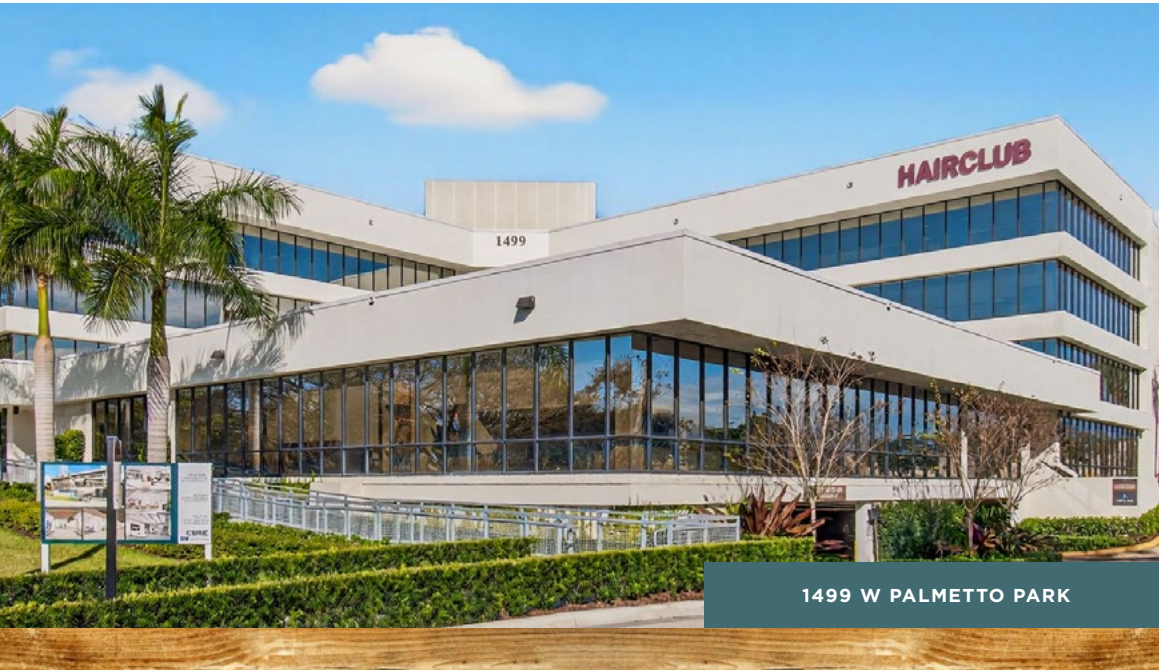


# State of the Art Redevelopment

BOCA RATON, FL

1489 W PALMETTO PARK



1499 W PALMETTO PARK



PALMETTO  
CENTRAL

To View The Property Video  
[Click Here](#)



**brightline**

Under 2 miles and  
only 5 minutes  
from the new  
Brightline Station

**CBRE**



GROVER CORLEW



1499 W PALMETTO PARK

### 1499 Comprehensive Capital Improvements (Completed)

- Brand new facade
- New Lobby
- Restrooms
- Common Area Corridors



1489 W PALMETTO PARK

### 1489 First Class Redevelopment

<b>Address</b>	1499 W Palmetto Park
<b>RBA</b>	87,400 SF
<b>Availability</b>	Suite 109 - 2,742 SF <b>Suite 201 - 2,582 SF (Spec)</b> <b>Suite 218 - 2,401 SF (Spec)</b> <b>Suite 220 - 2,225 SF (Spec)</b> Suite 300 - 20,120 SF (Available 7/1/2027) Suite 415 - 6,165 SF
<b>Rental Rate</b>	\$35.00 - \$42.00 NNN Suite 415 - \$50.00 NNN
<b>Opex</b>	\$16.28

<b>Renovated</b>	2024
<b>Stories</b>	4
<b>Parking</b>	Structured Parking 5 Per 1,000

<b>Address</b>	1489 W Palmetto Park
<b>RBA</b>	83,000 SF
<b>Availability</b>	3rd Floor - 3,441 - 5,000 SF 4th Floor - 2,000 - 7,370 SF

<b>Rental Rate</b>	\$45.00 - \$55.00 NNN
<b>Opex</b>	\$14.50
<b>Renovated</b>	2024
<b>Stories</b>	5
<b>Parking</b>	Structured Parking 5 Per 1,000

## PROJECT HIGHLIGHTS



MONUMENT SIGNAGE  
100% NEW &  
IMPROVED WAYFINDING  
THROUGHOUT



NEW LANDSCAPING &  
OUTDOOR SEATING  
AREA



+4.44/1,000 PARKING  
(MAINLY COVERED GARAGE WITH  
ADDITION SURFACE)



12 ELECTRIC CAR  
CHARGING  
STATIONS



CLASS A+ OFFICE SPACE  
6,165 SF AVAILABLE



# KEY MARKET HIGHLIGHTS



The “**GREAT SALT MIGRATION**” is Driving Highly Profitable Companies & Wealthy Decision-Makers to Boca

Many prominent firms have already relocated to Boca Raton including:



**Kayne Anderson**

Capital Advisors, L.P.

Relocated from *New York*



**EASTHAM CAPITAL**

Relocated from *Boston area*

**ORBCOMM**

Relocated from *Connecticut*



**TREND CAPITAL**

Relocated from *Vancouver*



**THE NORTH WEST COMPANY**

Relocated from *Seattle*

**Ooma**

Relocated from *Silicon Valley*

## LOCAL DINING

### 1. Palmetto Park Square (.3 Mile)

Publix  
Chick-Fil-A  
Keke's Breakfast Café  
Paolo's Boca Pizza & Pasta  
Sovereign  
China One  
Taco Bell  
Dunkin Donuts  
Tomasso's Pizza & Subs

### 5. Mizner Park (2.7 Miles)

Calaveras Cantina  
Kapow Asian Noodle Bar  
Loch Bar  
Max's Grille  
Ruth's Chris Steak House  
Villagio Restaurant  
Yard House  
American Social  
Eddie V's

### 2. Boca Center (2.4 Miles)

Just Salad  
Morton  
Starbucks  
Rocco's Tacos  
Vegan Fine Body  
Tap 42  
Sixty Vine  
Narbona

### 6. Royal Palm Plaza (2.7 Miles)

Kixi Café  
Another Broken Egg Café  
Morelia Gourmet Paletas  
The Standard  
Boca Bagel Bar  
Strikes Cigar Lounge  
One 11  
Funky Biscuit  
Lemongrass  
Chops Lobster Bar  
Hijinks Sports Grill  
Ichiyami Buffet, Sushi and Bar

## DIRECTIONAL MAP

### 3. Glades Plaza / Restaurant Row (2.3 Miles)

Calaveras Cantina  
Kapow Asian Noodle Bar  
Loch Bar  
Max's Grille  
American Social  
Eddie V's  
Ruth's Chris Steak House  
Villagio Restaurant  
Yard House  
Pubbelly Sushi  
El Camino  
Fiolina Pasta House

Giovanni's Pizza  
Al Najim Bakery and Restaurant  
Yakitori Sake House  
Twenty Twenty Grille  
Gary Racks Farmhouse Kitchen  
Saquella Café  
Casimir French Bistro  
Runas Peruvian Cuisine  
Biergarten  
Vespri Siciliani  
Indian Harvest

### 4. Town Center Mall (2.2 Miles)

Bazille at Nordstrom  
California Pizza Kitchen  
Joseph's Classic Market  
La Boulangerie Boul'Mich  
Rex Baron  
The Capital Grille  
True Food Kitchen  
Pollo Tropical  
Cheesecake Factory

### 7. Palmetto Park Rd Restaurants (1.8 Miles)

Louie Bossi  
Just Baked  
Sanborn Café  
Yokohama Sushi East  
Tacowa - Korean BBQ  
Casa D'Angelo  
D Cuban Bistro  
Nori Thai  
Luff's Fish House  
Tin Muffin Café  
Trattoria Romana  
Il Mulino New York



### Centrally Located

✈️ 03 MILES - Boca Raton Executive Airport  
✈️ 23 MILES - Fort Lauderdale Airport  
✈️ 26 MILES - West Palm Beach Airport

🍴 OVER 3 Million SF of Restaurants & Retail Within Minutes





BOCA RATON, FL

## Contact

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