

# 500 AUSTRALIAN



**MOVE IN READY OFFICE SPACE FOR LEASE: 1,885 RSF & 3,163 RSF**  
500 S Australian Avenue, West Palm Beach, FL



## BUILDING FEATURES

- Unobstructed water views
- Building signage available
- New interior & exterior renovations
- Manned Security
- Parking Garage for tenants and visitors
- On site management
- Executive suites
- EV car charger
- Centennial Bank ATM



## WITHIN WALKING DISTANCE TO

- Marriott Hotel
- Multiple Restaurants & Bistro cafe
- Montecito Apartments
- The Edge Apartments
- Pet Resort
- Train station



## PROPERTY INFORMATION

**102,087 SF**

TOTAL SPACE

**10**

FLOORS

**\$45.00 NNN**

ASKING RATE

**2 MINUTE**

DRIVE TO I-95

**7 MINUTES**

TO PALM BEACH INTERNATIONAL AIRPORT

## WALL STREET SOUTH

# Bloomberg

"Hedge Funds head for Florida with Taxes on Rich Rising Elsewhere"

## THE WALL STREET JOURNAL.

"Florida's Sunshine & Tax Benefits Beckon Billionaires"

## The Miami Herald

"The Floodgates Have Opened: 2020 Sees Surge of Business Transplants to South Florida"



## DOWNTOWN WEST PALM BEACH WITHOUT THE TRAFFIC



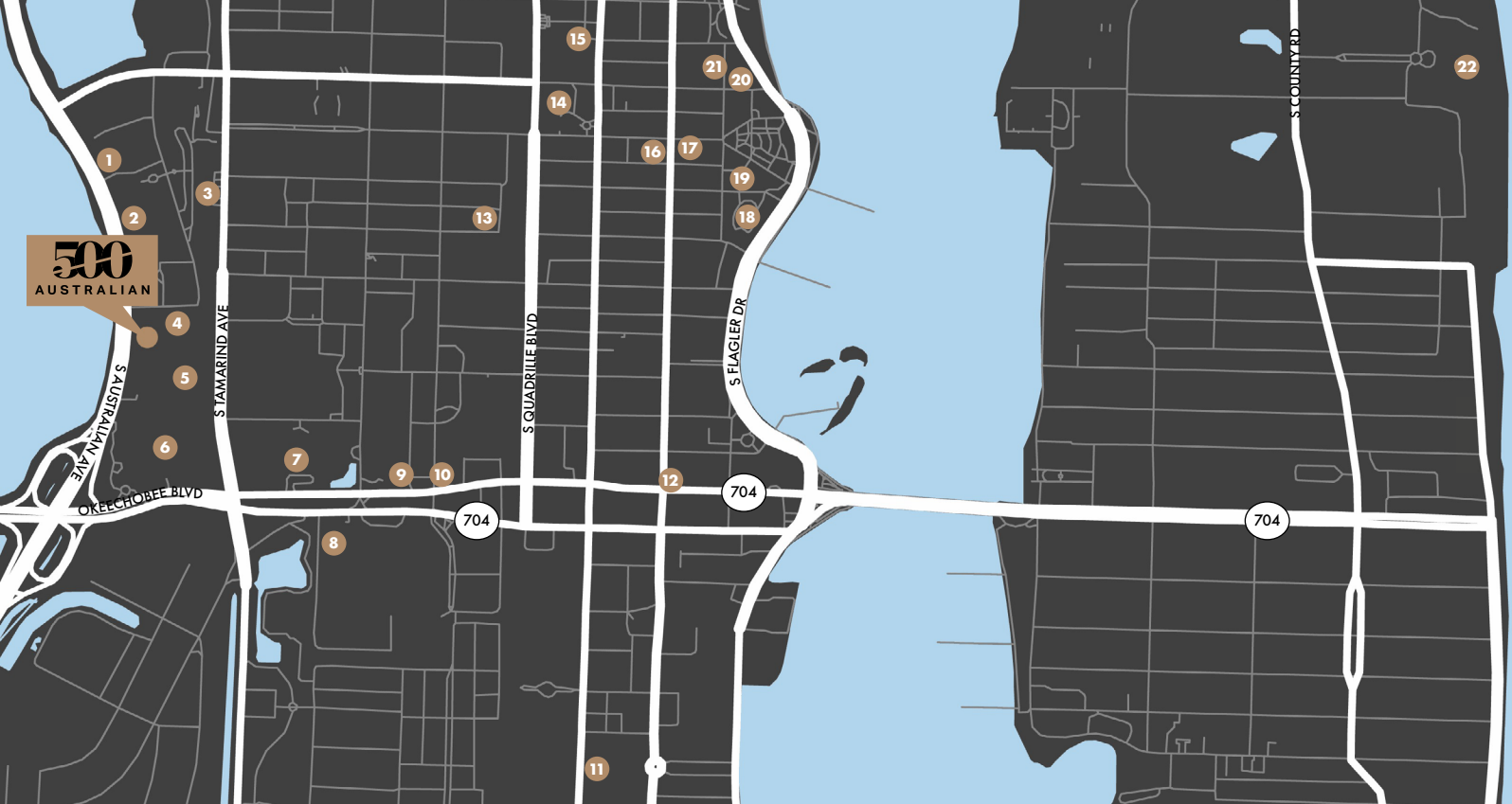
## COMMUTE TIMES

**I-95: 2 MIN DRIVE**

**TRI-RAIL: 1 MIN WALK**

**DOWNTOWN: 5 MIN DRIVE**

**BRIGHTLINE: 5 MIN DRIVE**



## LOCAL AMENITIES

- |  |   |
|--|---|
| 1. CLEARLAKE CAFE                      | 12. HYATT PLACE                             |
| 2. THE EDGE APARTMENTS                 | 13. BRIGHTLINE                              |
| 3. TRAIN STATION                       | 14. CITY HALL                               |
| 4. OHANA PET RESORT                    | 15. COUNTY COURT HOUSE                      |
| 5. MONTECITO APARTMENTS                | 16. KABUKI SUSHI THAI TAPAS                 |
| 6. MARRIOTT                            | 17. ROCCO'S TACOS AND TEQUILA BAR           |
| 7. KRAVIS CENTER                       | 18. MEYER AMPHITHEATRE                      |
| 8. PALM BEACH COUNTY CONVENTION CENTER | 19. AVOCADO GRILL                           |
| 9. RUTH'S CHRIS STEAK HOUSE            | 20. ELISABETTA'S RISTORANTE                 |
| 10. THE SQUARE                         | 21. THE BEN WEST PALM, AUTOGRAPH COLLECTION |
| 11. NORTON MUSEUM OF ART               | 22. THE BREAKERS PALM BEACH                 |

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