

2,636 SF PROFESSIONAL OFFICE



**315 9TH STREET
WEST PALM BEACH, FL**

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HIGHLIGHTS

- **2,636 SF** Office Building For Sale
- **High Ceilings** – 10' – 12' ft
- **Secured, Dedicated Parking** with Gate Access
- **Renovated in 2014**, with significant improvements to offices and waiting area
- **Roll Up Garage Door** with access from north side of building
- Hurricane Impact Windows
- High-quality custom office finishes
- Located **less than 1 mile** (5 min. drive) from Palm Beach Island
- **Ideal for a family office**, professional services firm, or boutique operation

Zoning	PPD-PO – Provencia Park – Professional Office
Building Size (SF)	2,636
Total Land Area (AC)	0.24
Year Renovated	2014
Sale Price	\$3,000,000

DRIVE TIME



Palm Beach Int'l Airport

12 min | 4.9 mi



Palm Beach Island

5 min | 0.9 mi



Brightline Station

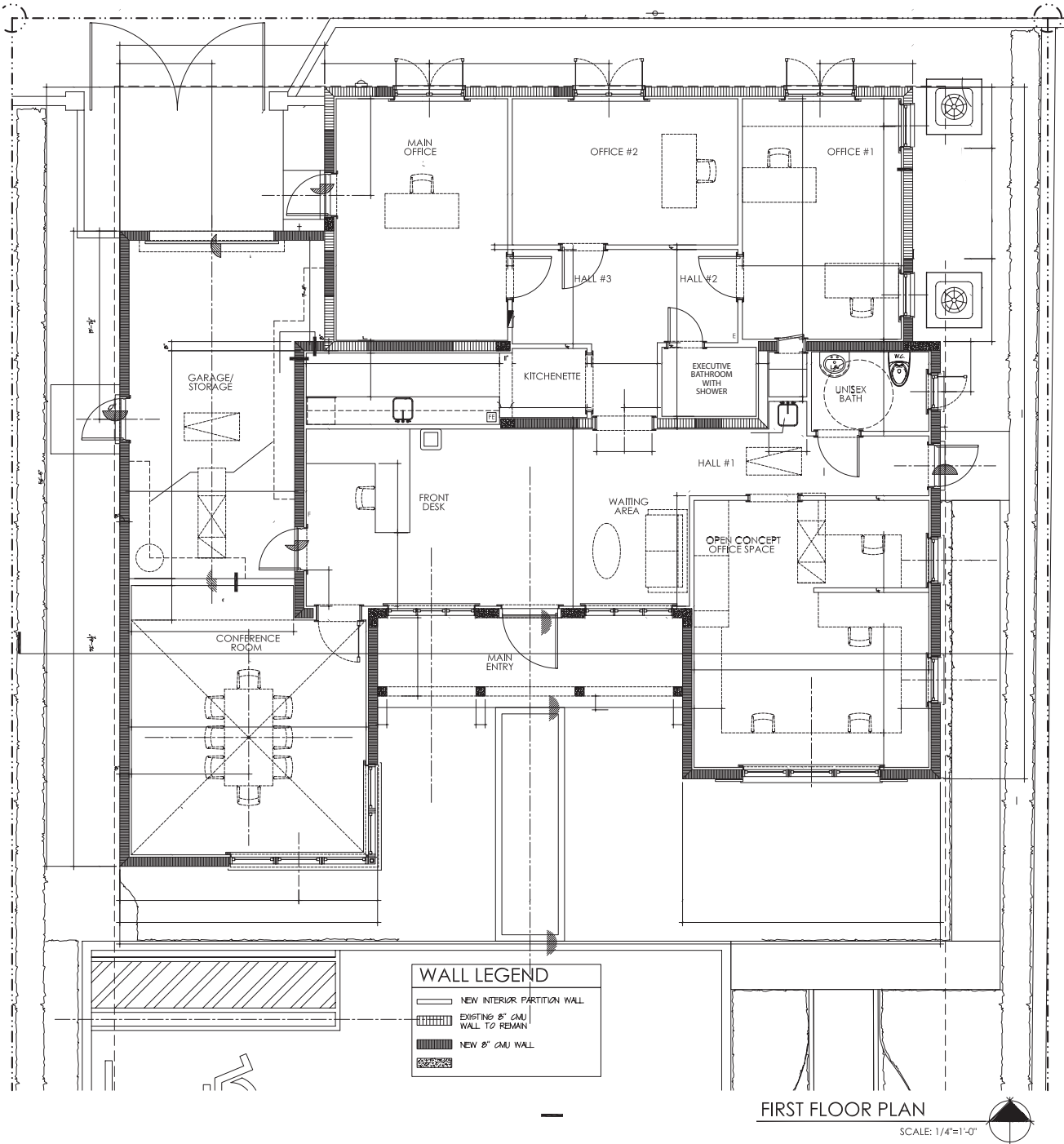
5 min | 0.8 mi



Downtown WPB

3 min | 0.6 mi





Clematis District

Vespa's
pubbelly
BROS

PISTACHE

Rocco's Tacos
BY THE BEACHES

Downtown West
Palm Beach

CityPlace
WEST PALM BEACH

EQUINOX

lululemon



Crate&Barrel **Publix**

brightline

Palm Beach
Island

N Flagler Dr

ROSARIAN ACADEMY
EST. 1925

LOFTIN PLACE
RESIDENTIAL

TORTOISE ONE
WEST PALM BEACH

N Olive Ave

SITE

NORA

1



Palm Beach Lakes Blvd

11th Street

NORA Phase II

- 11-story 350 unit Apt complex
- 200+ room Nora Hotel
- 11-story condominium

1

SITE

10th Street

N Olive Ave

9th Street

8th Street

NORA Phase I

[solidcore]



VanLeeuwen

LE LABO

N Rosemary Ave

1

TORTOISE ONE
WEST PALM BEACH



N Quadrrille Blvd

ROSARIAN ACADEMY
EST. 1975

N Flagler Dr



Palm Beach Island



Tanger Outlets Palm Beach



The 1645 at
Palm Beach Lakes

Tower 1555

The Forum

Palm Beach Lakes Blvd

N Australian Ave

95

One
Clearlake Centre

Reflections I & II
140,000+ SF of office

500 Australian

THE SPRUCE
• Eight-story mixed use
development
• 270 residential units

The District
AT NORTHWOOD

- 382 Multi-family units
- 60,000 SF Ground Floor
Commercial
- 22k SF Grocer

Northwood Village



OLARA

THE RITZ-CARLTON RESIDENCES
PALM BEACH GARDENS

N Flagler Dr

Currie Park

- \$40 million redevelopment
project
- Plans for amphitheater, trails,
pickleball courts, improved
boating facilities

Palm Beach Island

5 min. Drive | 1 mi

SITE

NORA Development

- ~ 80 acre mixed-use project
- ~ 201 unit boutique hotel

[solidcore]

VanLeeuwen



City Place

EQUINOX

lululemon

Crate&Barrel



Publix

Clematis District



Royal Poinciana Plaza



B
THE BREAKERS®
PALM BEACH





B
THE BREAKERS®
PALM BEACH

Royal Poinciana Plaza

TOULANS *Saint Ambroseus*
HERMÈS PARIS **SAINT LAURENT**

Worth Avenue

Clematis District

Wahine's **PISTACHE**
pubbelly *Rocco's Tacos*

 **PALM BEACH**
YACHT CLUB

N Flagler Dr

 **ROSARIAN ACADEMY**
EST. 1925

 **LOFTIN PLACE**
THE BEACH AT LOFTIN PLACE

N Olive Ave

SITE

TORTOISE ONE
WEST PALM BEACH



SOURCE: palmbeachpost.com

NORA

Just north of downtown West Palm Beach, this 80-acre mixed-use project is redeveloping the existing historic industrial warehouses into a walkable lifestyle destination. Phase I of the project encompasses over 150,000 square feet of adaptive reuse and new construction for retail, hospitality, wellness and office space. A key component of this includes The Nora Hotel – a five-story, 201-room boutique hotel slated for completion in late 2026. Leasing efforts continue to progress with national and regional tenants such as Van Leeuwen Ice Cream, Warby Parker, Le Labo, and boutique fitness and wellness operators. Phase 2 will add another 1.9 million square feet of vertical development including office, residential and retail, to be completed in 2029.

Northwood Village

Northwood Village is a historic mixed-use district located just north of Downtown West Palm Beach, known for its blend of early 20th-century architecture, locally owned restaurants, and art-focused businesses. The area has seen renewed public and private investment in recent years, including the planned “District at Northwood”, a mixed-use redevelopment featuring 382 residential units and over 60,000 square feet of commercial, among several new multifamily projects along Spruce Avenue and Broadway. The neighborhood benefits from its proximity to the Brightline station, the Currie Park waterfront redevelopment, and the continued northward expansion of the downtown core. Together, these projects are contributing to steady growth and a broader revitalization of the North End of West Palm Beach.



SOURCE: colliers.com



Currie Park

This 13.6 acre waterfront park is being transformed through a \$40 million redevelopment, which lays out features such as an art plaza, tidal amphitheater, nature playground, pickleball courts and more. The renovated park will emphasize daily active uses rather than just occasional events. This redevelopment master plan will facilitate the activation of the Flagler Drive corridor and Northwood, as well as improving walkability and strengthening surrounding neighborhoods through this enhanced public-space amenity.

Clematis District

Clematis Street is the historic main street of downtown West Palm Beach, known for its mix of locally owned restaurants, national retailers, and entertainment venues. Recent streetscape improvements have enhanced walkability and outdoor dining, reinforcing its role as the city's cultural and retail core. New mixed-use projects such as 512 Clematis, a mixed-use project with 88 luxury apartments and ground-floor retail, and 300 Banyan, a newly constructed 120,000 square foot office building, are adding residential density and modern storefronts to the corridor. With tenants like Rocco's Tacos, Waxin's, Pubbelly Sushi, and Skinny Louie's, Clematis Street continues to evolve as a vibrant, pedestrian-oriented destination in the heart of downtown.

