



Ocean Blue Singer Island 2655 North Ocean Drive, Singer Island, Florida

ANDERSON CARR
APPRAISERS • REALTORS • CONSULTANTS • DEVELOPERS

2801 Exchange Court
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**Ocean Blue Singer Island
2655 North Ocean Drive
Singer Island, Florida**

CONFIDENTIAL

OFFERING MEMORANDUM

Presented by:

Paul Snitkin, Broker/President

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Available *FOR LEASE*

Ocean Blue Singer Island

2655 North Ocean Drive

Singer Island, Florida

Ocean Blue @ Singer Island is a sensational Class "A" Five (5) story office building that offers spectacular views of the Atlantic Ocean and Intercoastal Waterways. The Building is centrally located in close proximity to I-95 and the Florida Turnpike. The Building is also located near Downtown West Palm Beach and Northern Palm Beach County and just minutes away from Palm Beach International Airport. A office tower with a distinct triangular shaped architecture with rounded corners and a stucco and glass exterior. The tower has spaces ranging from **1,200 SF to 6,000 SF**. Also has Flexible **coworking suites** available on the Third (3rd) Floor for lease, ranging from 200 to 1,500 SF, perfect for executives seeking a professional and collaborative environment. These modern spaces are designed to enhance productivity and creativity, offering amenities that cater to all your business needs. Ideal for startups, freelancers, and established companies looking for a dynamic workspace. The building has a 3 story parking garage which adds to the quality of this Office Tower. The building is located at a traffic light intersection which make the access in and out seamless. The Ground Floor has a **6,000 SF Retail/Restaurant space available**. Lots of options within this unique modern building only steps to the Atlantic Ocean. Call for additional information. **Paul Snitkin** at;

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



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Project Overview

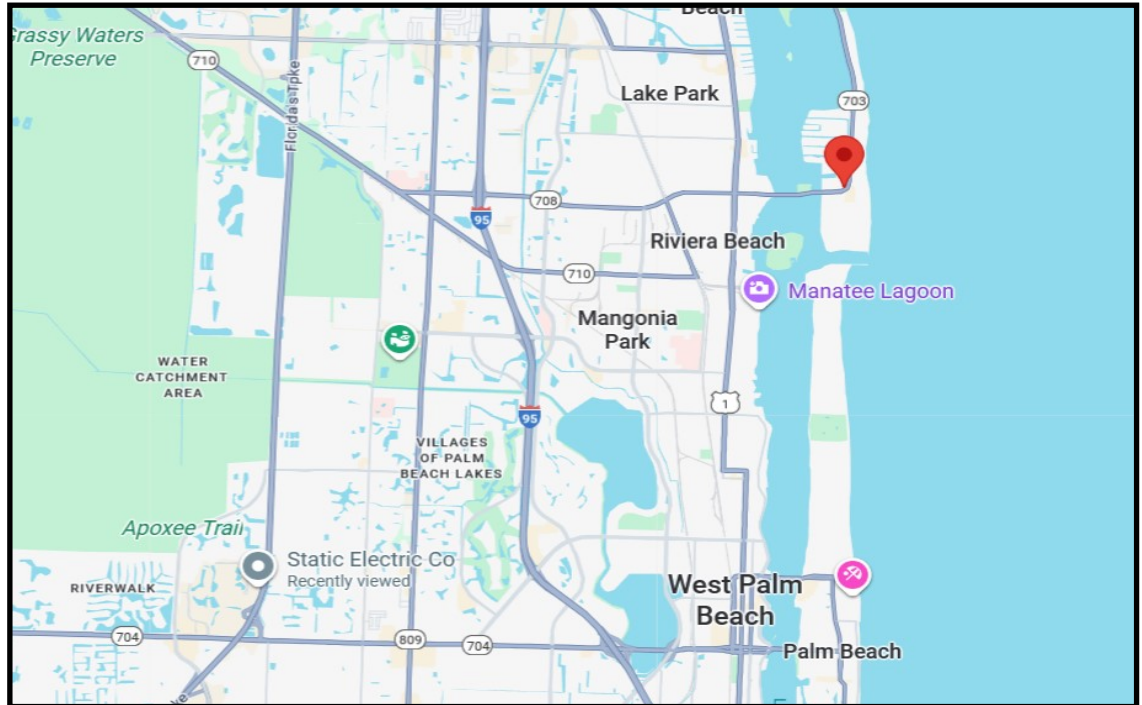
Anderson & Carr, Inc. is pleased to present for lease; Ocean Blue Singer Island, 2655 North Ocean Drive, Singer Island, Florida. This property consists of a five story class "a" office tower with ground floor Retail. All common areas have recently been renovated which shows very clean and modern. Spaces range from Executive office suites to 6,000 sf. The building is attached to a 3 story parking garage that aids to the functional design of this building. The subject is situated on the west side of North Ocean Drive, just west of the Atlantic Ocean, and east of the Intracoastal Waterway on Singer Island, Florida. The location has great access to I-95, and within close proximity of Downtown WPB. All support facilities are within the close proximity of the property.

The current zoning is OP– Professional Office by City of Riviera Beach





Ocean Blue Singer Island 2655 North Ocean Drive Singer Island, Florida



Strategic Location

The property represented is situated on the west side of North Ocean Drive, just west of the Atlantic Ocean, east of the Intracoastal Waterway, and north of Palm Beach Inlet, Singer Island, Florida. This neighborhood is considered Singer Island, which consists of High rise condominiums, the Ocean Mall, Retail/Office, multi-family residential, single family residential, county parks, city parks, marinas and estate type waterfront homes. Singer Island is known for it's close proximity to the Gulfstream which make this location the fishing capital of the eastern sea-board. Singer Island offers many amenities from dining, picnicking, nightlife, charter fishing, marinas, public parks, and all other support facilities.



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Additional Photos & Bldg Plans

