



DUNN
COMMERCIAL

COMMERCIAL REAL ESTATE SERVICES



7,735 SF OF BUILT OUT PROFESSIONAL OFFICE SPACE
340 COLUMBIA DRIVE • WEST PALM BEACH • FLORIDA

THE PROPERTY OVERVIEW

Dunn Commercial is pleased to bring to the market for lease a $\pm 7,735$ sf portion of 340 Columbia Drive – a trophy single-story office building along the Village Boulevard corridor in bustling West Palm Beach, Florida.

340 Columbia Drive is strategically located in the heart of suburban West Palm Beach, **within walking distance to dozens of retail, restaurants and hotel options**. The property enjoys immediate access to neighboring communities via the areas primary highway system, **Interstate 95, (less than one mile from the property)** and is mere **minutes outside of Downtown West Palm Beach** and a short drive to the world renown Palm Beach Island.

In recent years, West Palm Beach has experienced unprecedented growth, attracting many of the Country's largest and most notable corporations with its competitive, business-friendly environment paired with an unmatched quality of life for its residents. 340 Columbia Drive offers a unique opportunity for a professional office user to enjoy the benefits of a standalone corporate presence, and to “join the wave” of highly regarded companies calling West Palm Beach home.



THE PROPERTY HIGHLIGHTS

Impeccably maintained facility with a newer roof and hurricane impact windows & doors throughout

Upscale, campus-like setting with walking trails, lake views, mature landscaping, and connectivity to neighboring retail center with dozens of restaurants and shopping options.

Located in the Village Commerce Center which is majority controlled by the owner of 340 Columbia Drive – providing great peace of mind for Tenant's to trust the quality of upkeep of the overall park.

No common areas or loss factors! The square footage you get is the square footage you pay for! Most competing buildings in the market are multi-story towers with a minimum 15% common loss factor.

Great location along a high walkability corridor with great access to I-95 (less than one mile), minutes away from the robust center of Downtown West Palm Beach, and a few miles from Palm Beach International Airport.

Abundant surface parking for use by all tenants.



THE SPACE HIGHLIGHTS

±7,735 Square Foot space in a single-story building.

Multiple direct entrance from the outside. No elevators and no shared common areas!

Perimeter windows on all sides of the space allow for abundant natural light.

Existing space configuration includes a large open work area for cubicle workstations, ±7 private offices, a large boardroom/training room, large breakroom, and large multiple-stall private bathrooms.

Space could potentially be subdivided for a qualifying tenant. The minimum divisible space would be ±2,662 square feet.

PRICING INFORMATION

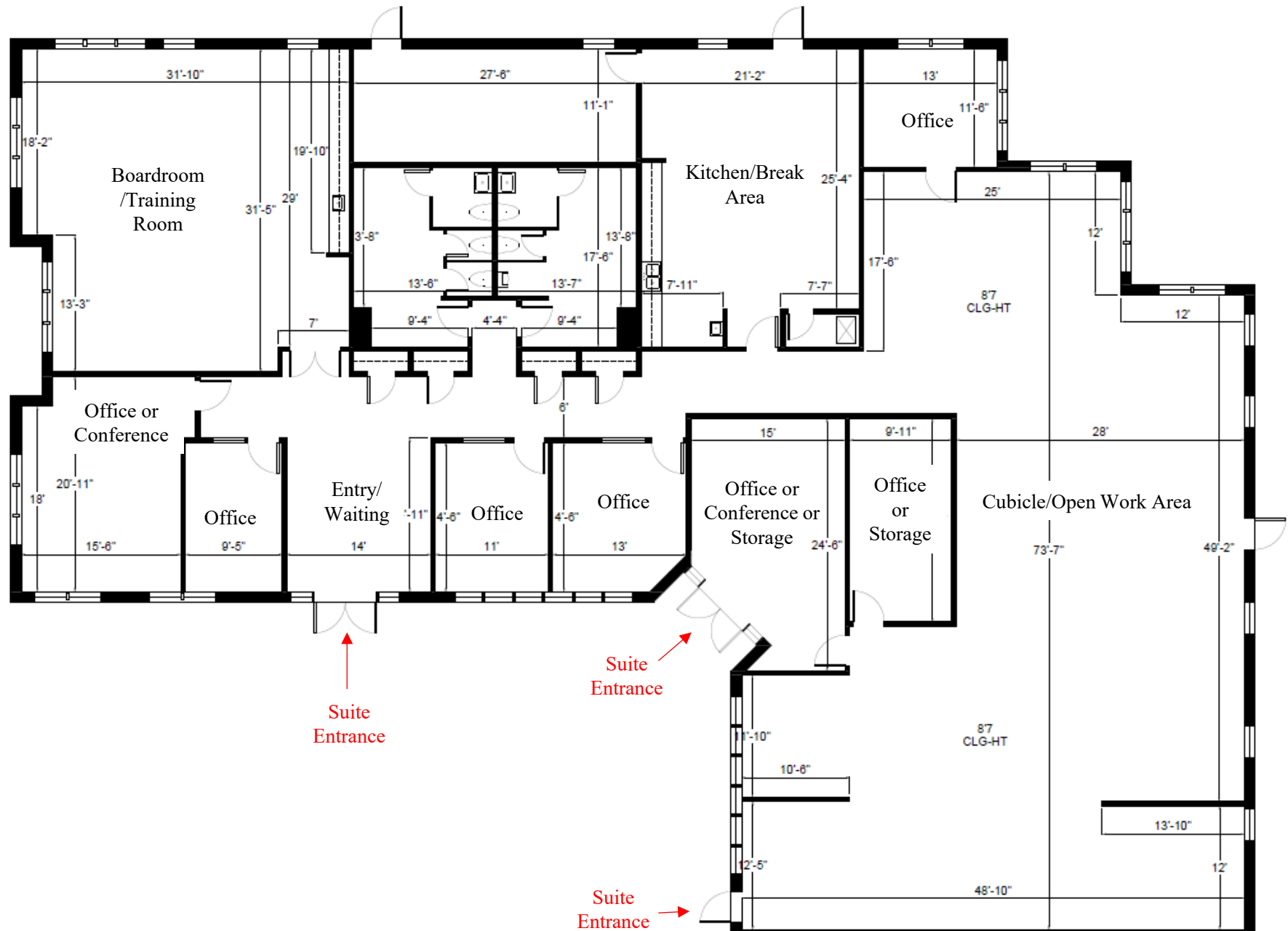
Base Rent starting from \$22.00 PSF NNN

2025 Operating Expenses estimated at \$11.06 PSF



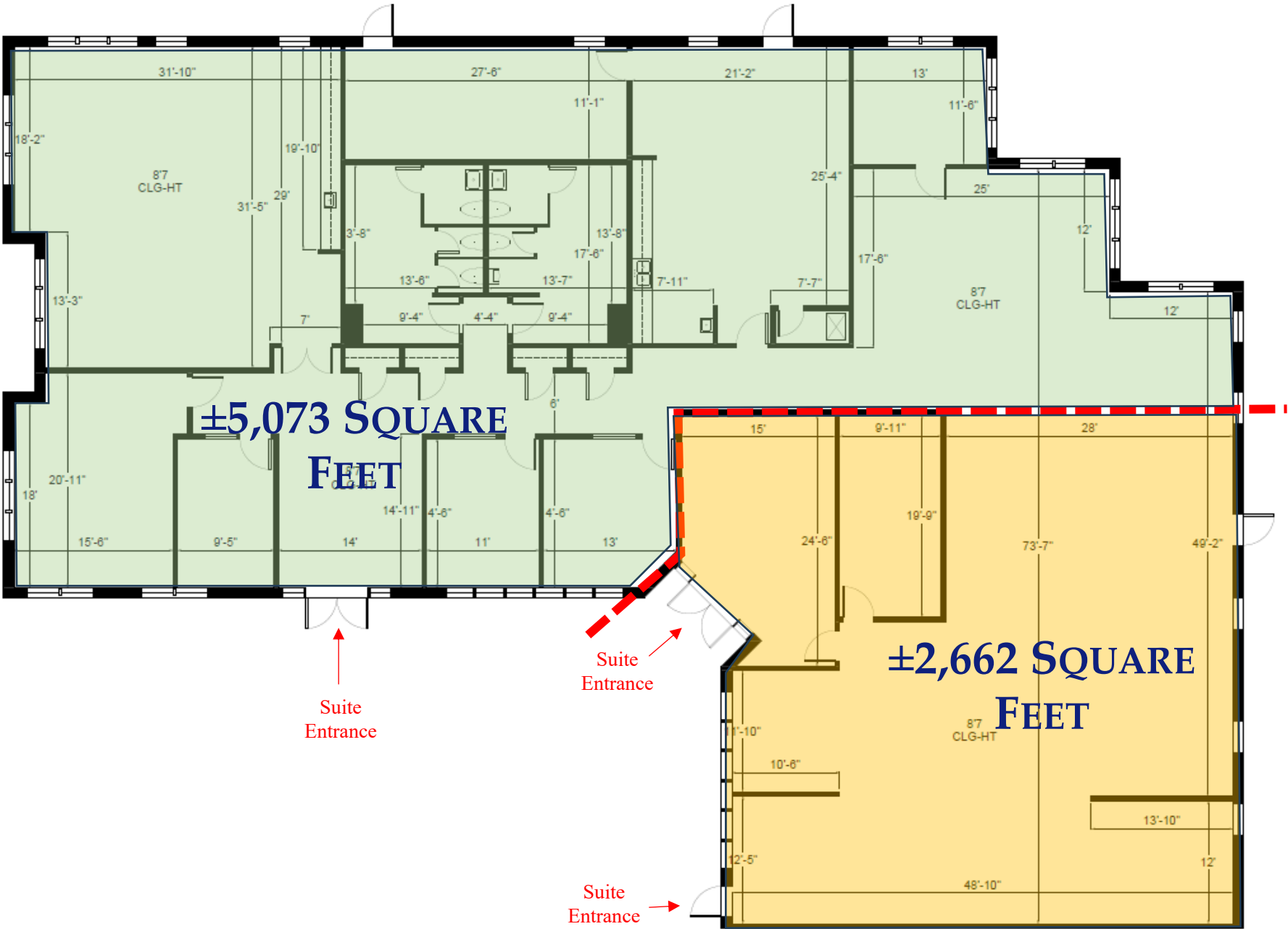
FLOOR PLAN • 7,735 SQUARE FEET

340 COLUMBIA DRIVE • SUITE 106 • WEST PALM BEACH



POTENTIAL SUBDIVISION PLAN • 7,735 SQUARE FEET

340 COLUMBIA DRIVE • SUITE 106 • WEST PALM BEACH





INTERIOR PHOTOS

340 COLUMBIA DRIVE • WEST PALM BEACH





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340 COLUMBIA DRIVE • WEST PALM BEACH

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THE LOCATION

340 COLUMBIA DRIVE • WEST PALM BEACH

WALK TO....

Duffy's Sports Grill
Panera Bread
Jersey Mike's Subs
Publix Groceries
Smoke Inn
Brick Oven Pizza
Crumbl Cookies
CR Chicks
Tacos Al Carbon
AmTrust Bank
Truist Bank
PNC Bank
And Many More!!!

DRIVE TO....

I-95 Access (± 0.80 mi.)
Downtown West Palm Beach
+ Related Group's Rosemary
Square (± 2.63 mi.)
Florida's Turnpike Access
(± 2.93 mi.)
Norton Museum of Art
(± 3.50 mi.)
Palm Beach Atlantic
University
(± 3.50 mi.)
The Flagler Waterfront
(± 4.10 mi.)
Worth Avenue (± 4.70 mi.)
Breakers Hotel (± 5.30 mi.)

COMMUTE VIA...

Brightline Train Station
(± 3.50 mi.)
Palm Beach International
Airport (± 4.54 mi.)
Fort Lauderdale
International Airport
(± 50.60 mi.)
Miami International
Airport (± 71.60 mi.)
Orlando International
Airport (± 165 mi.)

WHY PALM BEACH COUNTY?

1.5M

TOTAL POPULATION

\$68,331

HIGHEST MEDIAN WAGE OUT OF
ALL 67 FLORIDA COUNTIES

6.4%

GROWTH RATE. 43,960 JOBS
ADDED YEAR-OVER-YEAR

2.9%

UNEMPLOYMENT RATE

\$3.4B
ILLION

NEW NET INCOME GAIN FLOW
DURING 2020.

#1

TOP COUNTY FOR BOTH PEOPLE
AND INCOME GROWTH IN FLORIDA

3rd

MOST POPULUS COUNTY
IN THE STATE

\$6.87B
ILLION

ECONOMIC IMPACT OF 150 COMPANIES
+13,000 JOBS ADDED IN PAST 5 YEARS

1,000+

PEOPLE MOVE TO FLORIDA
EVERYDAY

AERIAL PHOTO (FACING EAST)

340 COLUMBIA DRIVE • WEST PALM BEACH

DOWNTOWN WEST PALM BEACH



PB LAKES BLVD.

OKEECHOBEE BLVD.

340 COLUMBIA
DRIVE

AERIAL PHOTO (FACING SOUTH)

340 COLUMBIA DRIVE • WEST PALM BEACH

PB AIRPORT

OKEECHOBEE BLVD.

PB LAKES BLVD.

340 COLUMBIA DRIVE



AERIAL PHOTO

(BUILDING + PARKING LOT)

340 COLUMBIA
DRIVE • WPB





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