



**RETAIL AND OFFICE SPACE FOR LEASE**



**REIMAGINED ICONIC ART DECO  
IN THE HEART OF DOWNTOWN  
WEST PALM BEACH**

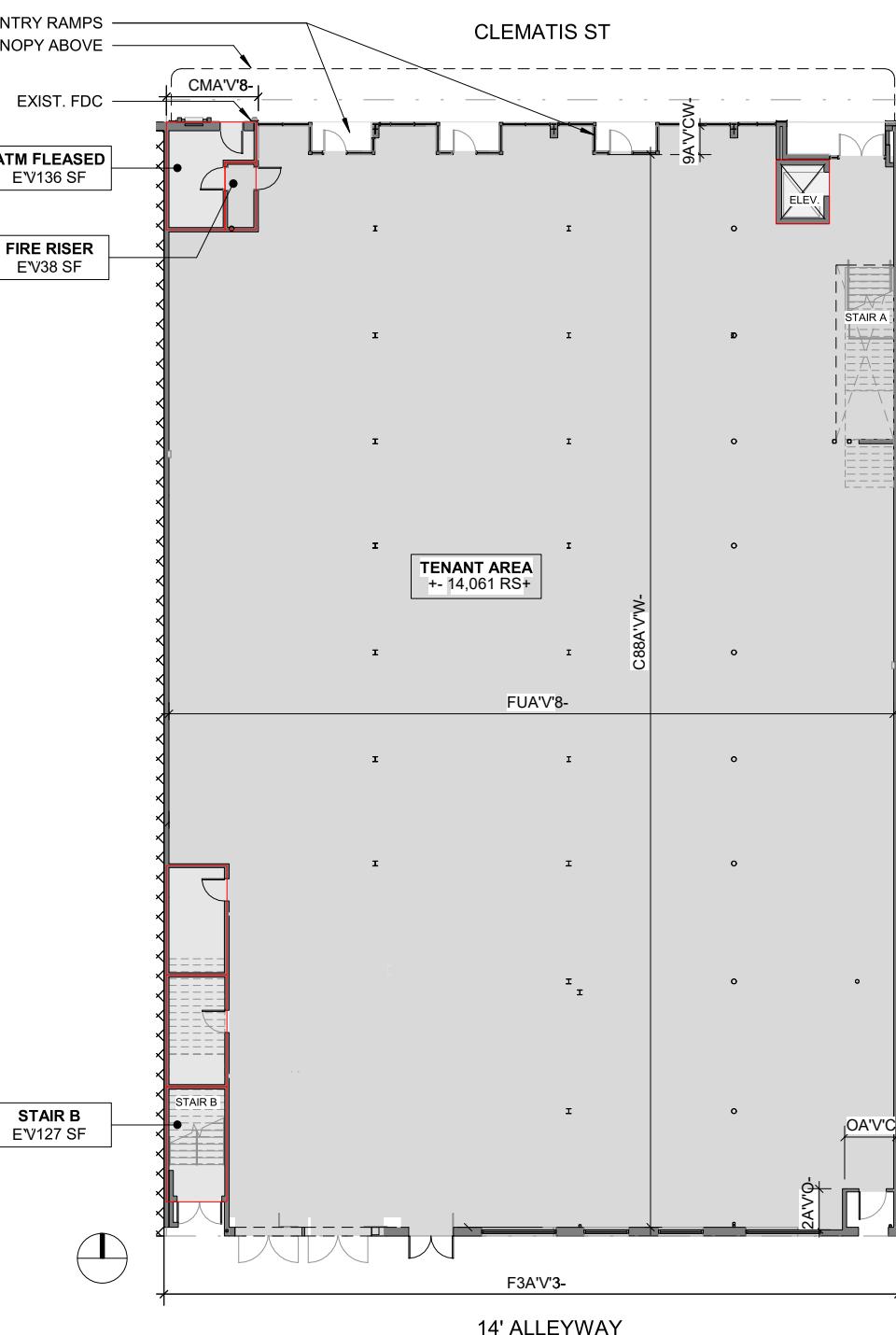
# PROPERTY FEATURES

- 12'-15' ceiling height
- Ground floor: 14,061 RSF
- 2nd floor: 14,099 RSF
- Entire building: 30,000 SF
- Build to suit, CRA and City tenant improvement incentives
- Ideal for quick service restaurants, fitness, medical concepts / wellness, and professional services
- Historic marquee signage available
- Over 3.5M annual visits on Clematis Street (South Rosemary to Flagler)
- Avg. household income over \$120K – one of the wealthiest areas in the U.S.

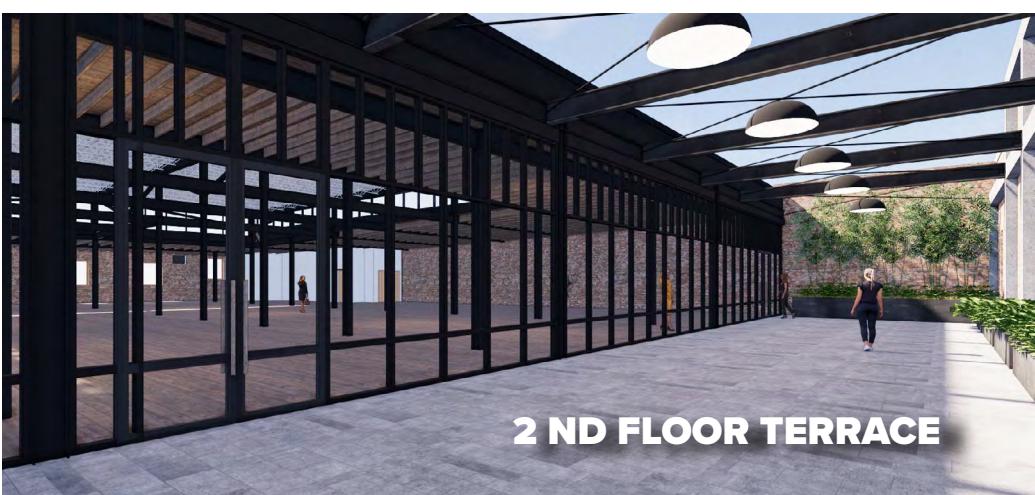
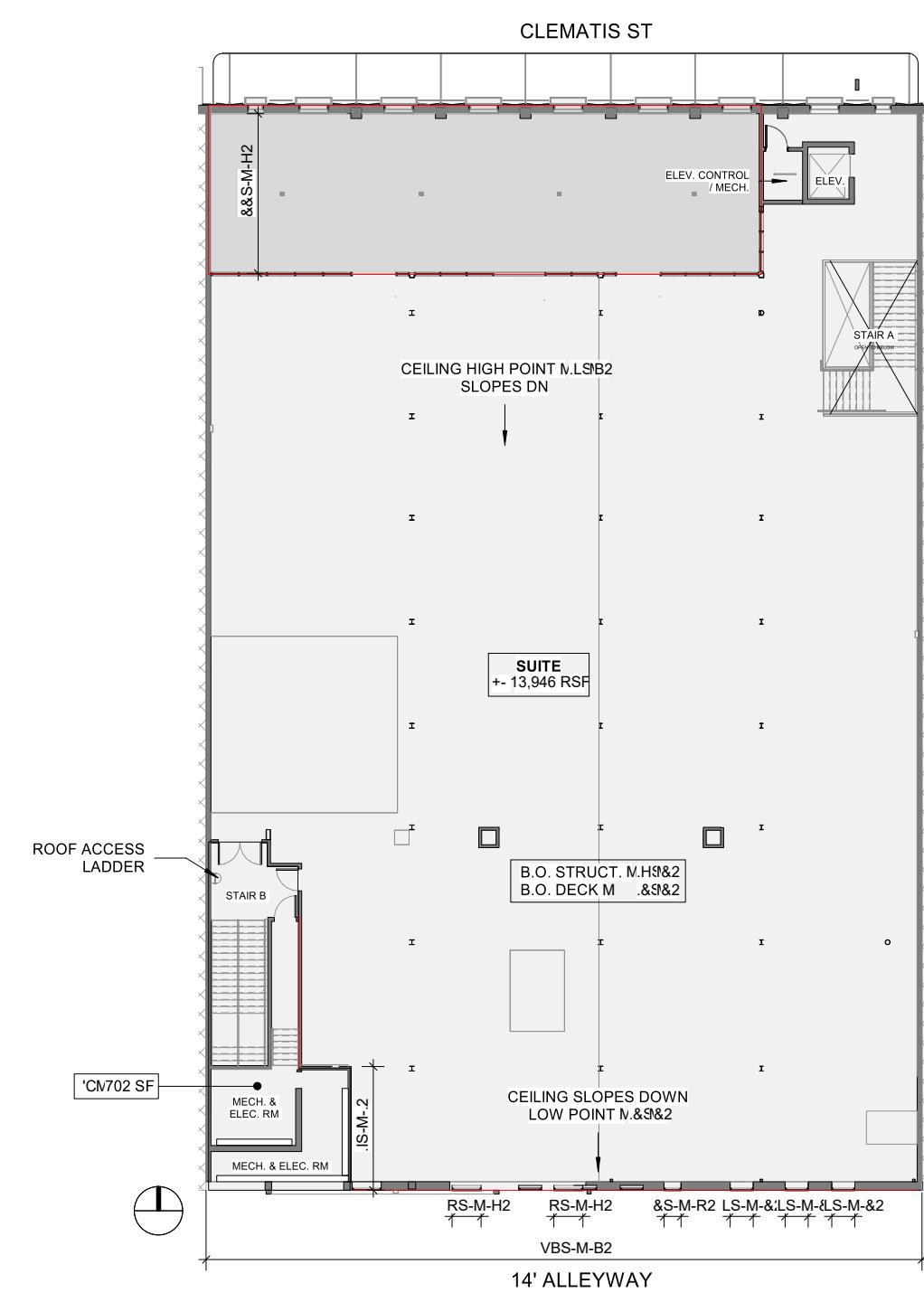


2 ND FLOOR TERRACE

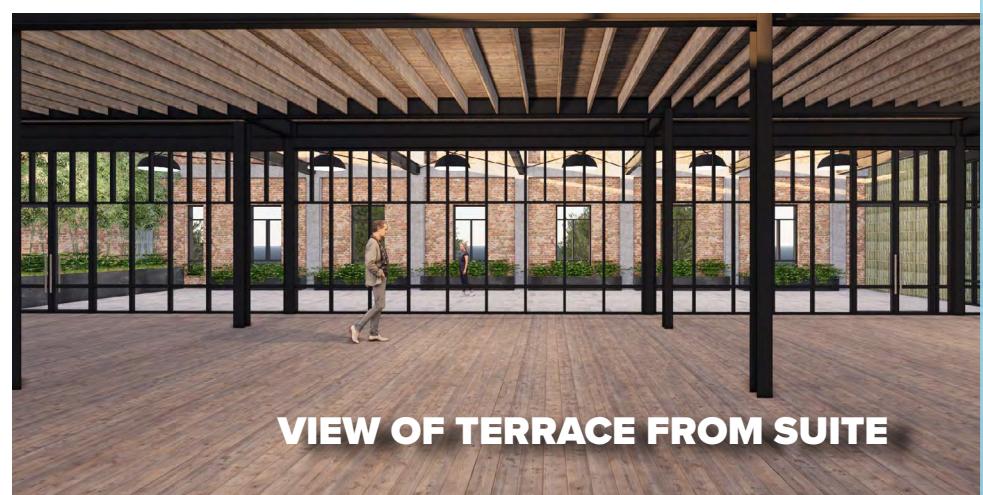
## GROUND FLOOR: 14,061 RSF



## SECOND FLOOR: 14,099 RSF

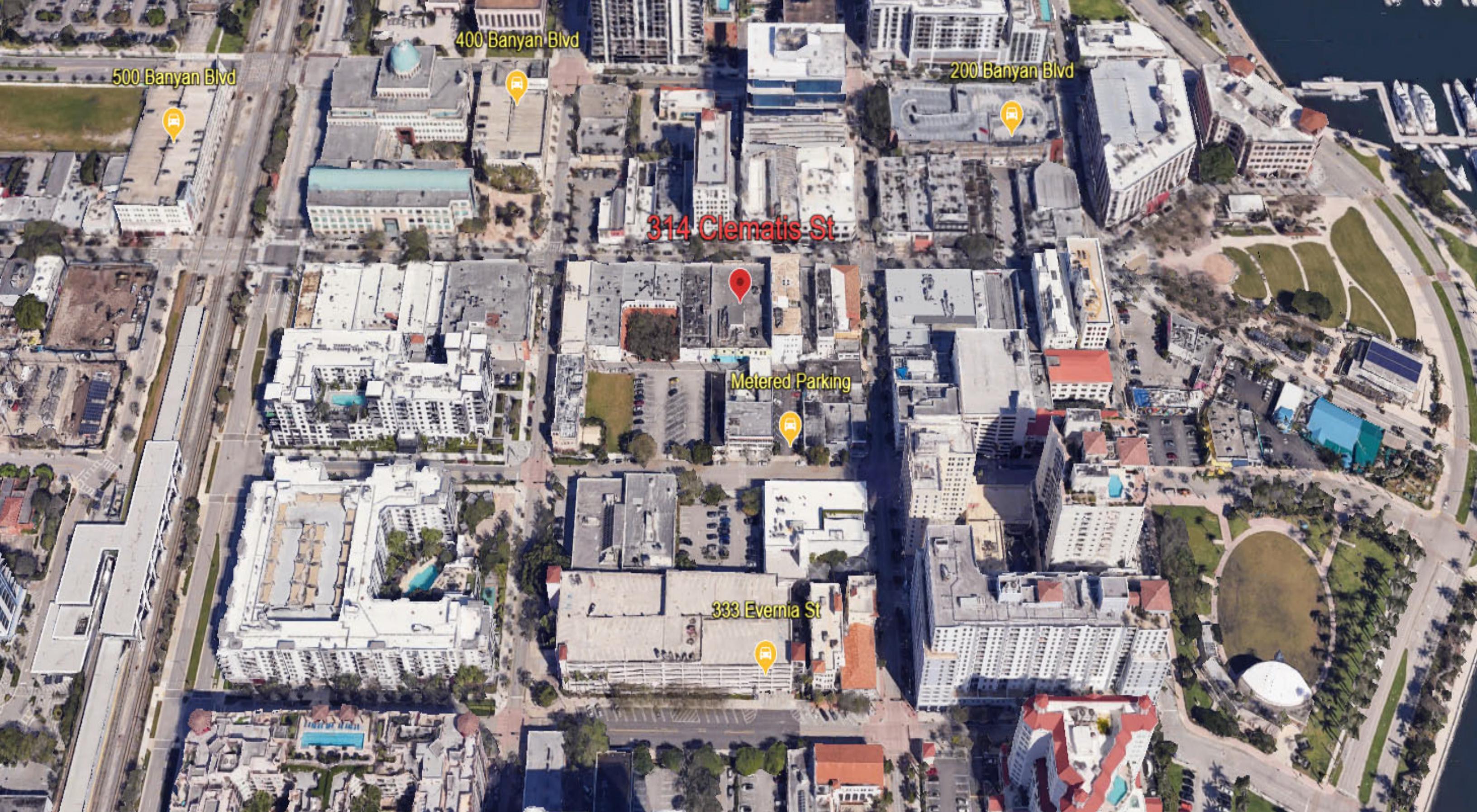


2 ND FLOOR TERRACE



VIEW OF TERRACE FROM SUITE





## PARKING OVERVIEW



## PRIME LOCATION

- Walking distance to Clematis Street Entertainment District, Brightline, Palm Beach County Courthouse and Government Offices
- Close proximity to City of West Palm Beach offices
- Minutes from CityPlace, offering top-tier dining, shopping, and entertainment
- Easy access to major thoroughfares



For more information, please contact:



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