

FOR SALE

PAVILLION LAW CENTER

712 U.S. 1, NORTH PALM BEACH, FL 33408



PROPERTY DESCRIPTION

Conveniently located on US Highway 1 just minutes from PGA Boulevard, this professional office building offers a premier North Palm Beach business address with excellent access to Palm Beach Gardens and surrounding markets. The property features a modern glass exterior, covered parking, and a professional office environment suitable for a variety of business users. Tenants enjoy close proximity to restaurants, banks, retail services, and major transportation routes.

PROPERTY HIGHLIGHTS

- Prime US Highway 1 location with excellent visibility and accessibility
- Just minutes from PGA Boulevard, I-95, and Florida's Turnpike
- Covered and surface parking available for tenants and visitors
- Professional office environment with a contemporary glass exterior
- Surrounded by dining, banking, retail, and other business services

OFFERING SUMMARY

Sale Price:	Upon Request
Building Size:	46,100 SF

AVAILABLE FOR SALE

SPACE SIZE

2nd Floor North	5,313 SF
2nd Floor South	7,454 SF
Entire 2nd Floor	12,767 SF
3rd Floor South	5,088 SF

BRYAN COHEN

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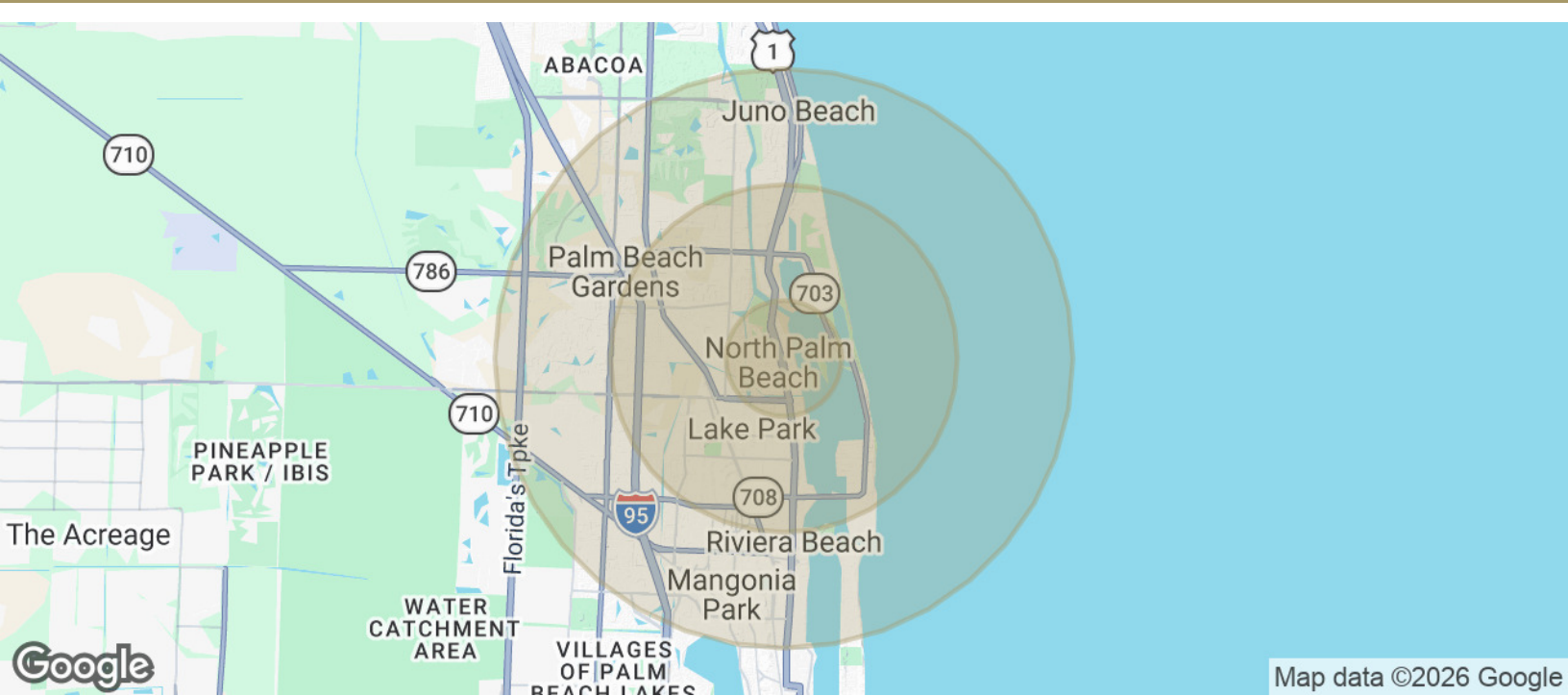


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,886	71,982	139,680
Average Age	53.7	44.9	45.5
Average Age (Male)	54.0	43.1	43.9
Average Age (Female)	51.6	45.6	46.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,261	30,027	57,619
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$149,047	\$119,664	\$137,339
Average House Value	\$635,559	\$567,180	\$622,403

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