



## PROPERTY HIGHLIGHTS

### 901 NORTHPOINT PARKWAY | WEST PALM BEACH | FL

Rare opportunity to lease professional office and small flex/warehouse spaces in West Palm Beach.

New ownership recently completed an extensive ±\$1-million-dollar property improvement plan!

Flexible zoning allows for a broad spectrum of permitted uses!

Well located on the heavily travelled 45<sup>th</sup> Street corridor immediately west of the I-95 on and off ramps. **Some suites have I-95 signage visibility!**

Minutes away from the robust center of Downtown West Palm Beach, and a few miles from Palm Beach International Airport.

*See next page for availability and pricing details!*



## AVAILABILITY AND PRICING

**901 NORTHPOINT PARKWAY | WEST PALM BEACH | FL**

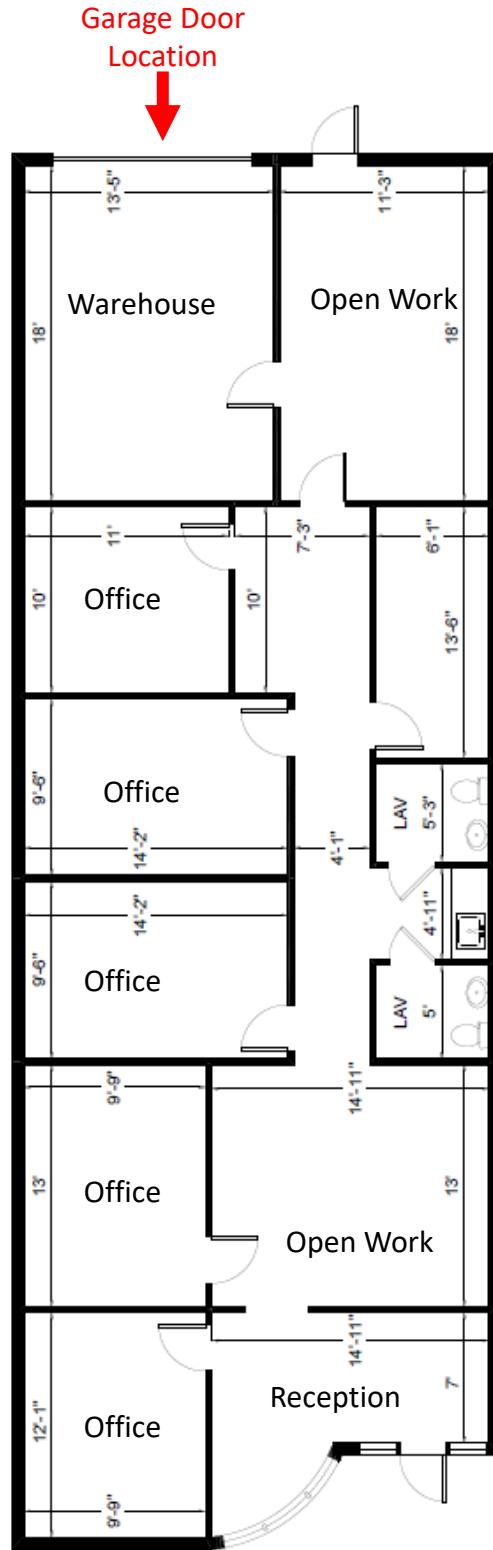
- **Suite 117 • 1,907 Square Feet**
  - Built out as majority office space.
  - Reception area, 5 private offices, 2 open work areas.
  - Two bathrooms.
  - ±243 sf warehouse in the back **with a garage door**.
  - **Ability to expand warehouse.**
- **Suite 118 • 1,908 Square Feet**
  - Currently majority wide-open space under drop ceiling.
  - Two bathrooms.
  - **Garage door is available on this space.**
- **Suite 117/118 • Can be leased together and combined for 3,815 Square Feet**

**Rates starting from \$17.00 PSF NNN + \$10.00 PSF CAM**



# FLOOR PLAN

**901 Northpoint Parkway, Suite 117 – 1,907 Square Feet**



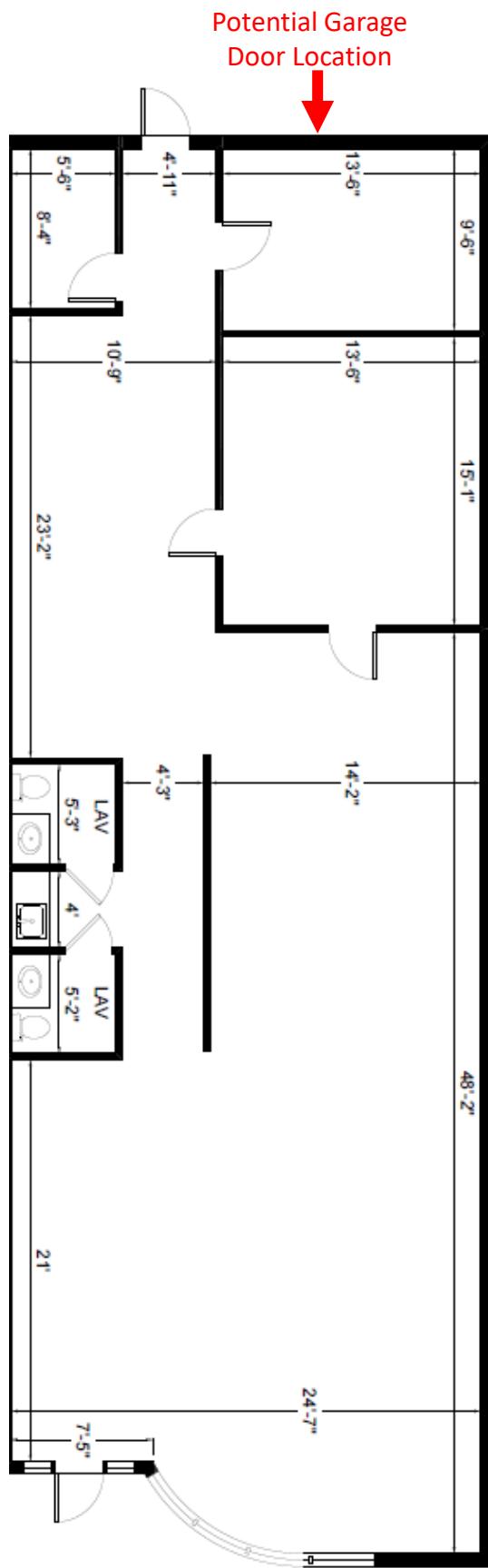
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# LOCATION INFORMATION

Immediate Access to I-95 at 45th Street



Destinations	Distance (Miles)	Travel Time
Interstate 95	±0.70	2 mins
Florida's Turnpike	±5.0	12 mins
Downtown		
West Palm Beach	±6.0	10 mins
The Breakers Hotel (Palm Beach)	±6.9	20 mins
Palm Beach		
International Airport	±7.6	11 mins
Ft. Lauderdale		
International Airport	±53.2	58 mins

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FOR MORE INFORMATION, CONTACT:

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