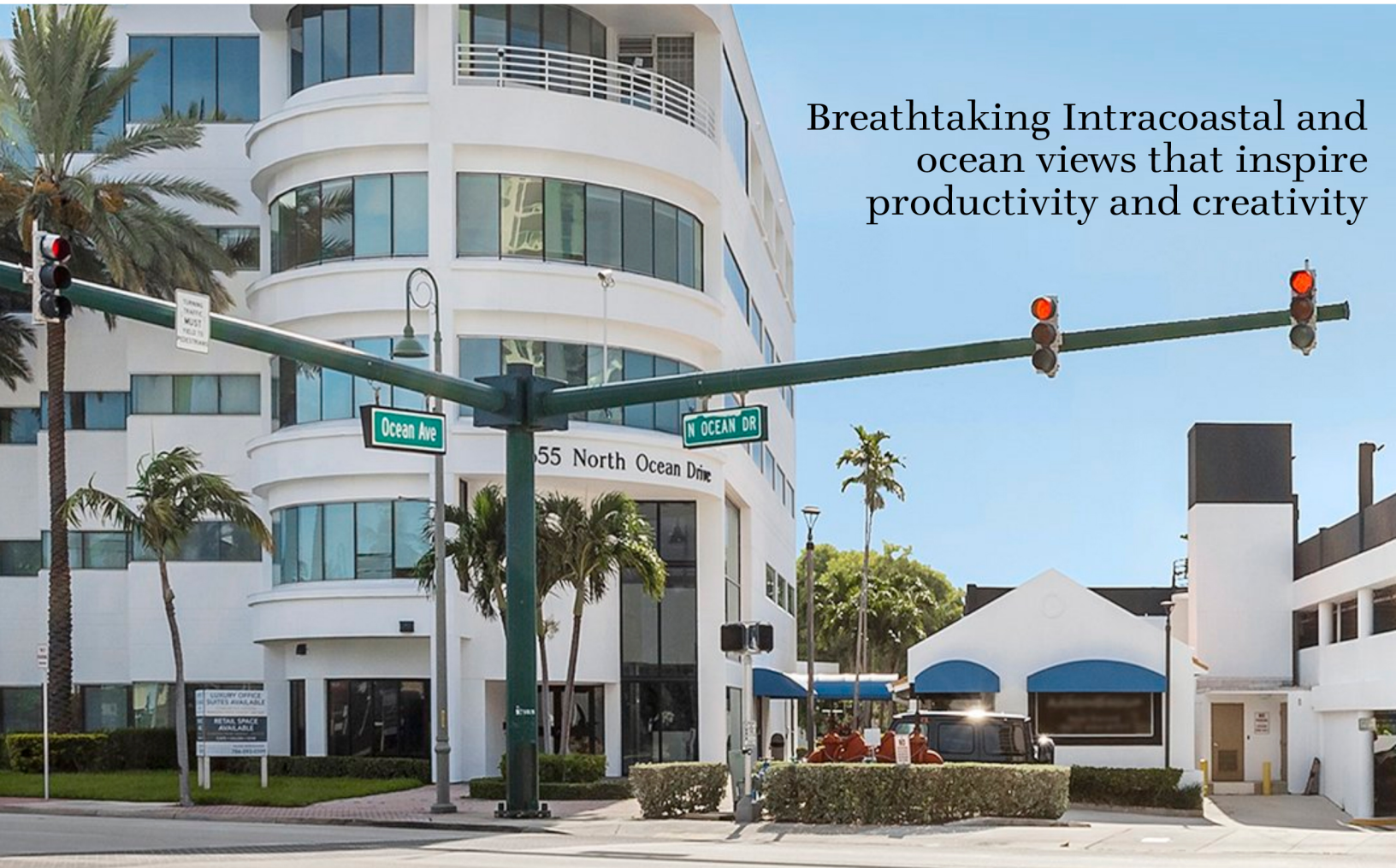


# OCEAN BLUE @ SINGER ISLAND

2655 N Ocean Drive, Singer Island, FL 33404



Breathtaking Intracoastal and ocean views that inspire productivity and creativity

Ocean Blue @ Singer Island's Million Dollar Renovation Transforms Island's Sole Office Building into a Luxurious Lifestyle Destination

The Sole Class A Office Building on the Island with Full Floor opportunities

Full Time / In-House Property Management

4/1,000 Sq Ft Parking in three-level attached covered parking garage

Surrounded by breathtaking intracoastal and ocean views. Fast access to I-95 via Blue Heron Boulevard

Equipped with last-generation security and work technology

Minutes from Palm Beach International Airport, and walking distance to the highly-amenitized island's Ocean Walk.

# Retail Level

The ground floor will showcase a curated selection of some of the finest establishments from coast to coast, including the New York based Alma restaurant, a 3,800 square-foot Mediterranean culinary haven providing a fine dining experience. Additionally, the LA-based Le Petit Prince Cafe, with its 1,200 square-foot space, will add a touch of European charm, offering a new favorite to coffee connoisseurs and food enthusiasts alike.

*Available spaces on Retail Level: From 1,259 Sq Ft to 3,349 Sq Ft*



FRONT DESK AT MAIN RECEPTION



SOUTH EAST FACADE WITH MOTOR LOBBY. DIRECT ACCESS FROM COVERED PARKING GARAGE



SOUTH EAST FACADE FEATURING THE NEW OUTDOOR DINING AREA



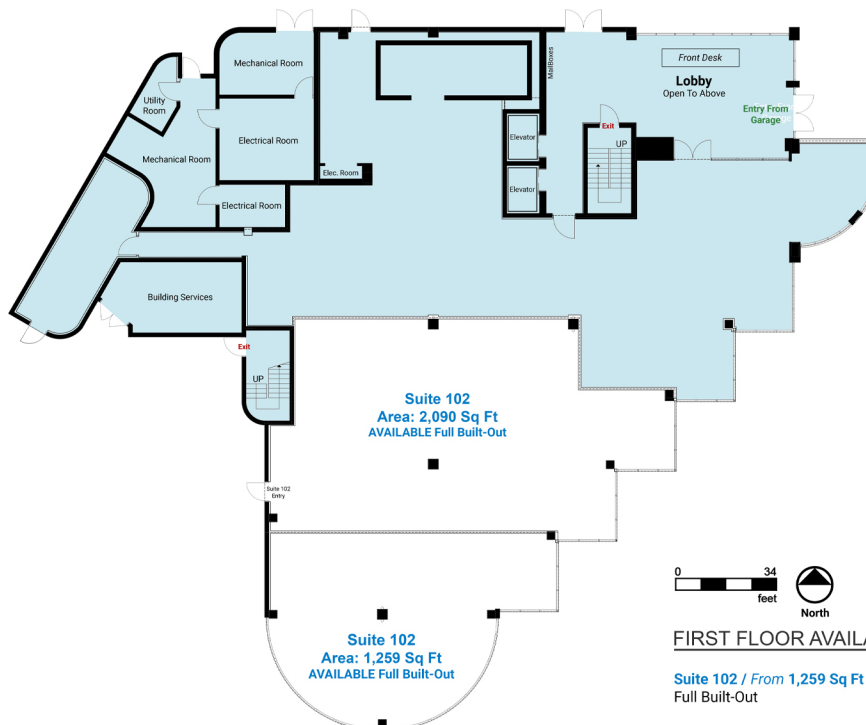
SOUTH EAST FACADE FEATURING THE NEW OUTDOOR DINING AREA



SOUTH EAST FACADE FEATURING THE NEW OUTDOOR DINING AREA



ALMA RESTAURANT

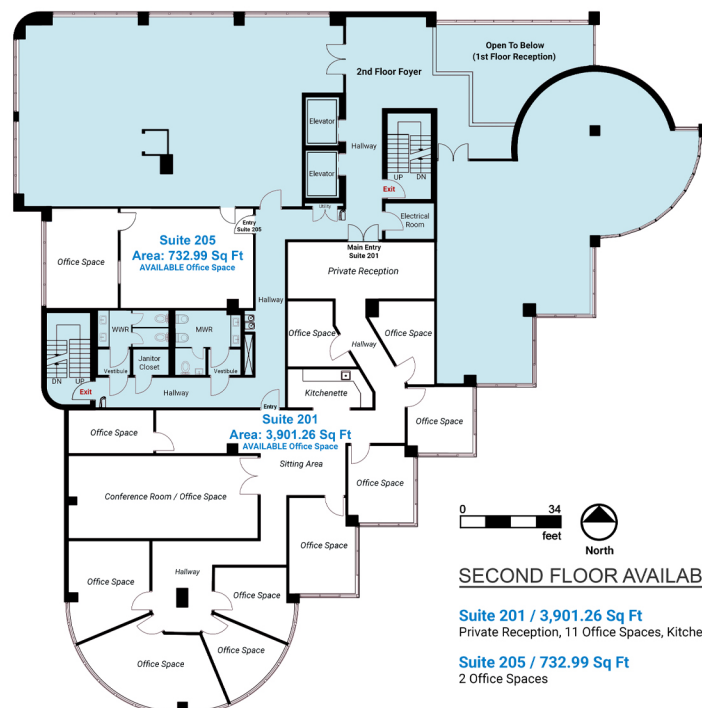


FIRST FLOOR AVAILABILITY

Suite 102 / From 1,259 Sq Ft to 3,349 Sq Ft Full Built-Out

## Second Floor

Class “A” Five (5) story office building that offers spectacular views of the Atlantic Ocean and Intercostal Waterways. 24-hour controlled access, on-site property management, advanced security systems, penthouse balconies, and a three-story parking garage. Additional amenities include reception, cutting-edge technology and professionally equipped conference rooms, providing a comprehensive business solution for tenants.



# Third Floor

## Co-Working Suites with Top-Tier Amenities

Ocean Blue's 3rd Floor coworking suites is a combination of full-service office suites with private offices that provide a comfortable, cost-effective and flexible alternative to a conventional office of flexible working space. Executive suites range from 150SF-650SF. The smaller suites are perfect for entrepreneurs and one person operations who enjoy the privacy of their own space on a monthly or yearly basis. The larger double suites are ideal for growing businesses with 2-3 employees that require more office space. Rent includes ALL utilities and common area expense. High speed internet, phone, reception services, furniture, and janitorial are available. Let us take care of your back-office needs, so you can be ready to work the same day you move in!



DOUBLE SUITE



DOUBLE SUITE



DOUBLE SUITE



SINGLE SUITE



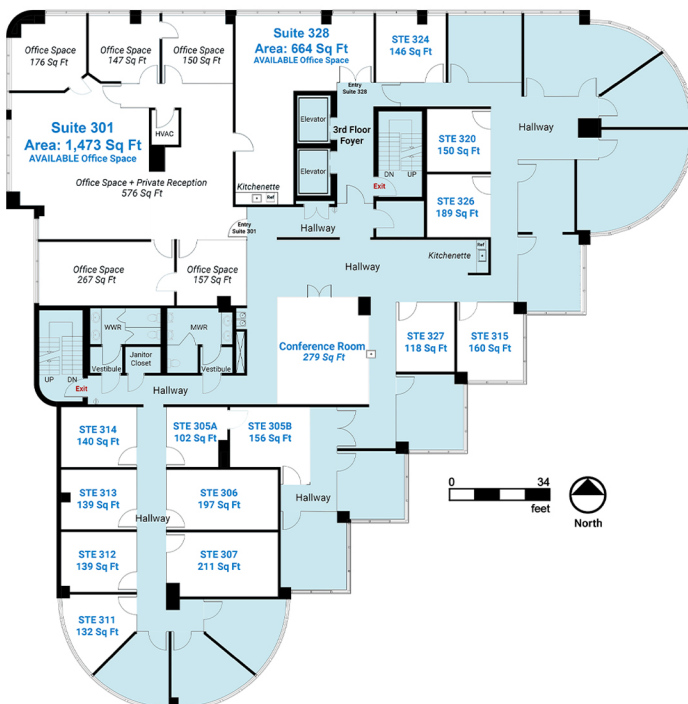
SUITES FROM SITTING AREA



CONFERENCE ROOM



FULL EQUIPPED KITCHENETTE



### THIRD FLOOR AVAILABILITY

Suite 301 / 1,473.06 Sq Ft

Private Reception, 6 Office Spaces

Suite 328 / 664 Sq Ft

Office Space, Kitchenette

Suite 305A / 102 Sq Ft

Suite 305B / 156 Sq Ft

Suite 306 / 197 Sq Ft

Suite 307 / 211 Sq Ft

Suite 311 / 132 Sq Ft

Suite 312 / 139 Sq Ft

Suite 313 / 139 Sq Ft

Suite 314 / 140 Sq Ft

Suite 315 / 160 Sq Ft

Suite 320 / 150 Sq Ft

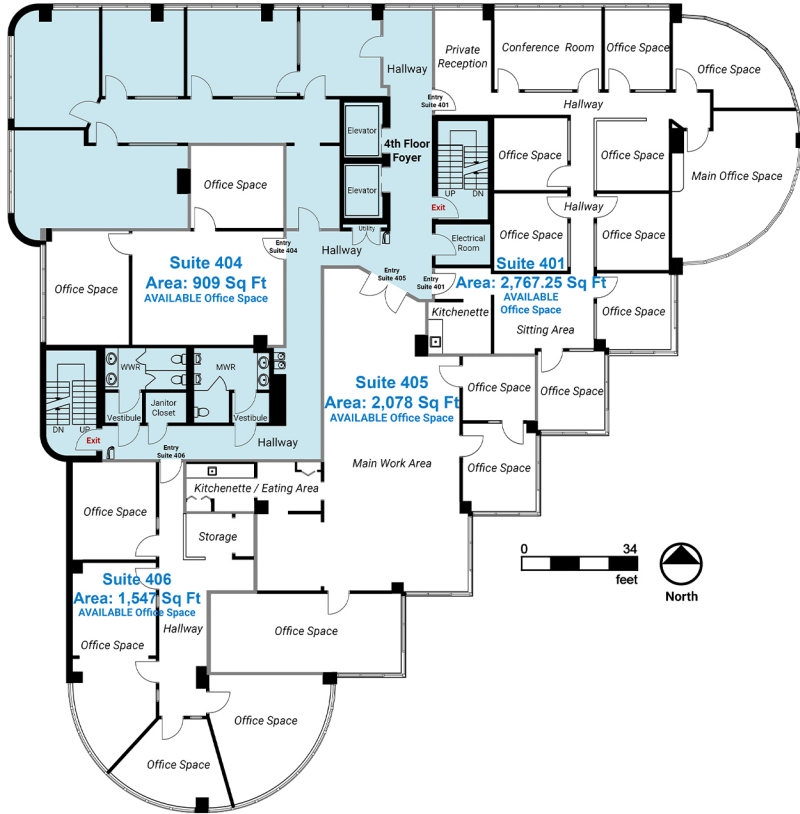
Suite 324 / 146 Sq Ft

Suite 326 / 189 Sq Ft

Suite 327 / 118 Sq Ft

24-hour controlled access,  
on-site property management,  
advance security systems,  
penthouse balconies,  
three-story parking garage

# Fourth Floor



## FOURTH FLOOR AVAILABILITY

### Suite 401 / 2,767.25 Sq Ft

Private Reception, Sitting Area, Conference Room, 9 Office Spaces, Kitchenette.

### Suite 404 / 909 Sq Ft

3 Office Spaces

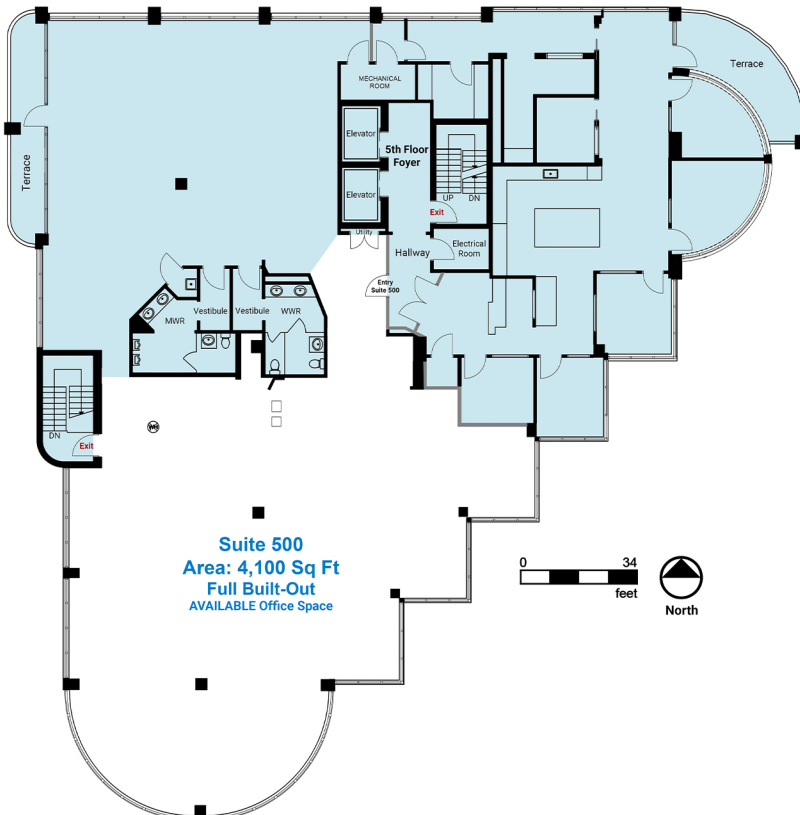
### Suite 405 / 2,078 Sq Ft

Main Work Area, 3 Office Spaces, Kitchenette with Eating Area.

### Suite 406 / 1,547 Sq Ft

4 Office Spaces.

# Fifth Floor



## FIFTH FLOOR AVAILABILITY

### Suite 500 / 4,100 Sq Ft

Full Built-Out

Let's work together.

For leasing inquiries and further information, please contact  
Rachel Mitrogiannis at (786) 593-0399 or via email at [rachel@ascellagroup.com](mailto:rachel@ascellagroup.com)

