

MIZNER PLACE

5601 CORPORATE WAY, WEST PALM BEACH, FL 33407



Office Space For Lease



PROPERTY DESCRIPTION

NEW OWNERSHIP! New owner is investing in updating suites and doing deals. Come see our newly renovated suites!

Mizner Place is a meticulously maintained professional and medical office complex located on the northeast corner of I-95 and 45th Street. The complex is comprised of four separate single-story office buildings surrounding a beautifully landscaped courtyard.

PROPERTY HIGHLIGHTS

- Fully renovated spaces immediately available
- Single-story professional and medical office complex
- Direct entry exterior tenant entrances with no loss factor
- Full exterior monitored camera security system
- Beautifully landscaped central courtyard
- Electric vehicle charging stations on site
- Easily accessible and highly visible w/ I-95 signage available
- Excellent parking with a 5.42/1,000 SF ratio

LOCATION DESCRIPTION

Mizner Place is a highly visible professional and medical office property, located at the NE corner of I-95 and 45th Street in West Palm Beach. The property is in immediate proximity to JFK Medical Center North Campus, St. Mary's Medical Center, the new Palm Beach Outlets shopping mall, and numerous other dining and retail establishments.

OFFERING SUMMARY

Lease Rate:	\$24.00/SF (NNN)
2023 Operating Expense:	\$10.23/SF
Available SF:	1,995 SF
Lot Size:	5.01 Acres
Building Size:	53,760 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 318	\$24.00 SF/yr	1,995 SF



David W. Knott Ryan R. Dinsdale, CCIM
561.662.5758 561.504.6169
dknott@kdcre.com rdinsdale@kdcre.com

MIZNER PLACE

5601 CORPORATE WAY, WEST PALM BEACH, FL 33407



Property Details

Lease Rate	\$24.00 SF/NNN
------------	-----------------------

PROPERTY INFORMATION

Property Type	Professional and Medical Office Complex
Property Subtype	Medical
APN #	74-43-43-06-01-000-0160
Lot Frontage	570 ft
Lot Depth	460 ft
Corner Property	Yes
Traffic Count	49232
Traffic Count Street	45th Street
Traffic Count Frontage	500
Power	Yes

LOCATION INFORMATION

Building Name	Mizner Place
Street Address	5601 Corporate Way
City, State, Zip	West Palm Beach, FL 33407
County	Palm Beach
Signal Intersection	Yes
Nearest Highway	Interstate 95
Nearest Airport	Palm Beach International Airport

BUILDING INFORMATION

Building Class	B
Tenancy	Multiple
Number of Floors	1
Year Built	1974
Year Last Renovated	2018
Load Factor	0.0
Construction Status	Existing
Free Standing	Yes
Number of Buildings	4

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	5.42

UTILITIES & AMENITIES

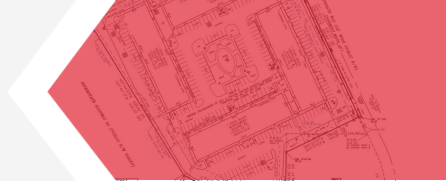
Security Guard	Yes
Handicap Access	Yes
Central HVAC	Yes
Broadband	Cable
Irrigation	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes



David W. Knott Ryan R. Dinsdale, CCIM
561.662.5758 561.504.6169
dknott@kdcre.com rdinsdale@kdcre.com

MIZNER PLACE

5601 CORPORATE WAY, WEST PALM BEACH, FL 33407



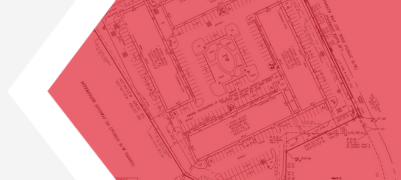
Property Photos



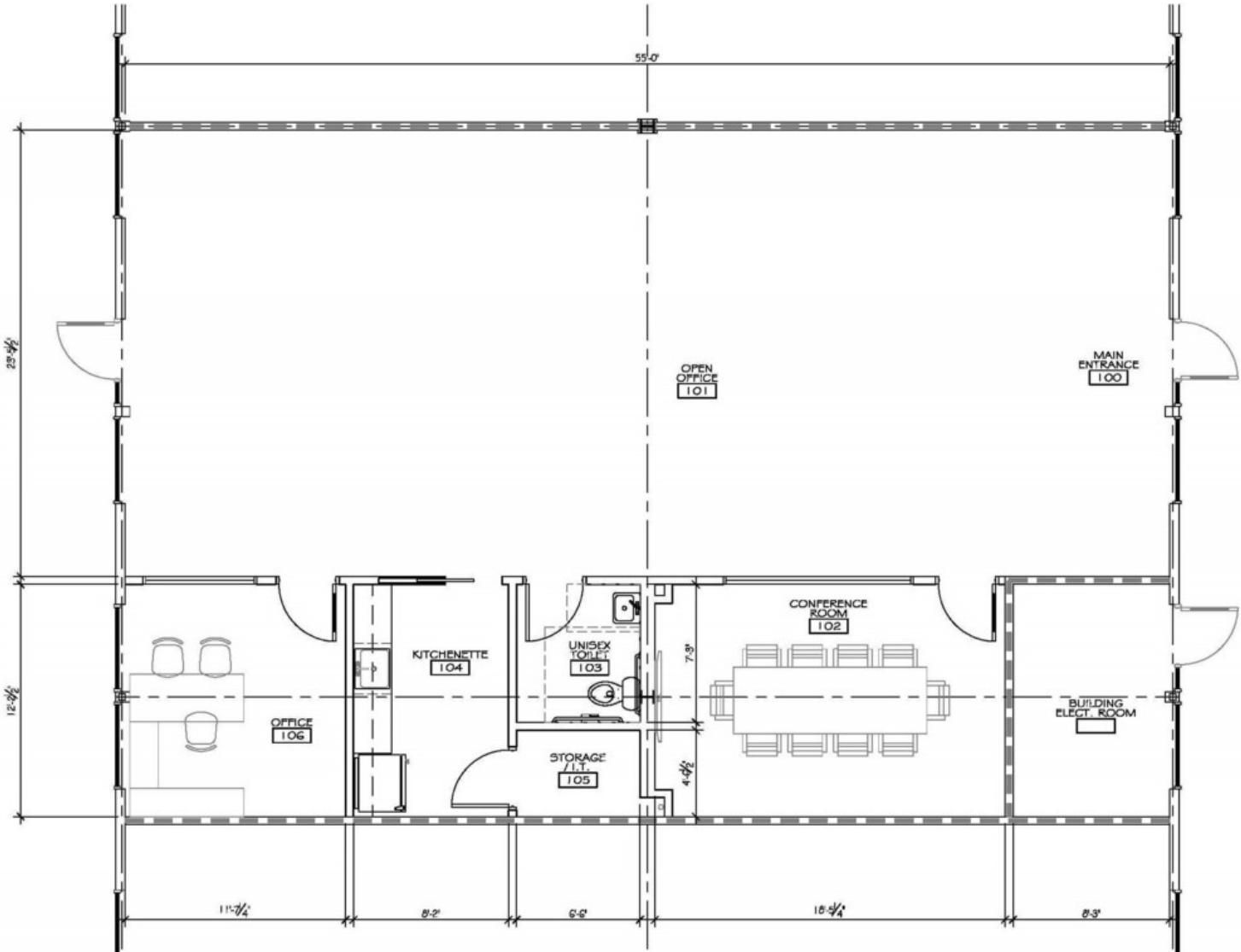
David W. Knott Ryan R. Dinsdale, CCIM
561.662.5758 561.504.6169
dknott@kdcre.com rdinsdale@kdcre.com

MIZNER PLACE

5601 CORPORATE WAY, WEST PALM BEACH, FL 33407



Floor Plan - Suite 318 - 1,995 SF

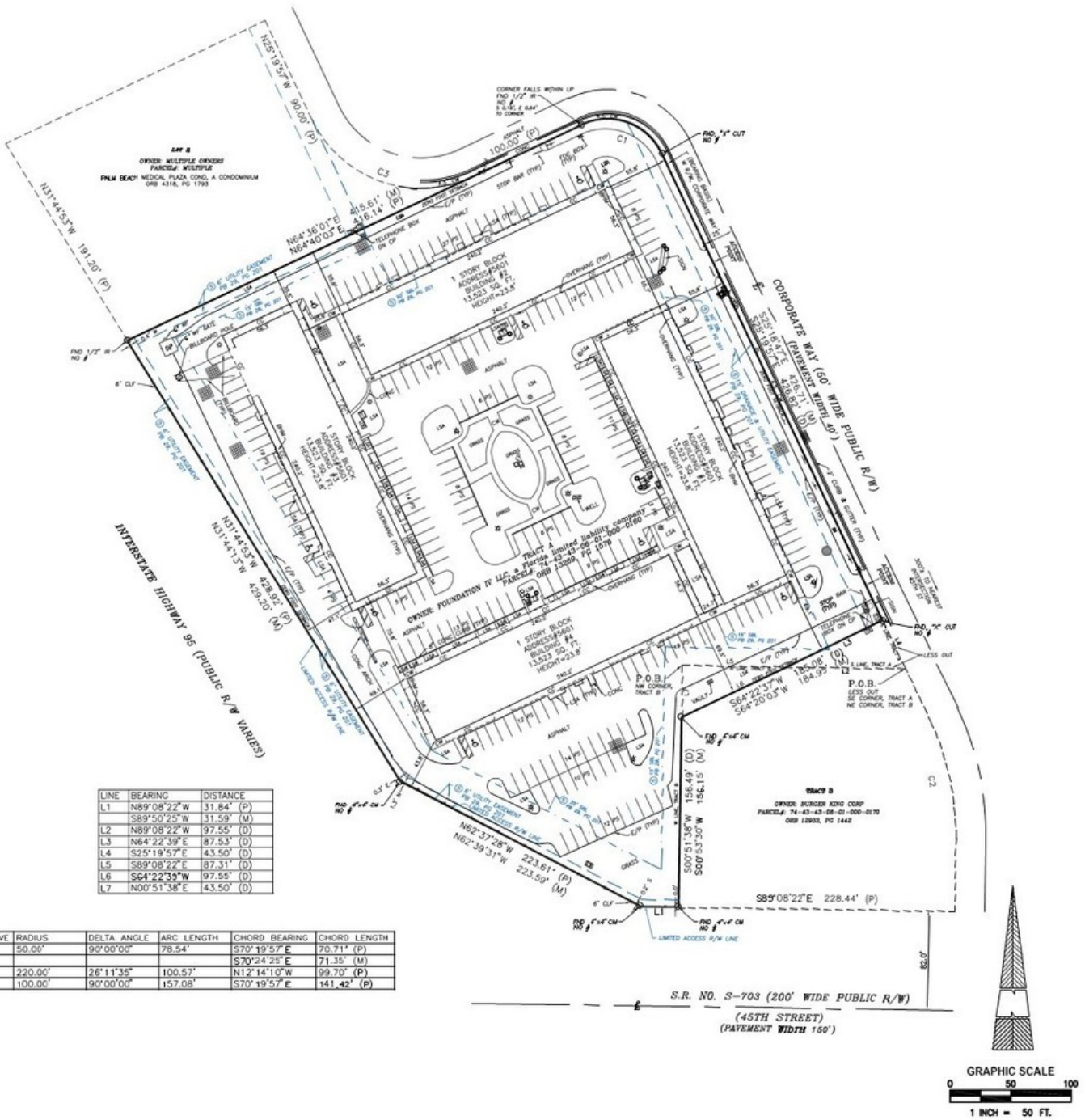


David W. Knott Ryan R. Dinsdale, CCIM
561.662.5758 561.504.6169
dknott@kdcre.com rdinsdale@kdcre.com

MIZNER PLACE

5601 CORPORATE WAY, WEST PALM BEACH, FL 33407

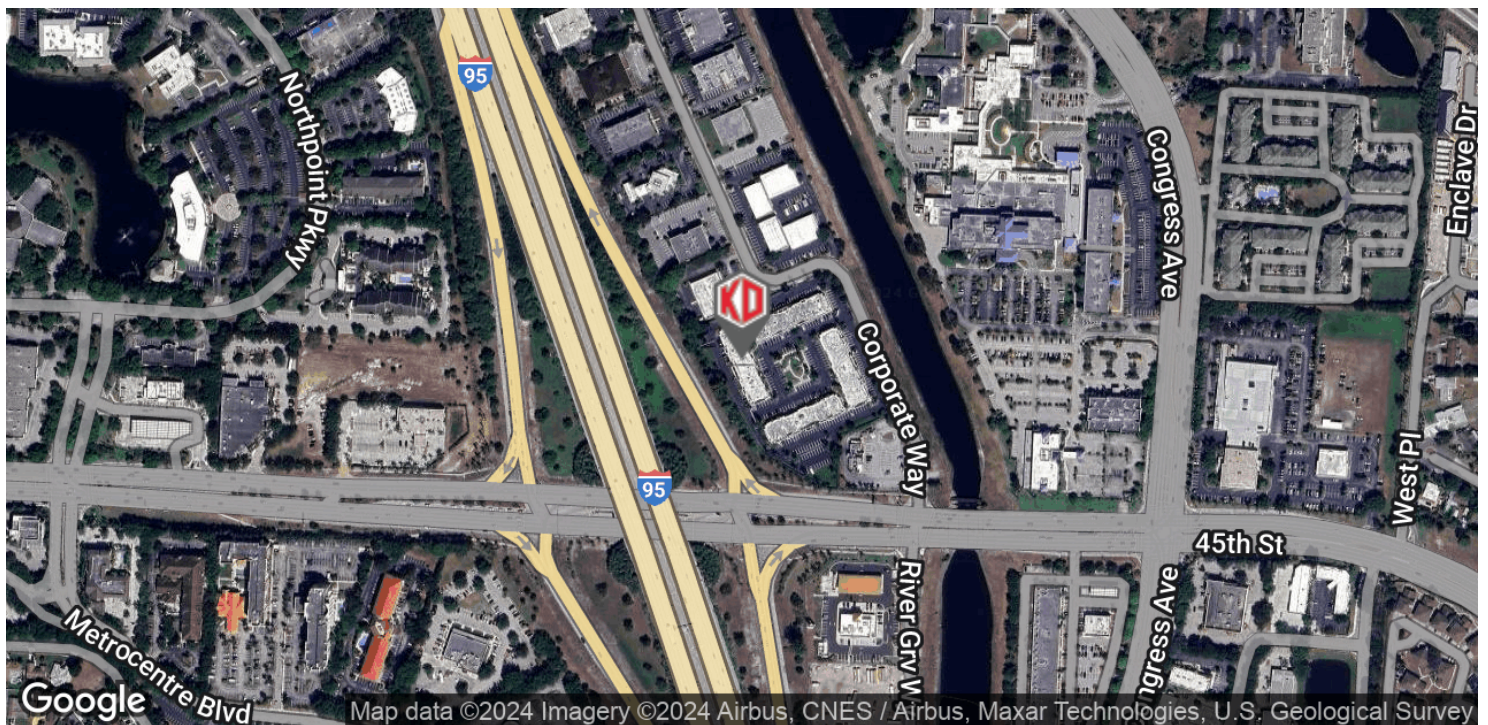
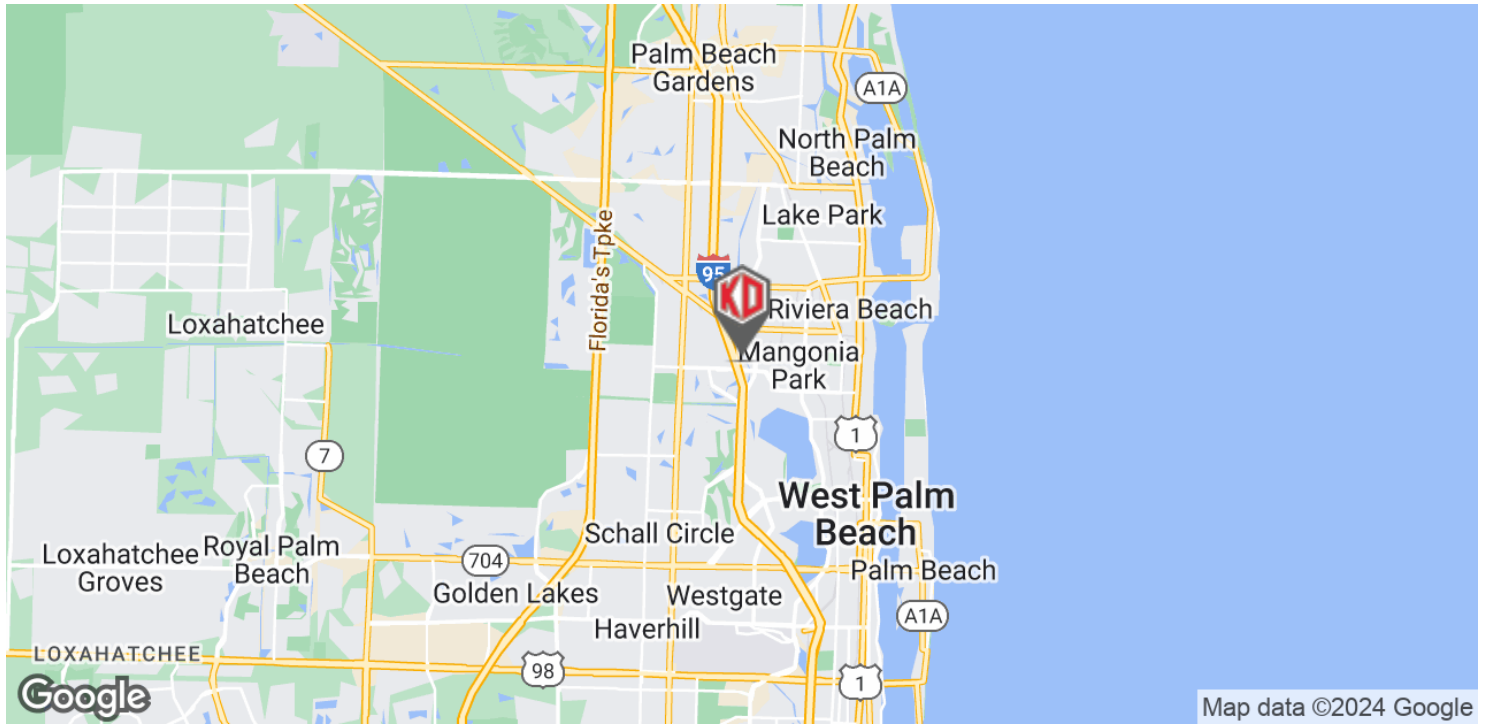
Survey



MIZNER PLACE

5601 CORPORATE WAY, WEST PALM BEACH, FL 33407

Location Maps



David W. Knott
561.662.5758
dknott@kdcre.com

Ryan R. Dinsdale, CCIM
561.504.6169
rdinsdale@kdcre.com