

# HISTORIC

CLEMATIS STREET AT  
THE WATERFRONT  
WEST PALM BEACH

# THE CITIZENS BUILDING

105 S NARCISSUS AVE  
WEST PALM BEACH, FL 33401

## AVAILABLE OFFICE SPACE



COMMERCIAL REAL ESTATE SERVICES

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### PRESENTED BY:

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# PROPERTY SUMMARY

## PROPERTY OVERVIEW

Lee & Associates presents The Citizens Building, an 8-story, 49,054 SF concrete block office building with professional office suites available for lease. This historic office building features a ground floor high street restaurant space and is prominently located on Narcissus Ave fronting iconic Clematis Street and The Clematis Splash Park at The Waterfront in the heart of historic downtown West Palm Beach's thriving high-energy entertainment and business district. Renovated in 2009 and impeccably maintained, The Citizens Building boasts unobstructed views of the Intracoastal Waterway and Palm Beach. Common surface lot parking and covered parking in a nearby city garage provide convenience, while the building's prime location on Clematis St. and Narcissus Ave. attracts heavy pedestrian traffic, ideal for events like SunFest and The Palm Beach Boat Show. The property offers proximity to many key landmarks including the Palm Beach County Courthouse, Brightline High Speed Train, CityPlace and The Square. Just one block from US-1 and 1.5 miles from I-95, the location provides unparalleled convenience and connectivity. This presents an excellent opportunity for businesses seeking to capitalize on the thriving market and the influx of companies relocating to 'Wall Street South,' driving unprecedented growth and development in one of the Southeast's most vibrant cities.



For more information, please contact one of the following individuals:

## MARKET ADVISORS

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## AVAILABLE SUITES FOR LEASE!

- Unobstructed views of the Intracoastal Waterway and Palm Beach!
- Attracts heavy pedestrian traffic for events like SunFest and The Palm Beach Boat Show.
- Walk Score of 98 and access to public transportation, including Brightline High-Speed Rail station.



### 8-Story Historic Office Building:

49,054 SF Rentable SF  
382 - 2,461 SF Available Office Space  
Ground Floor Restaurant Space  
Unobstructed Views of Intracoastal Waterway and Palm Beach!



### Prime West Palm Beach Clematis St and Narcissus Ave Location:

Fronting Clematis Splash Park.  
Iconic Clematis & Narcissus Frontage.  
Walk to Brightline High Speed Rail.  
Surrounded by affluent Downtown dining, shopping, entertainment, and landmarks including CityPlace & The Waterfront area attractions.



### Exceptional Access:

1 Block to US-1  
1.5 miles to I-95

# SUMMARY OF OFFICE SUITES AVAILABLE

## LEASE INFORMATION

LEASE TYPE: NNN      LEASE TERM: Negotiable  
 TOTAL SPACE: 382 - 2,461 SF      LEASE RATE: \$32.50 - \$45.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 200	Available	1,124 SF	NNN	\$32.50 SF/yr
Suite 305	Available	382 SF	NNN	\$35.00 SF/yr
Suite 306	Available	842 SF	NNN	\$35.00 SF/yr
Suite 308	Available	896 SF	NNN	\$35.00 SF/yr
Suite 310	Available	1,263 SF	NNN	\$35.00 SF/yr
Suite 402	Available	1,295 SF	NNN	\$37.50 SF/yr
Suite 410	Available	946 SF	NNN	\$37.50 SF/yr
Suite 412	Available	1,622 SF	NNN	\$37.50 SF/yr
Suite 500	Available	212 SF	NNN	\$40.00 SF/yr
Suite 503	Available	2,461 SF	NNN	\$40.00 SF/yr
Suite 507	Available	428 SF	NNN	\$40.00 SF/yr
Suite 710	Available	1,612 SF	NNN	\$45.00 SF/yr
Suite 712	Available	484 SF	NNN	\$45.00 SF/yr



# CLEMATIS STREET RETAILERS & ATTRACTIONS

