

For Lease

# The Atrium

## 5500 Village Boulevard

### West Palm Beach, FL

### Entire first floor available, conveniently located Class A office in West Palm Beach

Colliers is proud to present for lease The Atrium located in West Palm Beach, Florida. The 2-story 37,392 SF professional office building (with medical zoning) is situated on Village Boulevard, just off of 45th Street in the Northpoint Corporate Park. Central location less than 3 minutes to I-95.

#### Property Highlights



Up to ±19,488 SF available



Ideal floorplan with a mix of large open workspace, private offices and conference rooms



Ample natural light with large lake views



Spacious central atrium



Serene half-mile walking trail



5/1,000 SF parking ratio



Easy access to Village Boulevard, 45th Street and I-95

Asking price:

**\$23.00**  
PSF NNN

+ OPEX: \$11.77

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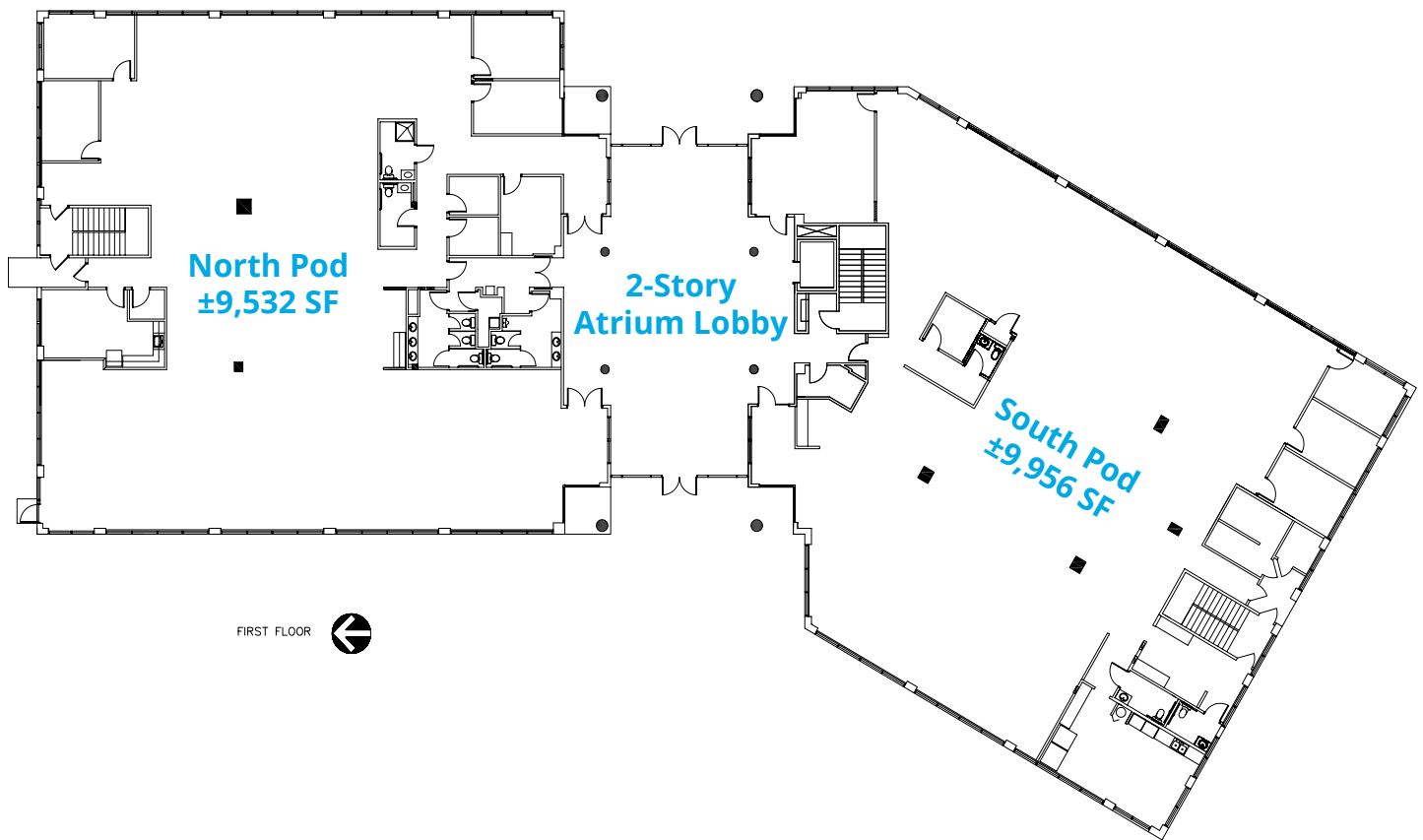
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# Floor Plans

Entire 1st Floor: ±19,488 SF



## Demographic Snapshot - 3-mile radius



2022 Total  
Population

92,463



2027 Total  
Population

94,218



2022 Avg. HH  
Income

\$76,892



2027 Avg. HH  
Income

\$92,436



# Property Photos





# Aerial Overview



## Travel Distances

I-95	1.3 mi   6 Mins	45th Street	0.2 mi   3 Mins	Downtown West Palm Beach	6.0 mi   14 Mins
Florida's Turnpike	6.0 mi   12 Mins	Congress Avenue	1.2 mi   5 Mins	Palm Beach Intl. Airport	5.9 mi   14 Mins
Village Boulevard	0.1 mi   1 Mins	Tanger Outlets	3.6 mi   8 Mins	Brightline WPB Station	5.8 mi   14 Mins

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