

CRYSTAL COVE COMMONS

1201 US HIGHWAY 1, NORTH PALM BEACH, FL 33408

Office Space For Lease



PROPERTY OVERVIEW

Introducing a prime office leasing opportunity at Crystal Cove Commons, a contemporary lifestyle center located in North Palm Beach. This exceptional property offers versatile space ideal for businesses seeking a prominent location. Boasting high visibility, easy access, and numerous on-site amenities, this well-maintained building is perfectly suited for a variety of office uses.

PROPERTY HIGHLIGHTS

- Full service lease - includes janitorial, electric and water
- High visibility location on US Highway 1
- Well maintained with ample garage and surface parking
- Multiple dining and retail options on site
- Easy access to major transportation routes
- Recently updated common areas and suites
- Competitive lease rates and professional management

OFFERING SUMMARY

| | |
|---|---------------------|
| Available SF: | 1,827 - 1,967 SF |
| Lease Rate: | \$22.00 SF/YR (NNN) |
| 2025 CAM (Includes Electric And Janitorial) | \$16.00/SF |
| Building Size: | 46,787 SF |
| Renovated: | 2024 |

OFFERING SUMMARY

Vibrant shopping center with several hot new attractions! Golf simulator opening, get private golf lessons or book time for you and friends to have the place to yourself! Mateo's world famous Italian cuisine. Stormhouse Brewing brings the center an incredible on site brewery and Brooklyn Water Bagel is the premier bagel deli South Florida. Get a taste of the freshest seafood in Florida at Cod and Capers Seafood, or head over to Honeybaked Ham for a Thanksgiving roast. Multiple wellness salons, hair and Gardens Medspa.



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AVAILABLE SPACES

SUITE SIZE (SF) DESCRIPTION

| | | |
|-----|----------|--|
| 310 | 1,967 SF | Nicely built out space with 2 large offices, breakroom with kitchen, and a large open space. |
| 445 | 1,827 SF | Shell space on the top floor. Floor to ceiling wraparound windows facing the ocean. Ownership will complete a full build to suit for qualified tenant. |

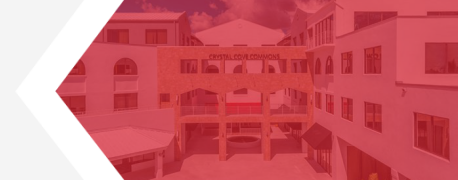


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Property Details

| | |
|------------|--------------------------------|
| Lease Rate | \$22.00 - \$30.00 SF/YR |
|------------|--------------------------------|

PROPERTY INFORMATION

| | |
|------------------|-------------------------|
| Property Type | Office |
| Property Subtype | Office Building |
| Zoning | C-S |
| Lot Size | 7.864 Acres |
| APN # | 68-43-42-09-10-000-0010 |
| Lot Frontage | 750 ft |
| Corner Property | Yes |
| Waterfront | No |
| Power | Yes |

LOCATION INFORMATION

| | |
|---------------------|----------------------------|
| Building Name | Crystal Cove Commons |
| Street Address | 1201 US Highway 1 |
| City, State, Zip | North Palm Beach, FL 33408 |
| County | Palm Beach |
| Side of the Street | West |
| Signal Intersection | Yes |
| Nearest Highway | I-95 |
| Nearest Airport | Palm Beach International |

BUILDING INFORMATION

| | |
|---------------------|-----------|
| Building Size | 46,787 SF |
| Building Class | B |
| Tenancy | Multiple |
| Number of Floors | 4 |
| Year Built | 1982 |
| Year Last Renovated | 2024 |
| Free Standing | No |
| Number of Buildings | 1 |

PARKING & TRANSPORTATION

| | |
|--------------------------|-----------|
| Street Parking | Yes |
| Parking Type | Structure |
| Parking Ratio | 5.0 |
| Number of Parking Spaces | 209 |

UTILITIES & AMENITIES

| | |
|---------------------|---------|
| Handicap Access | Yes |
| Number of Elevators | 2 |
| Central HVAC | Yes |
| HVAC | Central |
| Gas / Propane | No |



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Photos



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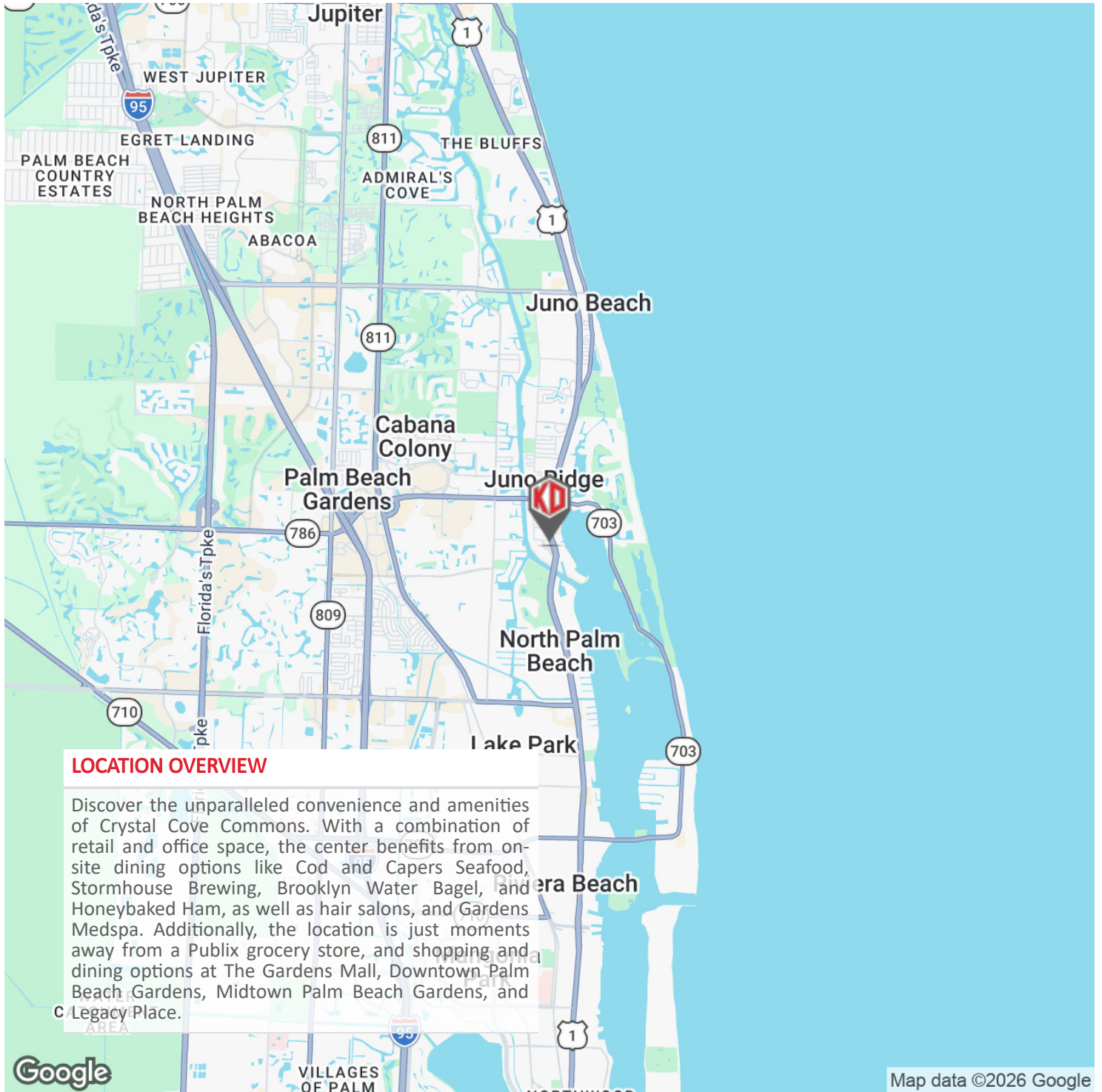
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Location Map



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Location Map

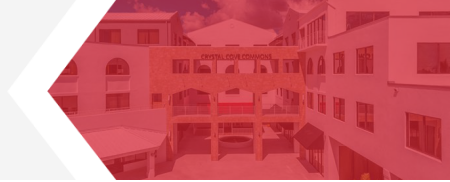


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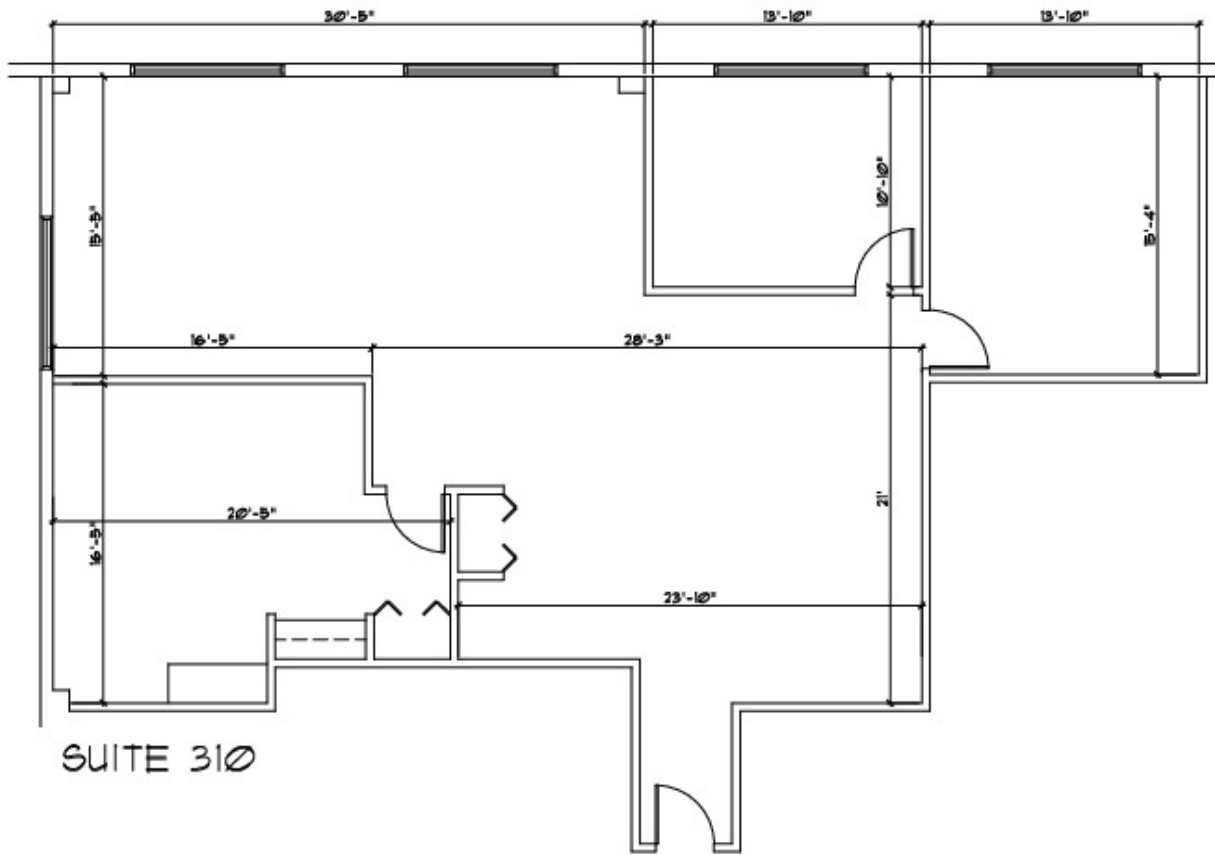
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Floor Plan - Suite 310



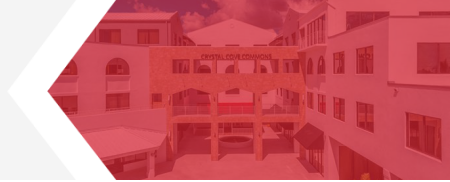
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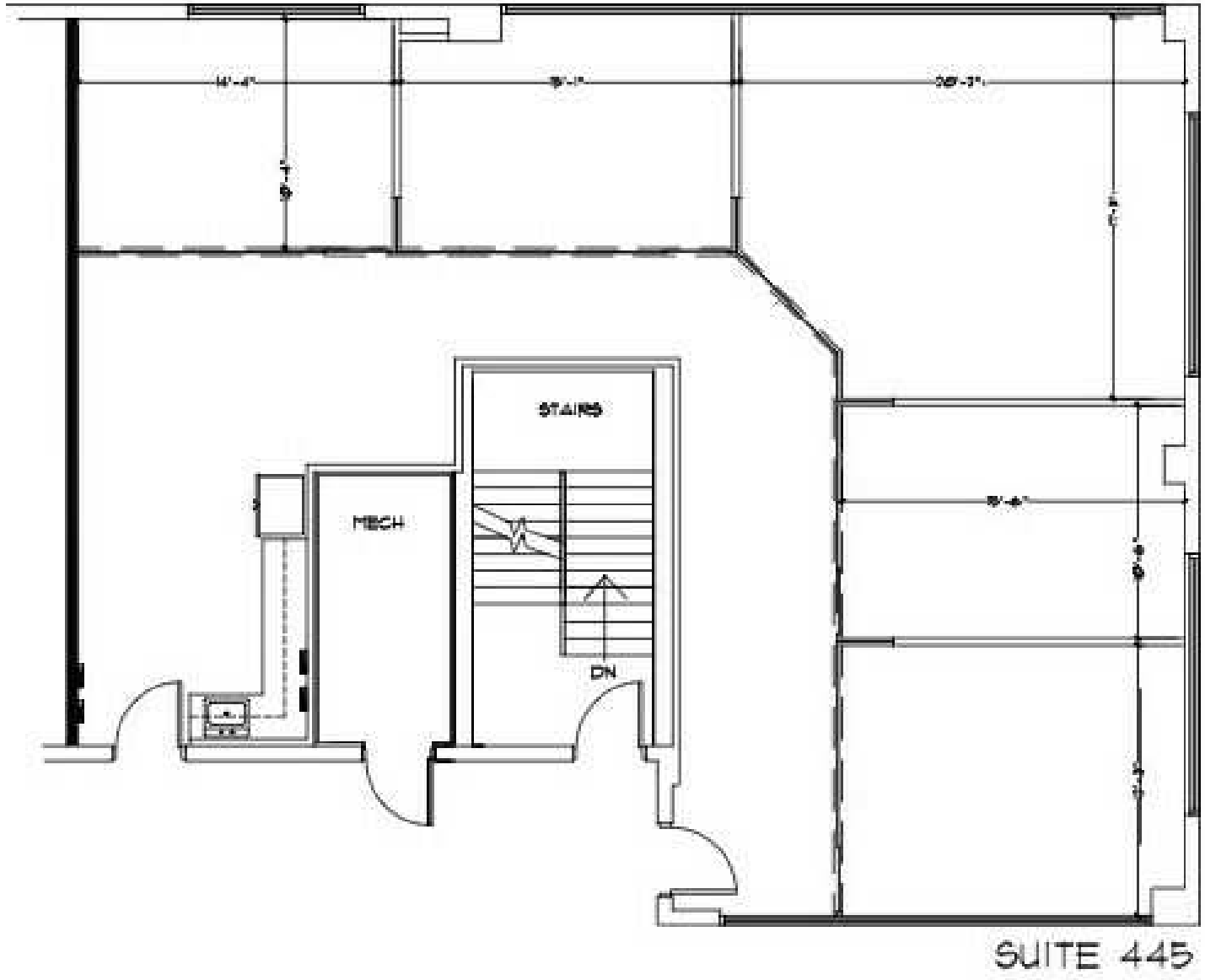
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Floor Plan - Suite 445



SUITE 445

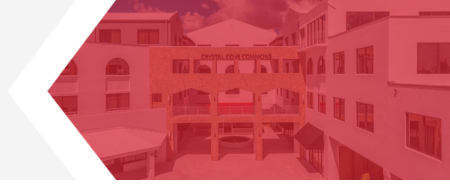


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Visual Renderings Of Suite 445



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