

5405 OKEECHOBEE BLVD • WEST PALM BEACH OFFICE AND MEDICAL SPACE FOR LEASE



PROPERTY HIGHLIGHTS

- Professionally managed and impeccably maintained professional office and medical property.
- Unmatched building exposure and visibility to **over 66,000 commuters per day + highly visible monument signage fronting Okeechobee Boulevard.**
- Tons of parking with +/- **5 spaces per 1,000 square feet.**
- Monument signage fronting Okeechobee Blvd. available to qualified tenants.
- Easy access to Florida's Turnpike less than 1 mile west of the property and I-95 less than 3 miles east of the property via Okeechobee Boulevard.
- Great location with immediate access to public transit, restaurants, shopping, and hotels.
- Minutes away from Downtown West Palm Beach and Palm Beach International Airport.

Thomas R. Gibson, Broker
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A S S E T
SPECIALISTS, INC.

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ASSET
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AVAILABILITY AND PRICING

5405 OKEECHOBEE BOULEVARD | WEST PALM BEACH | FL

- **Suite 302-A • 1,293 Square Feet**
 - Ideal and rarely available small professional office space.
 - Existing layout includes an entry area, conference room, three (3) private offices, and a private in-suite bathroom.

Rates starting from \$18.00 PSF NNN + \$9.38 PSF CAM

subject to errors, omissions, prior sale or lease, change in price and withdrawal



LOCATION INFORMATION

Minutes to I-95, Florida's Turnpike and Downtown WPB



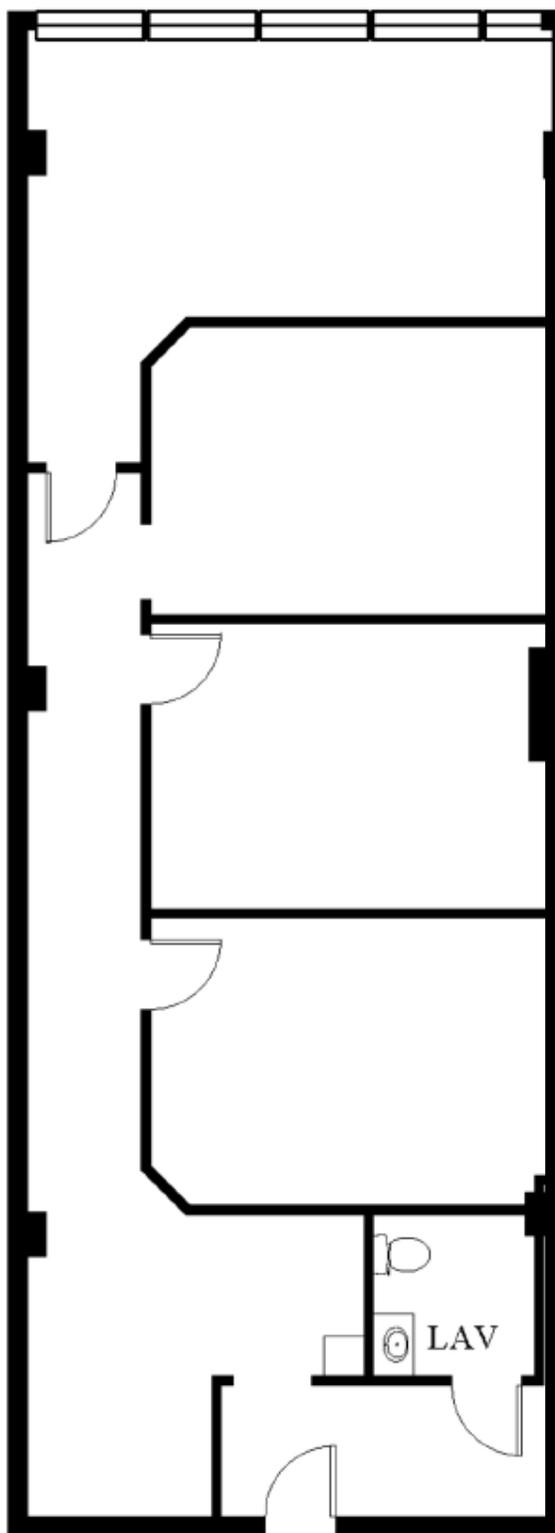
| Destinations | Distance (Miles) | Travel Time |
|----------------------------------|------------------|-------------|
| Florida's Turnpike | 0.70 | 1 min |
| Interstate 95 | 3 | 5 mins |
| Palm Beach International Airport | 3.8 | 10 mins |
| Downtown West Palm Beach | 4 | 10 mins |

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FLOOR PLAN

Suite 302-A • 1,293 Rentable Square Feet



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COMMERCIAL REAL ESTATE SERVICES



BRINGING THE
RIGHT PEOPLE TOGETHER
AT THE **RIGHT TIME.**

EXCEPTIONALLY
NETWORKED.
A **UNIQUE ADVANTAGE.**



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