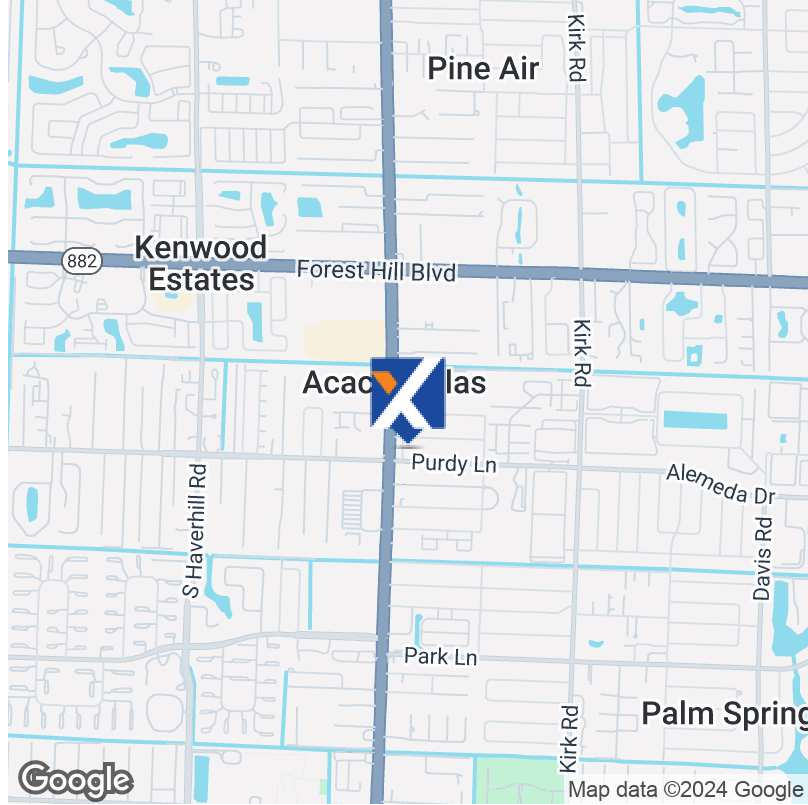


FOR LEASE | 4457 Purdy Lane: 2nd Floor Office Suite



OFFERING SUMMARY

Lease Rate:	\$2,499.00 per month (MG)
Building Size:	1,155 SF
Available SF:	1,155 SF
Lot Size:	0.3 Acres
Year Built:	1988
Renovated:	2024
Zoning:	UI—URBAN INFILL (00-UNINCORPORATED)
Market:	West Palm Beach

PROPERTY OVERVIEW

This 2nd-floor office space is strategically located close to Military Trail in West Palm Beach. This space has a private staircase leading into the suite, which contains 4 private offices and 1 bullpen, as well as a FULL bathroom. Every single office or room except one has windows allowing a lot of natural light to enter the unit. Plenty of parking available.

Owner/Landlord, who runs his business out of the 1st floor space is renovating the whole building as well as landscaping and has plans to update the bathroom in the 2nd floor office space.

PROPERTY HIGHLIGHTS

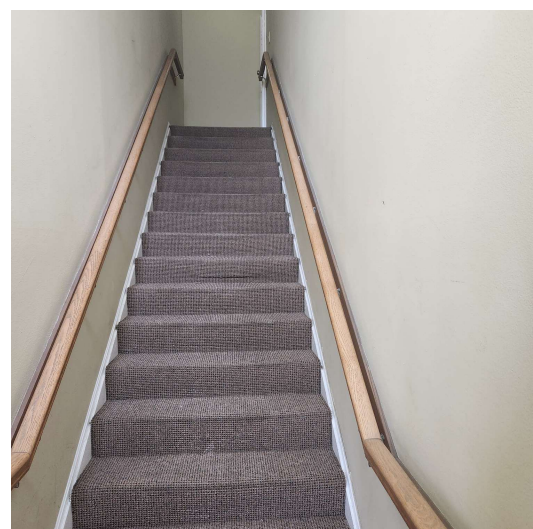
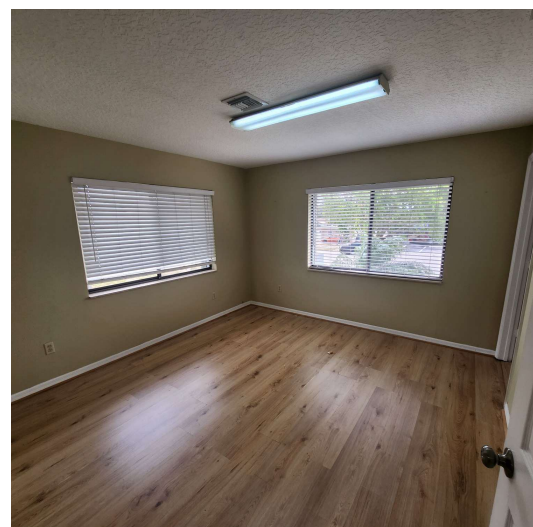
- Prime location in West Palm Beach, FL
- Modern and professional office space
- Ample parking for employees and visitors
- High visibility for business branding
- Flexible floor plan to suit different business needs
- Well-maintained and attractive building exterior
- Convenient access to major transportation routes
- On-site amenities for tenant convenience

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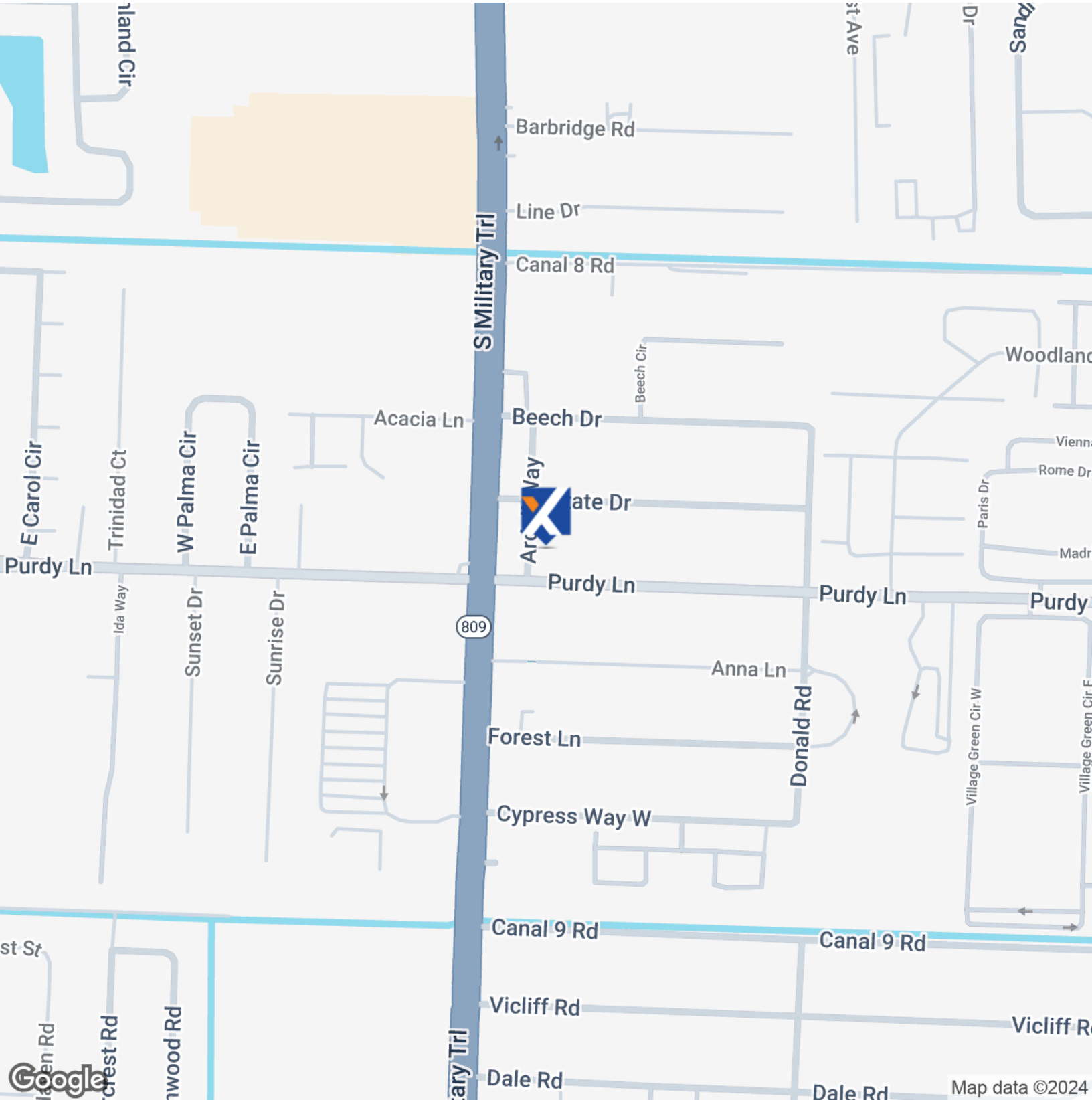
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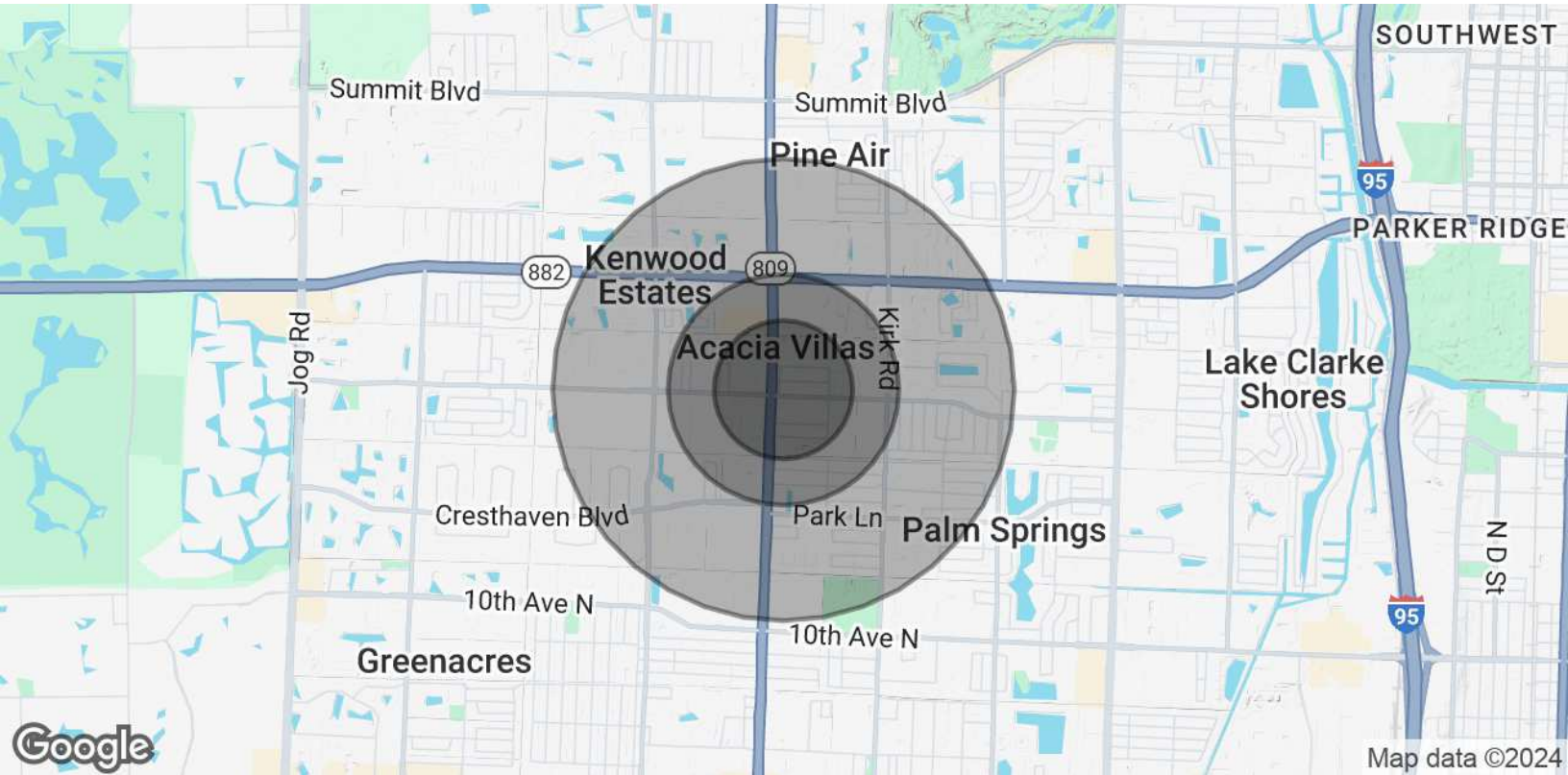
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FOR LEASE | **4457 Purdy Lane: 2nd Floor Office Suite**



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,954	7,125	25,882
Average Age	42	41	40
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	817	2,783	9,567
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$59,389	\$64,917	\$71,564
Average House Value	\$267,452	\$263,702	\$259,566

Demographics data derived from AlphaMap

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FOR LEASE | 4457 Purdy Lane: 2nd Floor Office Suite



CHAD MASSAKER, MICP, NCREA, CREIPS, EPRO

South Florida Commercial Real Estate & Business Broker (Based in West Palm Beach)

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Direct: 561.810.3537 | Cell: 561.810.3537

FL #BK3467373

PROFESSIONAL BACKGROUND

- ★ MICP - Masters in Commercial Property
- ★ NCREA - National Commercial Real Estate Advisor
- ★ CREIPS - Certified Real Estate Investment Planning Specialist
- ★ ePRO - Commercial Property Digital Marketing Specialist
- ★ Certified EXP Commercial Mentor & 2023 National Mentor of the Year

A Strong History of Getting Things Done & Innovation

Chad Massaker is a long-time serial entrepreneur who has turned his considerable depth of experience and skill to the business of real estate, primarily driven by a desire to use what he knows to help clients adroitly navigate real estate transactions. Having worked primarily in technology, digital marketing, and sales, and boasting a nearly peerless personal online network, Chad is adept at solving problems, making connections, and finding the right information. Shifting to real estate has enabled him to apply his varied interests and proficiencies in a capacity that is much more people-focused.

His singular perspective helps Chad create strategic outcomes for his clients. The tangible effects—constructing a successful deal—are less vital for him than the more intangible, knowing people will benefit from his collaboration. As a successful entrepreneur and investor, Chad knows what it's like to be a business owner looking for space and negotiating lease issues. He is able to call upon his exceptional technical abilities to find off-market inventory, and fully optimize digital reach to market a property. You'll find working with Chad to be exciting, energizing, and ultimately more productive than you could imagine with any other agent.

Relocating from Atlanta to Palm Beach, Chad is highly optimistic about the region and the opportunities presented by challenge. With commerce in flux, evolving demographics, and demand in development, South Florida is dynamic and a compelling place to be involved with real estate.

Personally as well as professionally, Chad's achievements are many. He is highly philanthropic, having raised hundreds of thousands of dollars for the arts, and previously founding a charity, Tap Out Human Trafficking. Only committing himself to his passions 100 percent, Chad is a level 2 certified sommelier, certified tobacconist, certified SCUBA diver, gold- and silver-medal winner in Jiu Jitsu from the Pan Am Games, and multiple national gold-medal winner in Judo.

With technology, innovation, tactical thinking, and the right questions asked, Chad wants his experiences and lessons learned to be your

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