

# THE ANTHONY BUILDING

## HISTORIC CLEMATIS STREET BUILDING FOR SALE

312 CLEMATIS STREET  
WEST PALM BEACH, FL 33401



**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

7925 NW 12th Street, Suite 301, Miami, FL 33126 | 305-235-1500 | [leesouthflorida.com](http://leesouthflorida.com)

RARE OWNER-USER OR INVESTOR  
OPPORTUNITY TO ACQUIRE ONE OF THE ONLY  
FREESTANDING BUILDINGS ON CLEMATIS STREET

**LISTING  
WEBSITE**



**C. TODD EVERETT, SIOR**

Principal

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# PROPERTY SUMMARY



## THE ANTHONY BUILDING

312 Clematis St, West Palm Beach, FL

**\$14,950,000**  
Asking Price

**23,078 SF**  
GLA

**5**  
Floors

**30%**  
Occupancy

## PROPERTY HIGHLIGHTS

Property Type:	Office, High St Retail
GLA:	23,078 SF
Occupancy:	30%
Lot Size:	0.17 AC
Year Built:	1925

**The Only Freestanding Office  
For Sale on Clematis Street**

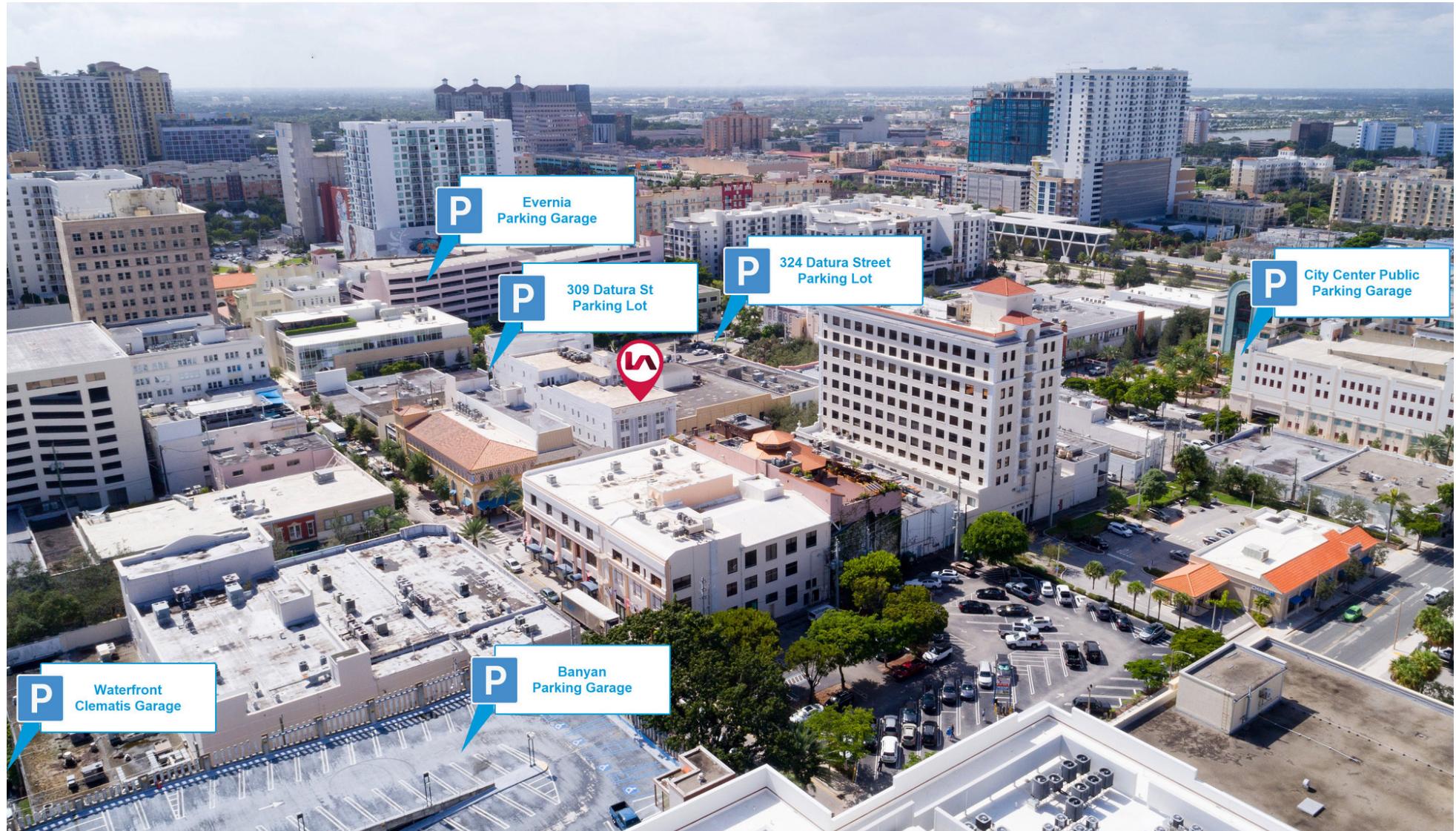
## Rare Owner-User or Investment Opportunity

- Iconic Asset **Fronting Clematis Street** benefits from major annual events like Music Festivals, Palm Beach Boat Show, and weekly "Clematis By Night" and award-winning West Palm Beach GreenMarket festivities.
- Rare opportunity for **Owner/Users or Investors** to acquire a high-value-add asset, capitalize on its potential through cosmetic enhancements, and benefit from rising demand on a street dubbed the "Most Walkable Street in America" by media outlets.
- In the heart of **thriving Downtown West Palm Beach CBD**, coined "Wall Street South" fueled by an influx of financial institutions relocating from NYC.
- Close to High-Speed Brightline Train Station** Connecting to Fort Lauderdale, Miami, and Orlando.

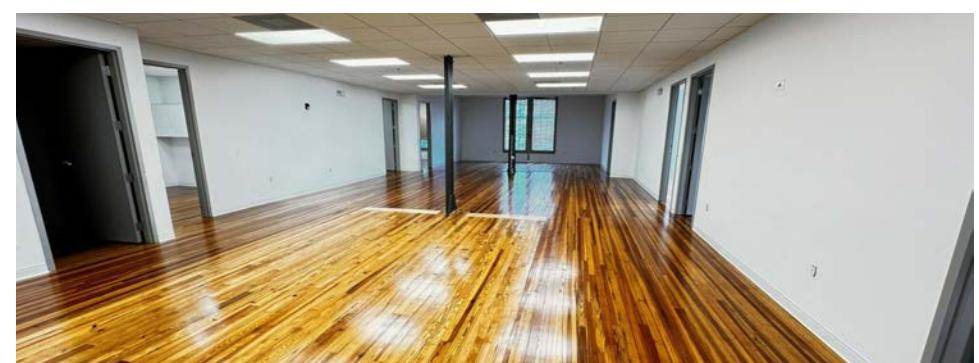
# GROUND FLOOR RETAIL STOREFRONT



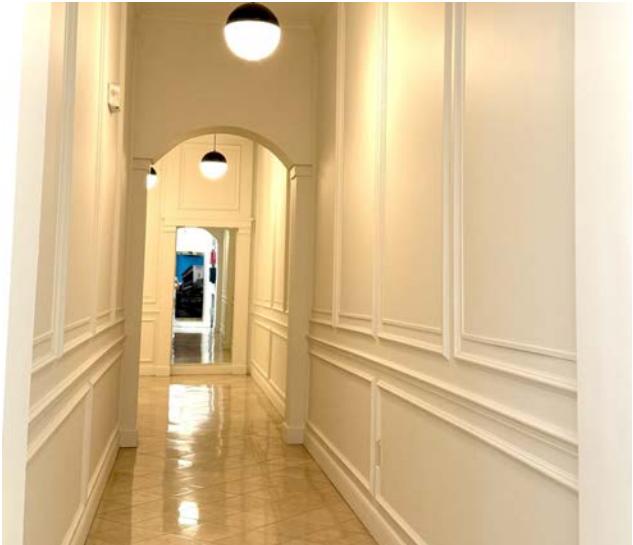
# DIRECT ACCESS TO STREET & PUBLIC PARKING LOTS



# SPACIOUS OFFICE INTERIORS



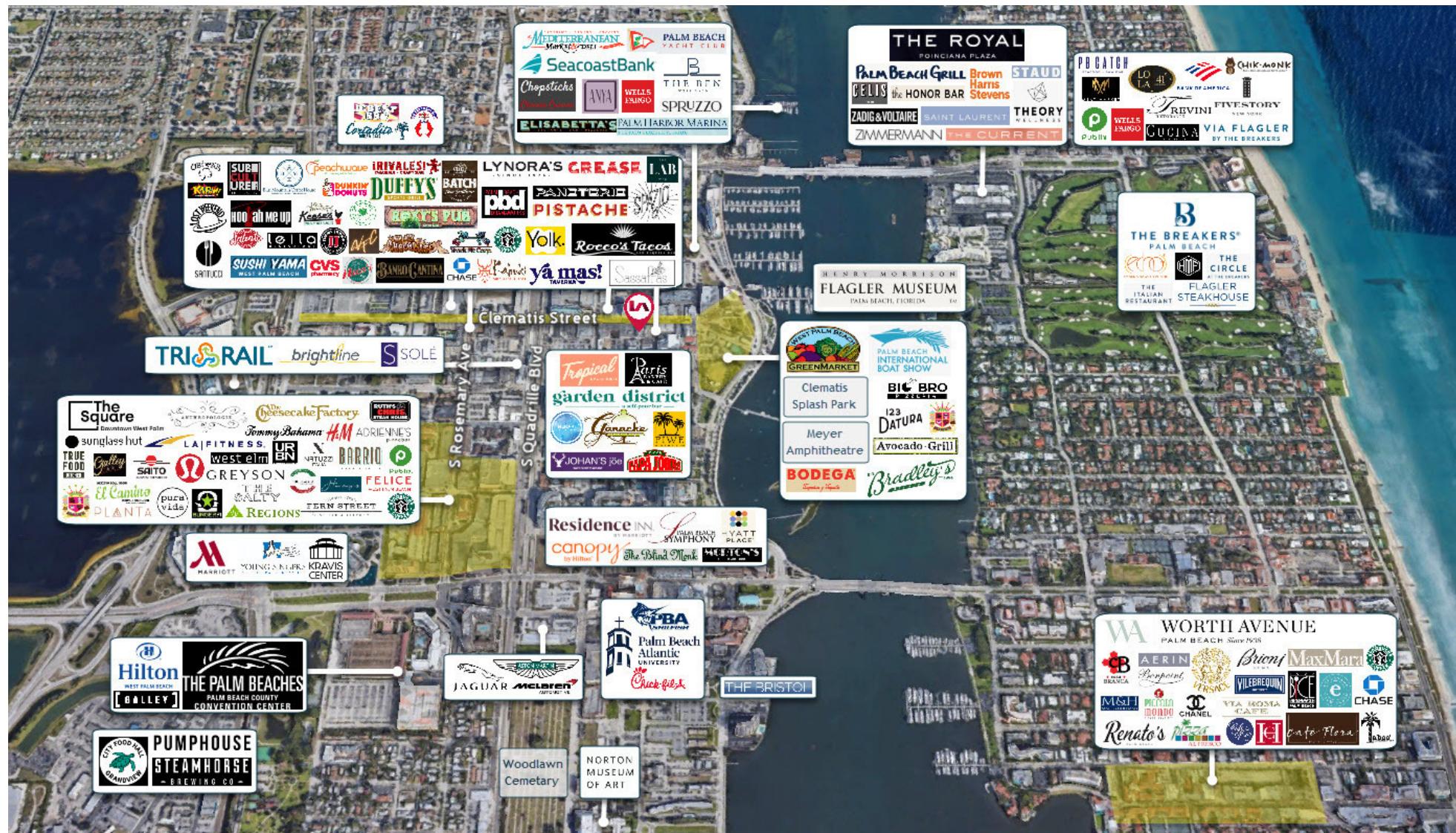
# SPACIOUS OFFICE INTERIORS



# CLEMATIS STREET RETAILERS & ATTRACTIONS



# DOWNTOWN WEST PALM RETAILERS



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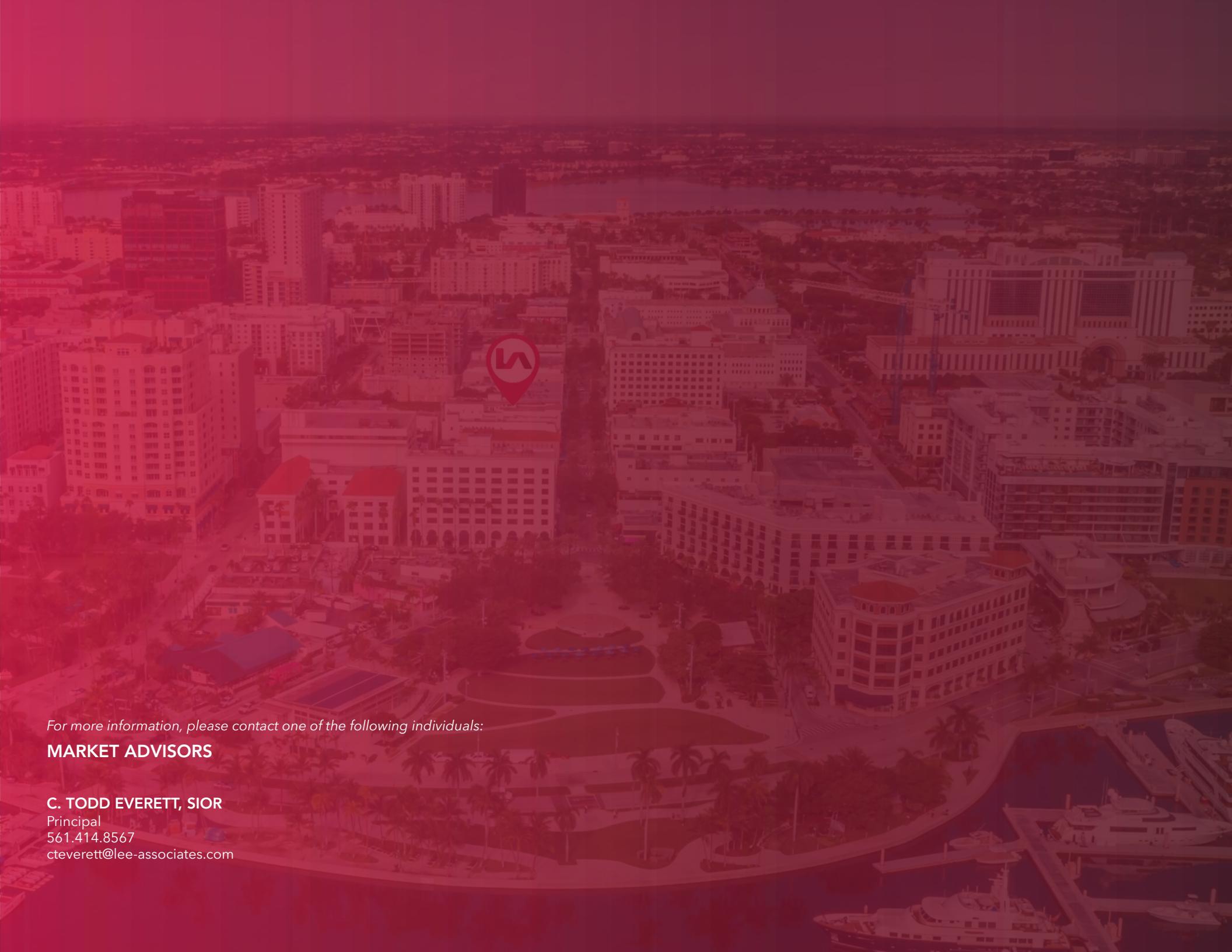
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Any party contemplating, under contract for, or in escrow for a transaction is strongly encouraged to verify all information and to conduct its own inspections and investigations, including engaging appropriate independent third-party professionals of its choosing. All financial data should be independently verified by the party, including through review of applicable documents and consultation with qualified professionals. Lee & Associates South Florida makes no representations or warranties regarding the accuracy, completeness, or relevance of any financial data, assumptions, or projections and does not act as a financial advisor in connection with any transaction.

All estimates of market rents, projected rents, or financial performance are subject to change and may differ materially from actual results. The inclusion of such estimates does not imply that rents can be achieved or increased to those levels. Parties must evaluate all applicable contractual obligations, governmental regulations, market conditions, vacancy factors, and other relevant considerations when determining rents or financial performance.

Legal matters should be reviewed with a qualified attorney. Tax matters should be discussed with a certified public accountant or tax attorney. Title matters should be reviewed with a title officer or attorney. Questions regarding property condition or compliance with governmental requirements should be addressed with appropriate engineers, architects, contractors, consultants, and governmental agencies. All properties and services are marketed by Lee & Associates South Florida in compliance with all applicable fair housing and equal opportunity laws.

This material is not intended to be an appraisal of the property's market value. If an appraisal is desired, the services of a licensed or certified appraiser should be obtained. This report is not intended to comply with the Uniform Standards of Professional Appraisal Practice (USPAP).



*For more information, please contact one of the following individuals:*

#### **MARKET ADVISORS**

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