



Esplanade Grande Commercial Condo 201 South Narcissus Avenue Commercial Unit #1, WPB, FL

ANDERSON CARR

APPRAISERS • REALTORS • CONSULTANTS • DEVELOPERS

521 South Olive Avenue
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Commercial Condo
201 South Narcissus Avenue
Commercial Unit #1
West Palm Beach, Florida**

**CONFIDENTIAL
OFFERING MEMORANDUM**



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Presented by:

Paul Snitkin, Vice President

521 South Olive Avenue

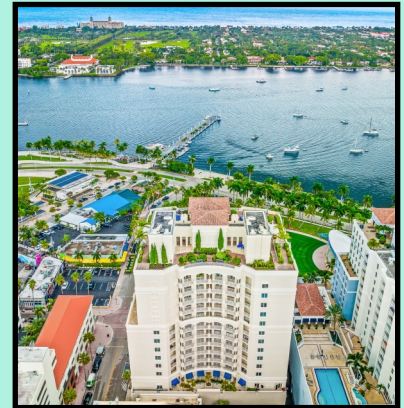
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Available **FOR SALE**

Esplanade Grande Commercial Condo

201 South Narcissus Avenue, Commercial Unit#1, WPB, FL.

UNIQUE WATERFRONT OPPORTUNITY IN THE HEART OF DOWNTOWN WEST PALM BEACH
Amazing West Palm Beach location!! Rare opportunity to own a ground floor commercial unit in the Esplanade Grande. This is one of the original luxury hi-rises along West Palm Beach's Intracoastal Waterway. This prime property overlooks Historic Palm Beach Island, being centrally located between its two main bridges. The property consists of 2,540 Sf, plus (6) private underground parking spaces, and storage—13' ceilings—Impact Glass—24hr access to Main lobby, restrooms, concierge, and valet parking. Owner access to 4th Floor Gym & Wellness Center, Hot Tub, Showers and 360-degree Roof Top Garden views with Outdoor Gathering Areas, Swimming Pool and Air-Conditioned Event Lounge.

Call for additional information. Paul Snitkin

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Note: This offering subject to errors, omissions, prior sale or withdrawal without notice

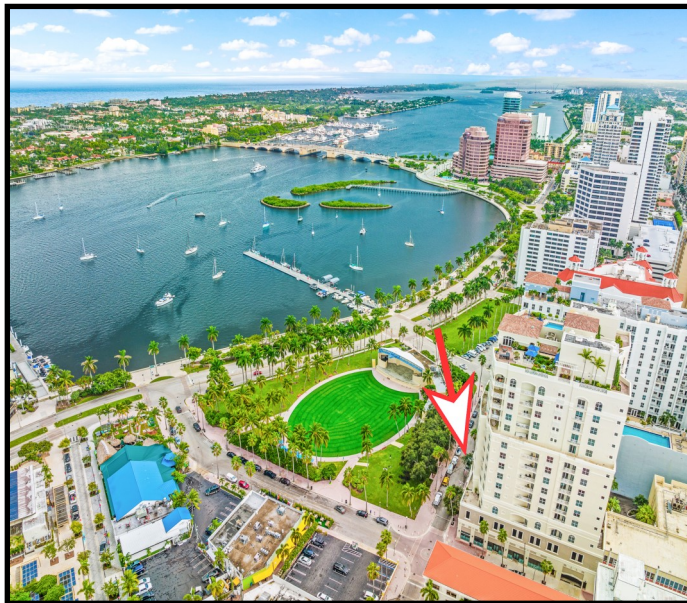


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Commercial Unit #1
West Palm Beach, Florida
33401

Project Overview

Anderson & Carr, Inc. is pleased to present for sale, 201 South Narcissus Avenue, Commercial Unit #1, West Palm Beach, Florida 33401, **Esplanade Grande** is a 15 story boutique, luxury condo building located in the heart of Downtown West Palm Beach near Clematis Street and the West Palm Beach Waterfront. Standing 15 stories tall, Esplanade Grande features 63 exclusive east facing luxury residences. Market values for residential units range from \$1,000,000 to \$6,000,000. Enjoy unparalleled Intracoastal and ocean views over expansive balconies and windows. Esplanade Grande is just steps from Flagler Drive, the Downtown Waterfront, boat docks, restaurants on Clematis Street, a couple blocks to the Brightline Station, Rosemary Square, and WPB Financial District.

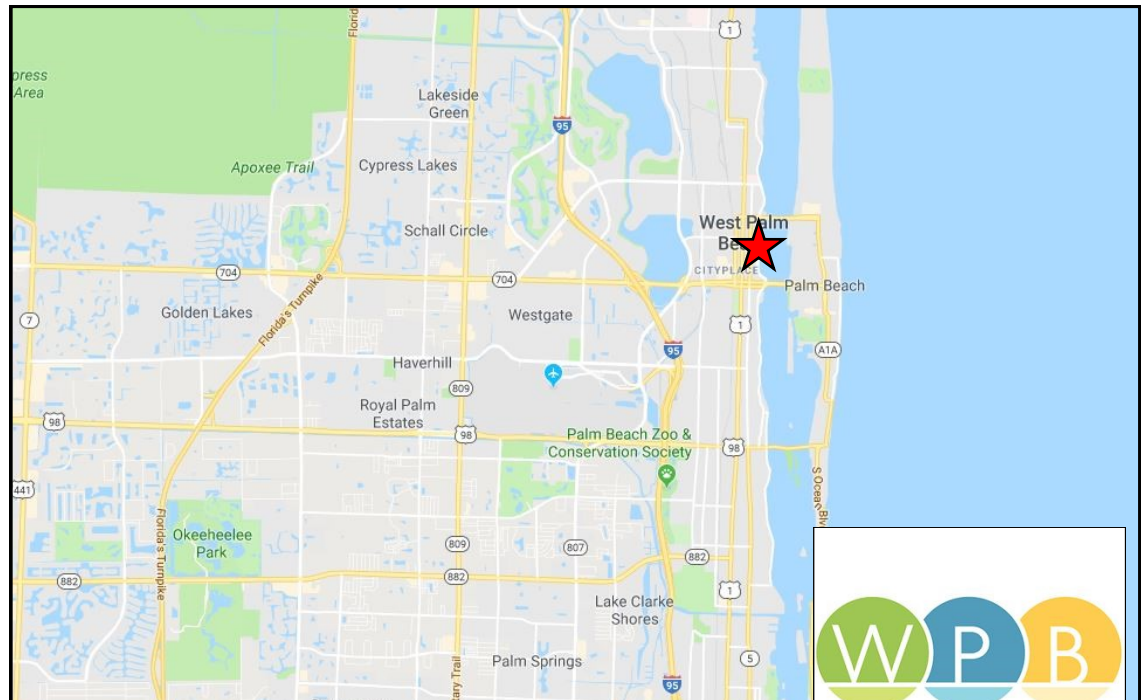
The existing commercial condominium is built out for retail use with an open floorplan that can be customized for any type of use. Perfect for a high end professional work space. The interior offers designer finishes and high ceilings for additional volume.



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Strategic Location

The property represented is situated on the west side of South Narcissus Avenue, in between Datura Street and Evernia Street. The space enjoys a corner location on the building bordering on the Alleyway to the south. Property has direct exposure to the Waterfront of Downtown West Palm Beach, with views of the Meyer Amphitheater, Intracoastal, and City. The building is walking distance to all major amenities, restaurants, businesses, and train stations in the Downtown area. This is a rare and incredible opportunity. Direct access to Palm Beach Island. This area has historically experienced high demand with low vacancy rates due to its central location. Property values, occupancy levels, and rent levels in the area have increased over the past several years with this trend expected to continue into the foreseeable future.