.

Well-established location with excellent access via **I-95** at Palm Beach Lakes Blvd. and Okeechobee Blvd. with **both interchanges situated less than two (2) miles from the property.**

Unmatched exposure with a daily traffic volume of more than 65,000 cars.

Tenants enjoy close proximity to Downtown West Palm Beach (less than three miles) and the Palm Beach Outlets (two miles) allowing for great access to some of the areas greatest shopping, dining, and entertainment amenities.

Abundant surface parking available for all tenants.

Strong demographics with a population of  $\pm 259,000$  and an average household income of  $\pm \$70,000$  in the 5-mile radius.



ASSET  
SPECIALISTS INC.



## AVAILABILITY AND PRICING

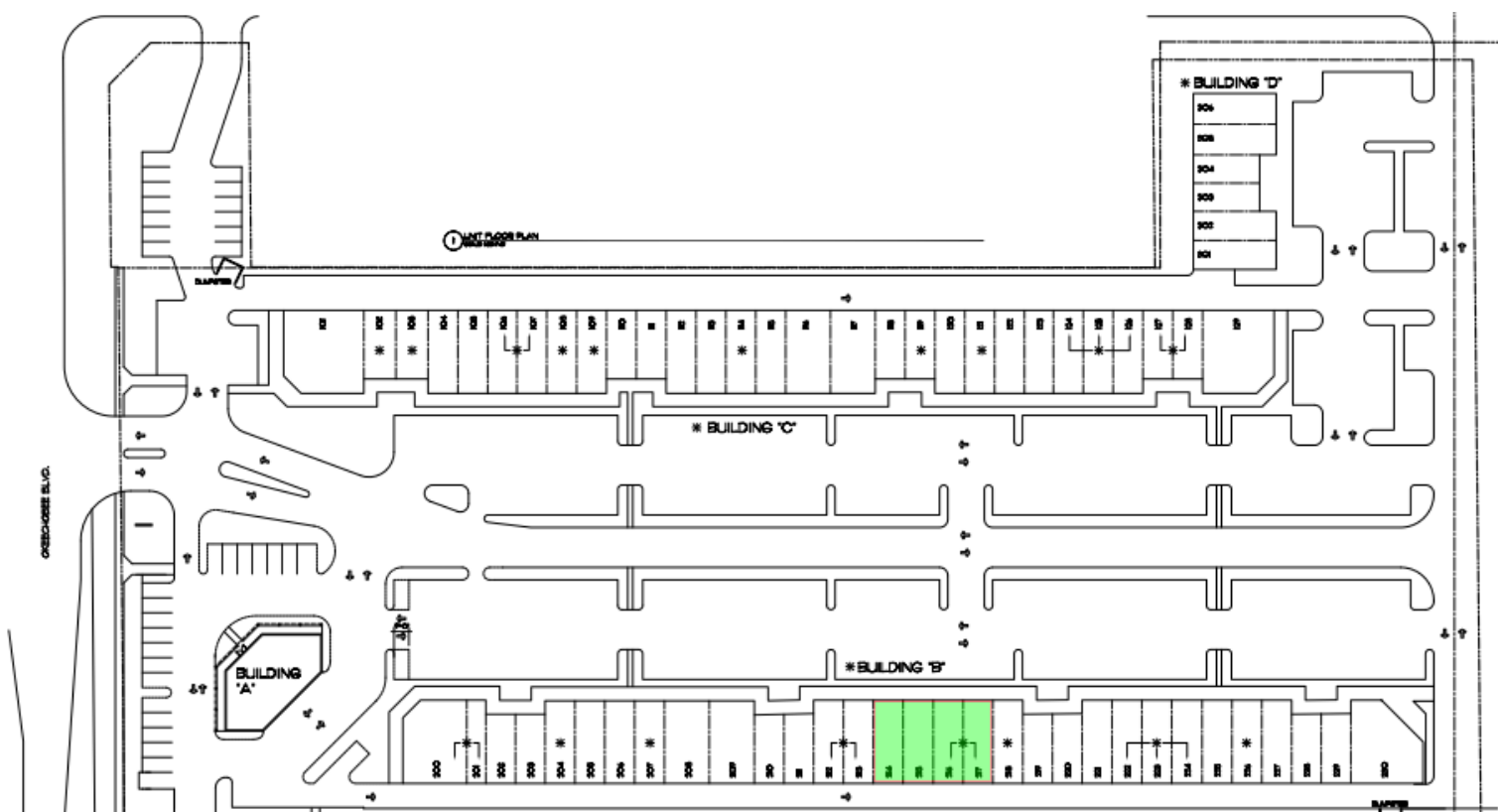
4047 OKEECHOBEE BOULEVARD | WEST PALM BEACH | FL

- **Suite 214/215 • 1,812 Square Feet • Available Immediately**
  - Upgraded with new paint and white epoxy flooring. Potential to upgrade to wood grain vinyl plank flooring.
  - Open space with one (1) private bathroom in the rear.
  - **Total monthly rent \$5,867.86.** (\$30 PSF NNN + \$8.86 PSF CAM).
  - Tenant contracts directly with FP&L for electric. HVAC service and water included in CAM.
- **Suite 216 • 900 Square Feet • Available Immediately**
  - Upgraded with new paint and wood grain vinyl plank flooring.
  - Open space with one (1) private bathroom in the rear.
  - **Total monthly rent \$2,914.50.** (\$30 PSF NNN + \$8.86 PSF CAM).
  - Tenant contracts directly with FP&L for electric. HVAC service and water included in CAM.
- **Suite 217 • 900 Square Feet • Available Immediately**
  - Upgraded with new paint and wood grain vinyl plank flooring.
  - **Total monthly rent \$2,914.50.** (\$30 PSF NNN + \$8.86 PSF CAM).
  - Tenant contracts directly with FP&L for electric. HVAC service and water included in CAM.
  - **Can be combined with Suite 214/215, and/or 216, for increased square footage between 1,800 sf and 3,612 sf.**



# SITE PLAN WITH AVAILABILITY

4047 Okeechobee Blvd • West Palm Beach



subject to errors, omissions, prior sale or lease, change in price and withdrawal

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# LOCATION INFORMATION

**Direct Access to I-95 • Prime West Palm Beach Location!**



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**A S S E T**  
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