

OFFERED EXCLUSIVELY FOR SALE BY



13,628 SF PROFESSIONAL OFFICE BUILDING
5 HARVARD CIRCLE • WEST PALM BEACH • FLORIDA

THE PROPERTY OVERVIEW

Dunn Commercial is pleased to bring to the market for sale 5 Harvard Circle – a 100% leased, ±13,628 sf highly attractive single-story office building along the Village Boulevard corridor in bustling West Palm Beach, Florida.

5 Harvard Circle is strategically located in the heart of suburban West Palm Beach, **within walking distance to dozens of retail, restaurants and hotel options**. The property enjoys immediate access to neighboring communities via the areas primary highway system, **Interstate 95, (less than one mile from the property)** and is mere **minutes outside of Downtown West Palm Beach** and a short drive to the world renown Palm Beach Island.

In recent years, West Palm Beach has experienced unprecedented growth, attracting many of the Country's largest and most notable corporations with its competitive, business-friendly environment paired with an unmatched quality of life for its residents. 5 Harvard Circle offers a unique opportunity to acquire a boutique style office building in one of the nation's most private-capital friendly markets with strong fundamentals and controlled supply.



THE PROPERTY SNAPSHOT

5 HARVARD CIRCLE • WEST PALM BEACH

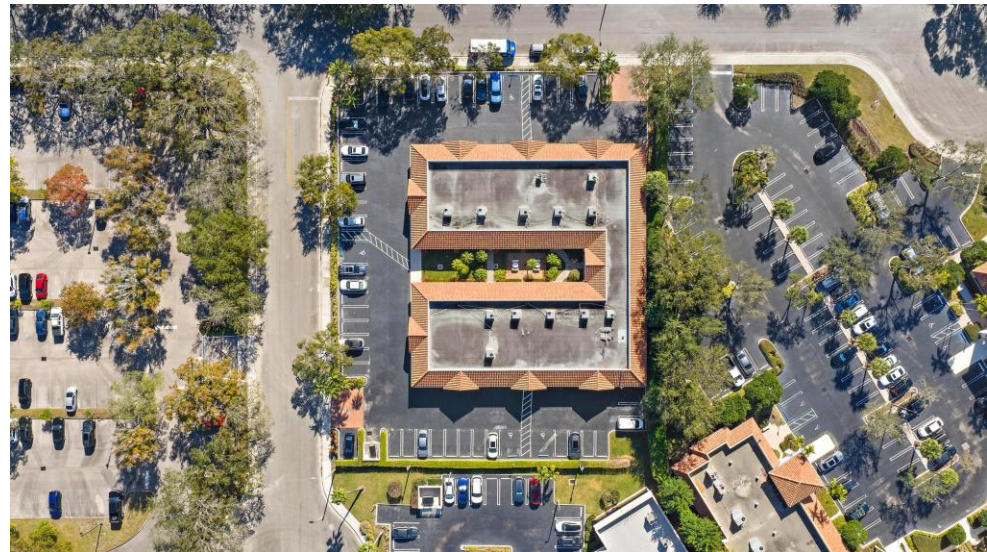
5 Harvard Circle features impeccably maintained building and grounds with a newer tile roof (2018) and nicely outfitted second-generation office spaces. For tenants, the property offers the benefit of a standalone corporate presence through exterior access directly into tenant units, and no common areas or loss factors for which tenants are paying for – an advantage to competing Class “B” buildings within the submarket.



Address	5 Harvard Circle, West Palm Beach, Florida
PCN	74-43-43-19-16-000-0120
Building Size	13,628 Square Feet
Parking Spaces	47 Spaces
Percentage Leased	100%
Number of Tenants	Six (6)
In-Place NOI / CAP Rate	\$249,442.00 (6.50%)
Asking Price	\$3,837,576.00 (\$281.59 PSF)
Embedded 4-Year Mark-to-Market Opportunity	±32.74%

PROPERTY PHOTOS

EXTERIOR



PROPERTY PHOTOS INTERIOR (TYPICAL)



THE LOCATION HIGHLIGHTS

5 HARVARD CIRCLE • WEST PALM BEACH

The property is in an upscale, campus-like setting in the Village Commerce Center with walking trails, lake views, mature landscaping, and connectivity to neighboring retail center with dozens of restaurants and shopping options.

5 Harvard offers a high walkability corridor with great access to I-95 and minutes away from the robust center of Downtown WPB, allowing investors to capture Downtown demand spillover while avoiding direct exposure to new trophy development.



WALK TO....

Duffy's Sports Grill
Panera Bread
Jersey Mike's Subs
Publix Groceries
Torero's Mexican
Z Ramen
Brick Oven Pizza
Crumbl Cookies
CR Chicks
Tacos Al Carbon
Flagstar, Truist, and PNC Bank

DRIVE TO....

I-95 Access (±0.80 mi.)
Downtown West Palm Beach + Related Ross' City Place (±2.63 mi.)
Florida's Turnpike Access (±2.93 mi.)
Flamingo Park Neighborhood (±3.50 mi.)
NORA District (±3.90 mi.)
The Flagler Waterfront (±4.10 mi.)
Worth Avenue (±4.70 mi.)
Breakers Hotel (±5.30 mi.)

COMMUTE VIA...

Brightline Train Station (±3.50 mi.)
Palm Beach International Airport (±4.54 mi.)
Fort Lauderdale International Airport (±50.60 mi.)
Miami International Airport (±71.60 mi.)
Orlando International Airport (±165 mi.)

WEST PALM BEACH KPI HIGHLIGHTS

- **8.2% Vacancy Rate** – Stable, single-digit vacancy in the broader West Palm Beach submarket, reflecting disciplined supply and sustained tenant demand.
- **3.3% Annual Asking Rent Growth** – Continued rent expansion despite national office headwinds, demonstrating pricing resilience in the market.
- **0 SF of New Deliveries (Past 12 Months)** – No new competitive supply added, supporting rent stability and occupancy fundamentals.
- **\$65.8 Million in Trailing 12-Month Sales Volume** – Active private capital investment across 40 office transactions totaling 519,700 SF.
- **\$274/SF Average Sale Price (West Palm Beach)** – Demonstrates consistent investor demand for stabilized and value-add product outside the CBD core.
- **\$380/SF Average Sale Price in the CBD** – A clear pricing premium for downtown assets, reinforcing the valuation upside for well-positioned CBD-adjacent properties.



WHY PALM BEACH COUNTY?

1.5M

TOTAL POPULATION

\$68,331

HIGHEST MEDIAN WAGE OUT OF
ALL 67 FLORIDA COUNTIES

6.4%

GROWTH RATE. 43,960 JOBS
ADDED YEAR-OVER-YEAR

2.9%

UNEMPLOYMENT RATE

\$3.4B
ILLION

NEW NET INCOME GAIN FLOW
DURING 2020.

#1

TOP COUNTY FOR BOTH PEOPLE
AND INCOME GROWTH IN FLORIDA

3rd

MOST POPULUS COUNTY
IN THE STATE

\$6.87B
ILLION

ECONOMIC IMPACT OF 150 COMPANIES
+13,000 JOBS ADDED IN PAST 5 YEARS

1,000+

PEOPLE MOVE TO FLORIDA
EVERYDAY

AERIAL PHOTO (FACING EAST)

5 HARVARD CIRCLE • WEST PALM BEACH

DOWNTOWN WEST PALM BEACH



PB LAKES BLVD.

OKEECHOBEE BLVD.

5 HARVARD CIR

AERIAL PHOTO (FACING SOUTH)

5 HARVARD CIRCLE • WEST PALM BEACH

PB AIRPORT

OKEECHOBEE BLVD.

PB LAKES BLVD.

5 HARVARD CIR





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