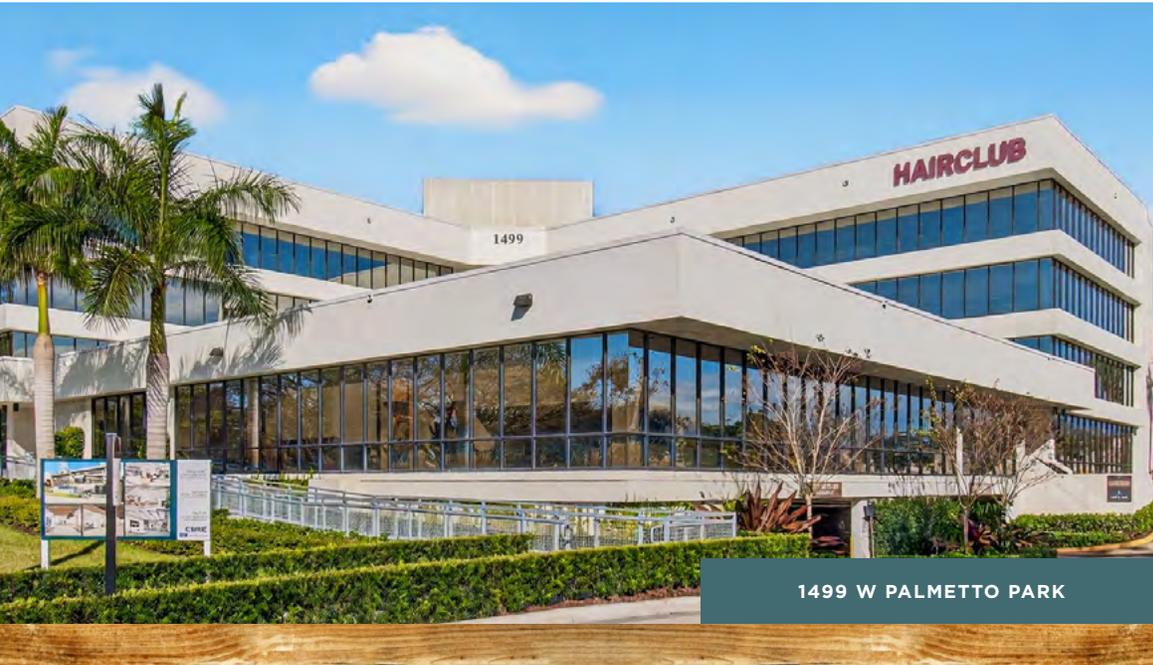


State of the Art Redevelopment

BOCA RATON, FL

1489 W PALMETTO PARK

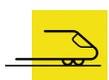


1499 W PALMETTO PARK



PALMETTO
CENTRAL

To View The Property Video
[Click Here](#)



brightline

Under 2 miles and
only 5 minutes
from the new
Brightline Station

CBRE



GROVER CORLEW



1499 W PALMETTO PARK

1499 Comprehensive Capital Improvements (Completed)

- Brand new facade
- Hurricane Impact Windows
- New Lobby
- Restrooms
- Common Area Corridors



1489 W PALMETTO PARK

1489 First Class Redevelopment

| | |
|---------------------|--|
| Address | 1499 W Palmetto Park |
| RBA | 87,400 SF |
| Availability | Suite 218 - 2,401 SF Suite 220 - 2,225 SF (Spec) Suite 415 - 6,165 SF |
| Rental Rate | \$35.00 - \$42.00 NNN Suite 415 - \$50.00 NNN |

| | |
|------------------|--------------------------------|
| Renovated | 2024 |
| Stories | 4 |
| Parking | Structured Parking 5 Per 1,000 |

| | |
|---------------------|--|
| Address | 1489 W Palmetto Park |
| RBA | 83,000 SF |
| Availability | 3rd Floor - 3,441 - 5,000 SF 4th Floor - 2,000 - 7,370 SF |

| | |
|--------------------|--------------------------------|
| Rental Rate | \$45.00 - \$55.00 NNN |
| Opex | \$14.50 |
| Renovated | 2024 |
| Stories | 5 |
| Parking | Structured Parking 5 Per 1,000 |

PROJECT HIGHLIGHTS



MONUMENT SIGNAGE
100% NEW &
IMPROVED WAYFINDING
THROUGHOUT



NEW LANDSCAPING &
OUTDOOR SEATING
AREA



+4.44/1,000 PARKING
(MAINLY COVERED GARAGE WITH
ADDITION SURFACE)



12 ELECTRIC CAR
CHARGING STATIONS



CLASS A+ OFFICE SPACE
6,165 SF AVAILABLE



KEY MARKET HIGHLIGHTS



The “**GREAT SALT MIGRATION**” is Driving Highly Profitable Companies & Wealthy Decision-Makers to Boca

Many prominent firms have already relocated to Boca Raton including:



Kayne Anderson

Capital Advisors, L.P.

Relocated from *New York*



EASTHAM CAPITAL

Relocated from *Boston area*

ORBCOMM

Relocated from *Connecticut*



TREND CAPITAL

Relocated from *Vancouver*



THE NORTH WEST COMPANY

Relocated from *Seattle*

Ooma

Relocated from *Silicon Valley*

LOCAL DINING

1. Palmetto Park Square (3.3 Mile)

Publix
Chick-Fil-A
Keke's Breakfast Café
Paolo's Boca Pizza & Pasta
Sovereign
China One
Taco Bell
Dunkin Donuts
Tomasso's Pizza & Subs

2. Boca Center (2.4 Miles)

Just Salad
Morton
Starbucks
Rocco's Tacos
Vegan Fine Body
Tap 42
Sixty Vine
Narbona

5. Mizner Park (2.7 Miles)

Calaveras Cantina
Kapow Asian Noodle Bar
Loch Bar
Max's Grille
Ruth's Chris Steak House
Villagio Restaurant
Yard House
American Social
Eddie V's

6. Royal Palm Plaza (2.7 Miles)

Kixi Café
Another Broken Egg Café
Morelia Gourmet Paletas
The Standard
Boca Bagel Bar
Strikes Cigar Lounge
One 11
Funky Biscuit
Lemongrass
Chops Lobster Bar
Hijinks Sports Grill
Ichiyami Buffet, Sushi and Bar

DIRECTIONAL MAP

3. Glades Plaza / Restaurant Row (2.3 Miles)

Calaveras Cantina
Kapow Asian Noodle Bar
Loch Bar
Max's Grille
American Social
Eddie V's
Ruth's Chris Steak House
Villagio Restaurant
Yard House
Pubbelly Sushi
El Camino
Fiolina Pasta House

Giovanni's Pizza
Al Najim Bakery and Restaurant
Yakitori Sake House
Twenty Twenty Grille
Gary Racks Farmhouse Kitchen
Saquella Café
Casimir French Bistro
Runas Peruvian Cuisine
Biergarten
Vespri Siciliani
Indian Harvest

4. Town Center Mall (2.2 Miles)

Bazille at Nordstrom
California Pizza Kitchen
Joseph's Classic Market
La Boulangerie Boul'Mich
Rex Baron
The Capital Grille
True Food Kitchen
Pollo Tropical
Cheesecake Factory

7. Palmetto Park Rd Restaurants (1.8 Miles)

Louie Bossi
Just Baked
Sanborn Café
Yokohama Sushi East
Tacowa - Korean BBQ
Casa D'Angelo
D Cuban Bistro
Nori Thai
Luff's Fish House
Tin Muffin Café
Trattoria Romana
Il Mulino New York



Centrally Located

✈️ 03 MILES - Boca Raton Executive Airport
✈️ 23 MILES - Fort Lauderdale Airport
✈️ 26 MILES - West Palm Beach Airport

🍴 OVER 3 Million SF of Restaurants & Retail Within Minutes





BOCA RATON, FL

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