



PROPERTY HIGHLIGHTS

901 NORTHPOINT PARKWAY | WEST PALM BEACH | FL

Rare opportunity to lease a nicely built out professional office in a prime suburban West Palm Beach location.

New ownership recently completed an extensive ±\$1-million-dollar property improvement plan!

Flexible zoning allows for a broad spectrum of permitted uses!

Well located on the heavily travelled 45th Street corridor immediately west of the I-95 on and off ramps. **I-95 signage visibility!**

Minutes away from the robust center of Downtown West Palm Beach, and a few miles from Palm Beach International Airport.

See next page for availability and pricing details!



AVAILABILITY AND PRICING

901 NORTHPOINT PARKWAY | WEST PALM BEACH | FL

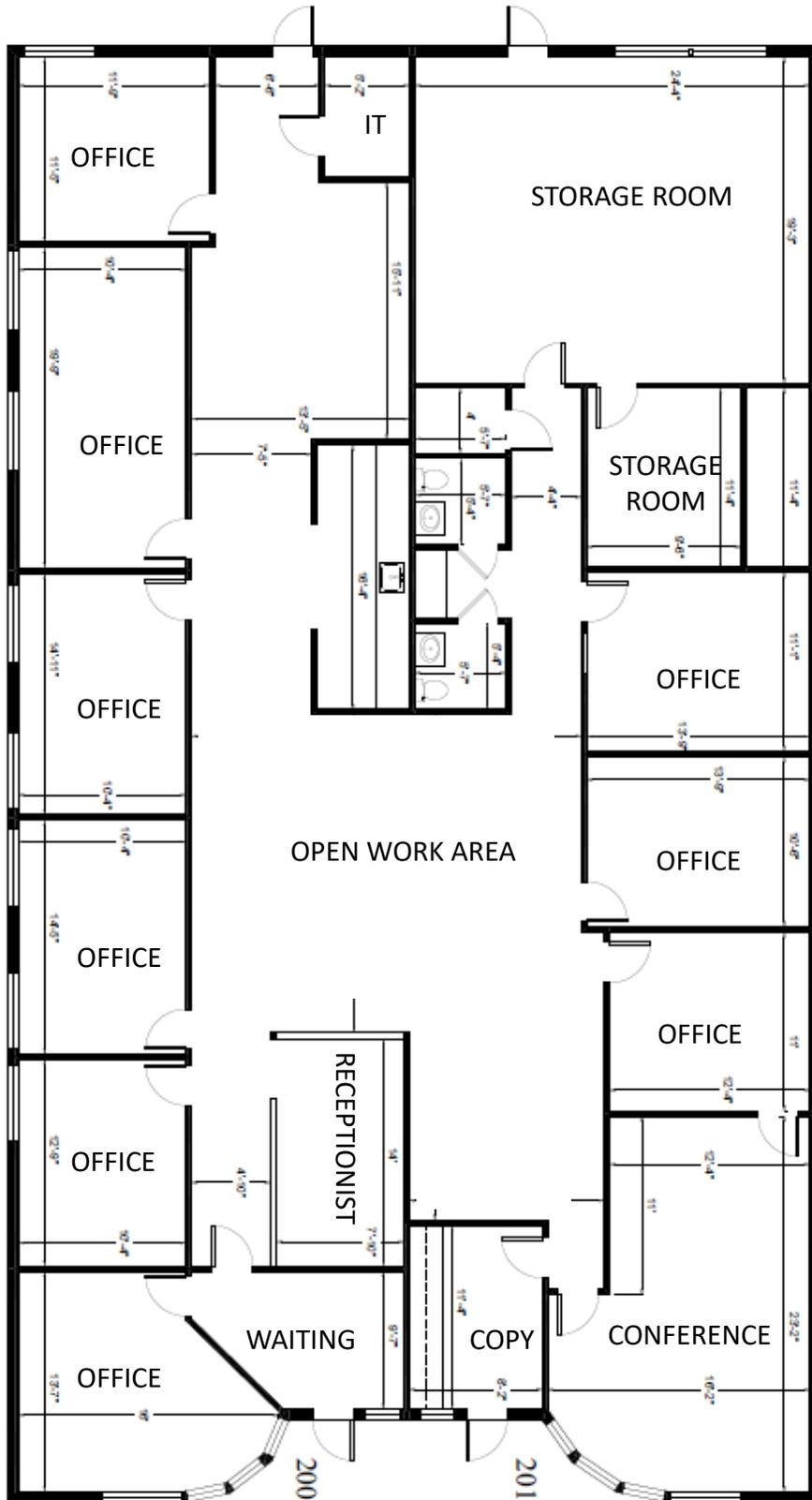
- **Suite 200 • 4,424 Square Feet**
 - Built out professional office space.
 - Nine (9) private offices, one large conference room, and a large back storage room.
 - Nicely finished with newer carpet, LED lighting, and upgraded ceiling tiles.
 - End unit with ample natural light.
 - Building Signage with I-95 exposure!
 - **Ability to add a garage door to access an existing storage room.**

Rates starting from \$18.00 PSF NNN + \$8.80 PSF CAM



FLOOR PLAN

901 Northpoint Parkway, Suite 200 – 4,424 Square Feet



subject to errors, omissions, prior sale or lease, change in price and withdrawal



INTERIOR PHOTOS

901 Northpoint Parkway, Suite 200 – 4,424 Square Feet



PRIVATE OFFICE



OPEN WORK AREA



RESTROOM



CONFERENCE



STORAGE ROOM



KITCHENETTE

subject to errors, omissions, prior sale or lease, change in price and withdrawal



LOCATION INFORMATION

Immediate Access to I-95 at 45th Street



Destinations	Distance (Miles)	Travel Time
Interstate 95	±0.70	2 mins
Florida's Turnpike Downtown	±5.0	12 mins
West Palm Beach	±6.0	10 mins
The Breakers Hotel (Palm Beach)	±6.9	20 mins
Palm Beach International Airport	±7.6	11 mins
Ft. Lauderdale International Airport	±53.2	58 mins

subject to errors, omissions, prior sale or lease, change in price and withdrawal



DUNN
COMMERCIAL

FOR MORE INFORMATION, CONTACT:

DARRYN DUNN, MANAGING PARTNER
(561) 319-9117
DARRYN@DUNNFL.COM