

**For Sub-Lease: Club/Venue/Bar**  
**2675 SF + 48 x 30 Yard Space**  
**525 Clematis Street, Downtown West Palm**  
**Beach**



*For More Information:*

**CHRISTOPHER F. FLEMING**

Broker/Partner

561.471.5353 Ext 103 | cfleming@strategicrealty.com

Direct: 561 707 5120



## HIGHLIGHTS

- **Exceptional Downtown Location!**
- *Located in the heart of West Palm Beach Entertainment District*

### Property Facts:

- **2675 square feet of indoor space and 48' x 30' outdoor space**
- *Currently Operating as a Game Room Bar & BRK Republic Dog Park Full Bar with Indoor and Outdoor Yard to 100 ppl capacity*
- **4 am Closing Time**
- *Parking: On Street and Public Parking Garage Located On Same Block*
- **Complete renovation in 2018**
- **ADA Compliant Bathrooms**
- **Full 4COP Quota Liquor License Available**
- **Lease Price \$31.54/SF**
- **Key Money: \$200,000.00**

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### Facility Features:

- Private Parking For Management
- Located in the Heart of West Palm Beach's "Party" District
- ADA Bathrooms
- Newer HVAC Throughout Facility
- 40+ Keg Cooler
- 30 Tap Draft Systems

### Potential Uses:

- Special Events Hall
- Catering
- Party Hall
- Music Venue
- Club Venue
- Local Neighborhood Bar

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## AREA HIGHLIGHTS

### Downtown West Palm Beach Information

- Median Household Income: \$60,000
- Retail Sales Revenue: 2.9 million West Palm Beach
- Total Number of Firms: 6,000
- Persons Per Square Mile: 7,500
- Number of jobs: 30,000
- Businesses per square mile: 6,000
- Residents: 10,000
- Annual Visitors: 8.2 million visitors in 2019 to Palm Beach County
- #1 Hot Spot for entrepreneurs by Harvard University Economics Professors Edward L. Glaeser and William R. Kerr “What Makes A City Entrepreneurial”
- Media Age: 40.4
- 80,000+ pedestrian count per month on Clematis Street
- Palm Beach International – 5 minutes from downtown
- No state personal income tax
- No corporate income tax on limited partnerships
- No corporate income tax on sub chapter s-corporations

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## AREA HIGHLIGHTS

### Downtown West Palm Beach Information

- Virtual Tour of Downtown West Palm Beach:

<https://downtownwpb.com/explore/virtual-tour/>

Downtown West Palm Beach is a unique and special place, beautifully accented by water and palm trees, and punctuated with a mixture of historic charm and modern sophistication. Cutting edge tech startups and century-old local businesses call our community home.

With corporate CEOs, millennials, visitors from around the world, and life-long locals all converging on Downtown West Palm Beach, we have found ourselves in a fortuitous moment. “How do we best support and maximize this incredible time in our history as Palm Beach County’s economic and cultural heart?”

It is no coincidence that Downtown West Palm Beach has become such a potent attractor for business investment and residential growth. Since the early 1990s careful and strategic investments in public spaces and infrastructure have been made to build an urban center that is walkable, vibrant, and diverse. Private investment followed, and across the nearly three decades between the first Downtown Master Plan and today, the Downtown area has benefitted tremendously from private sector investments and a rapidly increasing residential population.

We invite you to join us on this journey of Downtown West Palm Beach, as we continue the upward trajectory toward being one of America’s greatest mid-sized cities. Our future has never been brighter.

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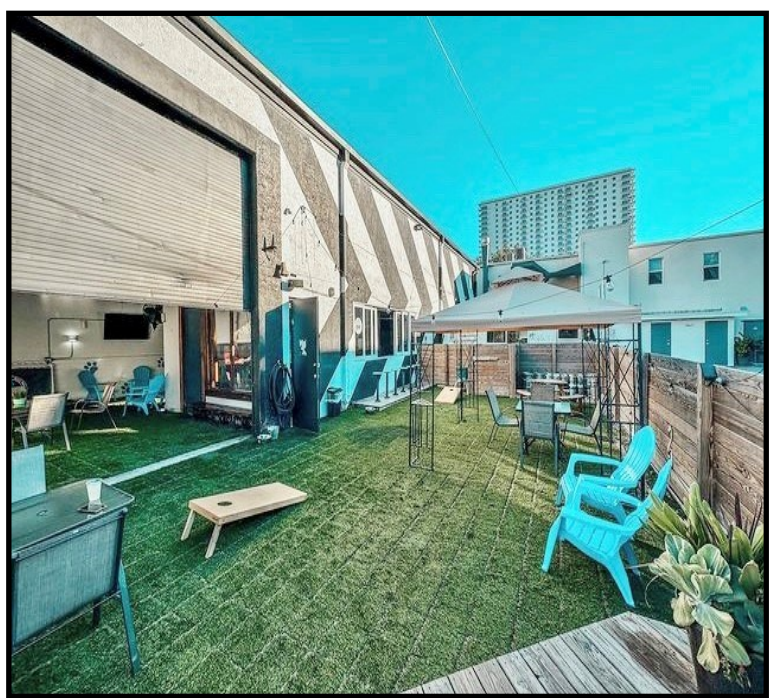
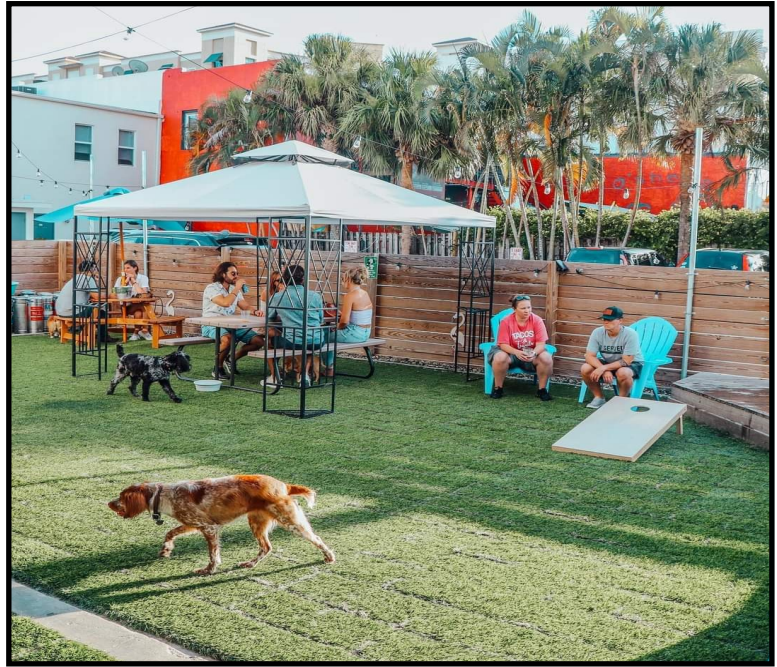
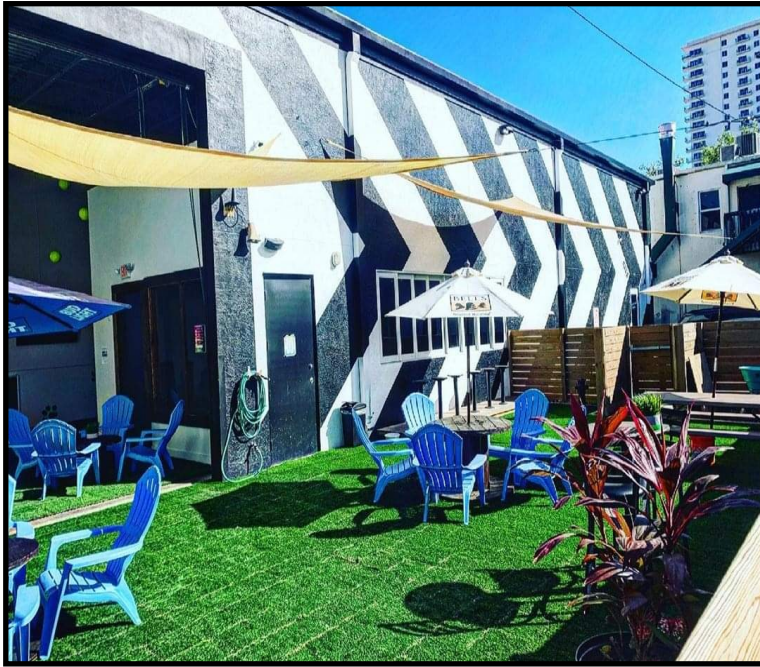
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# Outside Space



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