



7741

N MILITARY TR; STE 1

FOR LEASE: 3,445 SF Well-Appointed Professional Office Space
with Military Trail Frontage

7741 N Military Trail · Suite 1 · West Palm Beach, FL

**EXCEPTIONAL VISIBILITY WITH
DIRECT MILITARY TRAIL FRONTAGE
30,000+ Vehicles Per Day**

TO THE NORTH:

NORTHLAKE BLVD

PGA BLVD



MILITARY TRAIL



7741 N MILITARY TRAIL

BLUE HERON BLVD



ACCESS

- Interstate 95 Access (± 1.8 mi.)
- Florida's Turnpike Access (± 5.2 mi.)
- Beeline Hwy / SR 710 (± 0.8 mi.)
- PGA Blvd (± 3.6 mi.)
- Downtown West Palm Beach (± 9.1 mi.)

TRANSPORTATION

- Tri-Rail (± 4.1 mi.)
- Brightline (± 8.5 mi.)
- Palm Beach Intl Airport (± 8.9 mi.)
- FTL Airport (± 55 mi.)

EXCEPTIONAL EVERYDAY CONVENIENCE

Minutes from Dining, Banking, Shopping & Everyday Essentials

Banking

Bank of America • Chase • PNC • Truist • Wells Fargo • BankUnited • Fifth Third • SouthState • Seacoast

Shopping & Essentials

Publix • CVS Pharmacy • Grocery & Specialty Markets • Pharmacies • Fitness • Personal Services

Dining & Coffee

30+ nearby restaurants, cafés and quick-service options

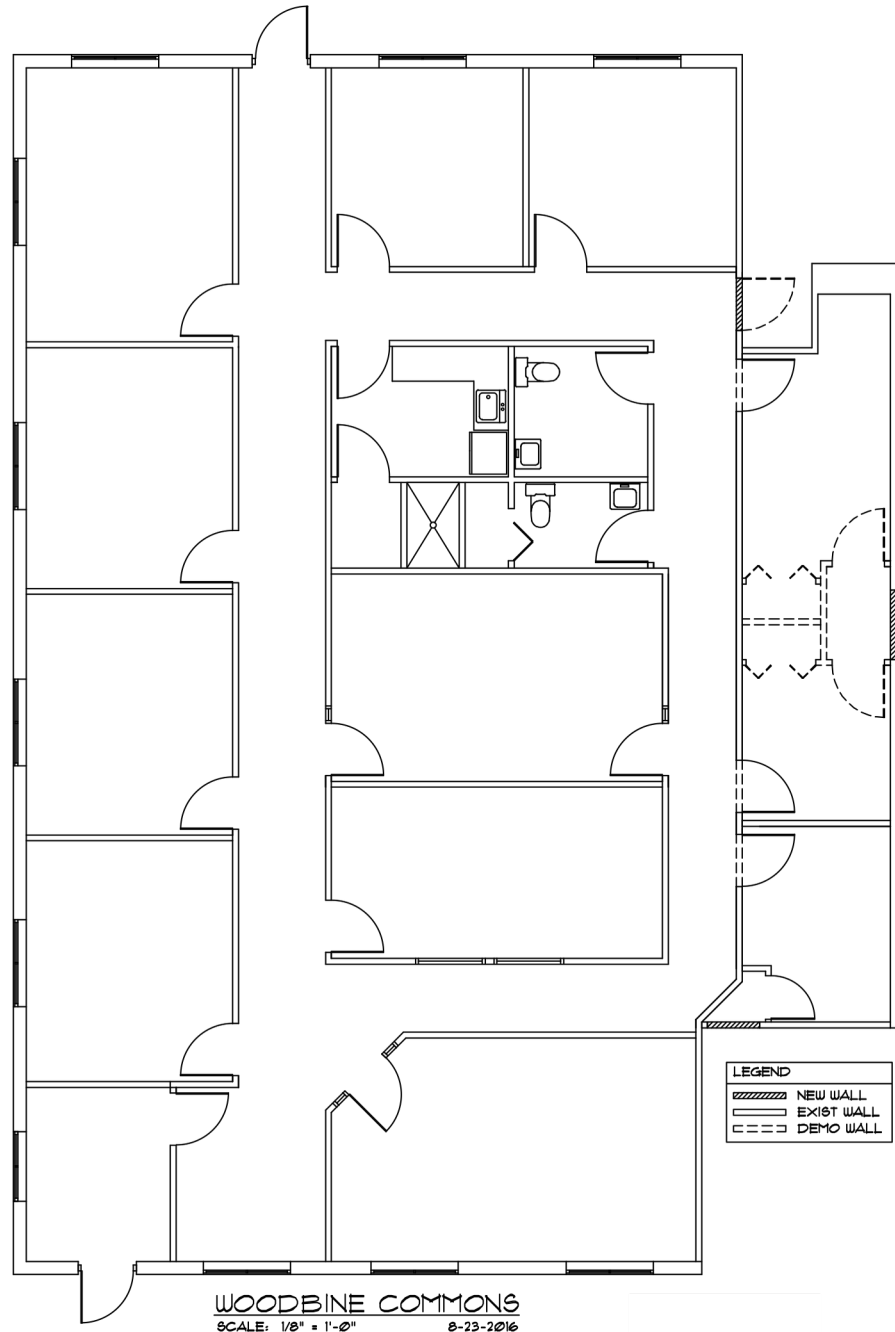
Strategically positioned along N. Military Trail with convenient access to the extensive retail and service amenities of Northlake Boulevard and PGA Boulevard.



AVAILABLE FOR IMMEDIATE OCCUPANCY

Base Rent starting from \$24 PSF NNN
2026 Operating Expenses estimated at \$12 PSF

FLOOR PLAN



HIGHLIGHTS

- 3,4545-SF
- Built out as professional office
- Corner unit with ample natural light
- High ceilings
- Mix of private offices, multi-desk collaboration spaces, and a conference room.
- Private in-suite bathrooms
- Breakroom with kitchenette.

PALM BEACH COUNTY

1.58 M
TOTAL POPULATION

84K
NEW RESIDENTS
SINCE 2020

5.6%
POPULATION
GROWTH SINCE
2020

#3
MOST POPULOUS
COUNTY IN FLORIDA

0%
STATE INCOME TAX





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