

PROPERTY HIGHLIGHTS

901 NORTHPOINT PARKWAY | WEST PALM BEACH | FL

Rare opportunity to lease small flex spaces in West Palm Beach.

New ownership recently completed an extensive ±\$1-million-dollar property improvement plan!

Flexible zoning allows for a broad spectrum of permitted uses!

Well located on the heavily travelled 45th Street corridor immediately west of the I-95 on and off ramps. **Some suites have I-95 signage visibility!**

Minutes away from the robust center of Downtown West Palm Beach, and a few miles from Palm Beach International Airport.

Certain suites **include roll-up garage doors**, and others can add them!

See next page for availability and pricing details!



AVAILABILITY AND PRICING

901 NORTHPOINT PARKWAY | WEST PALM BEACH | FL

- **Suite 103 • 1,900 Square Feet**
 - Currently built out as office but able to be converted to warehouse.
 - **Garage door is available on this space.**
- **Suite 117/118 • 3,815 Square Feet**
 - Currently built out as office but able to be converted to warehouse.
 - **One existing garage door with the ability to add a second.**
 - Suites 117 and 118 can be leased independent from each other.

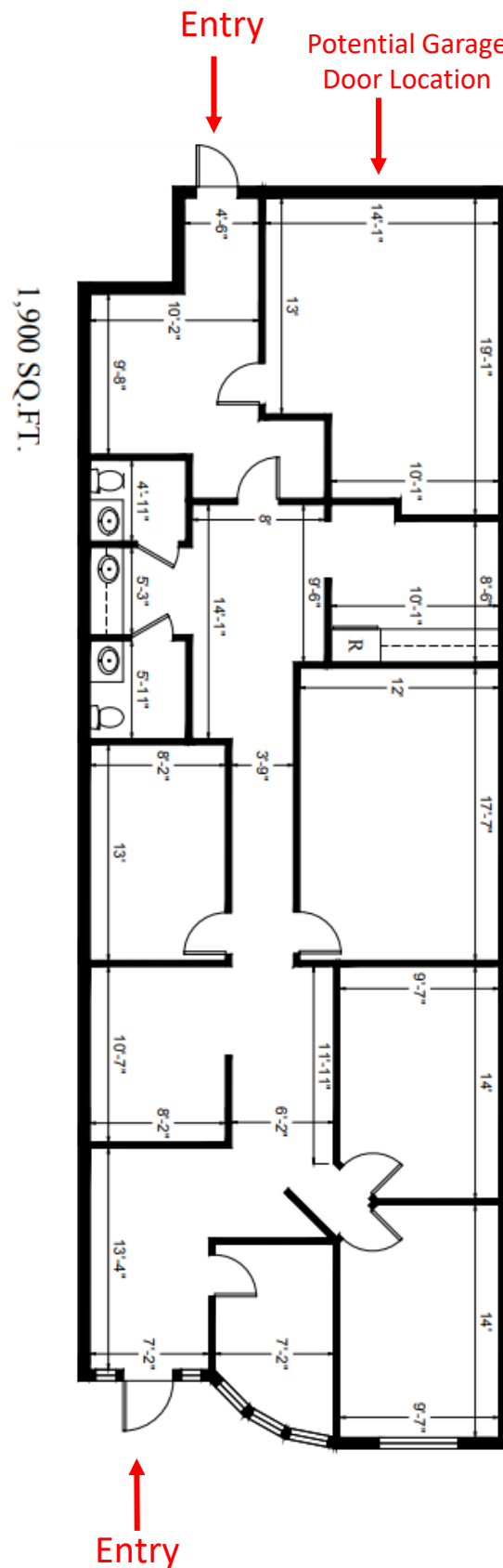
***TENANT IMPROVEMENT PACKAGES AVAILABLE
FOR QUALIFIED TENANTS!***

Rates starting from \$17.00 PSF NNN + \$10.00 PSF CAM



FLOOR PLAN

901 Northpoint Parkway, Suite 103 – 1,900 Square Feet



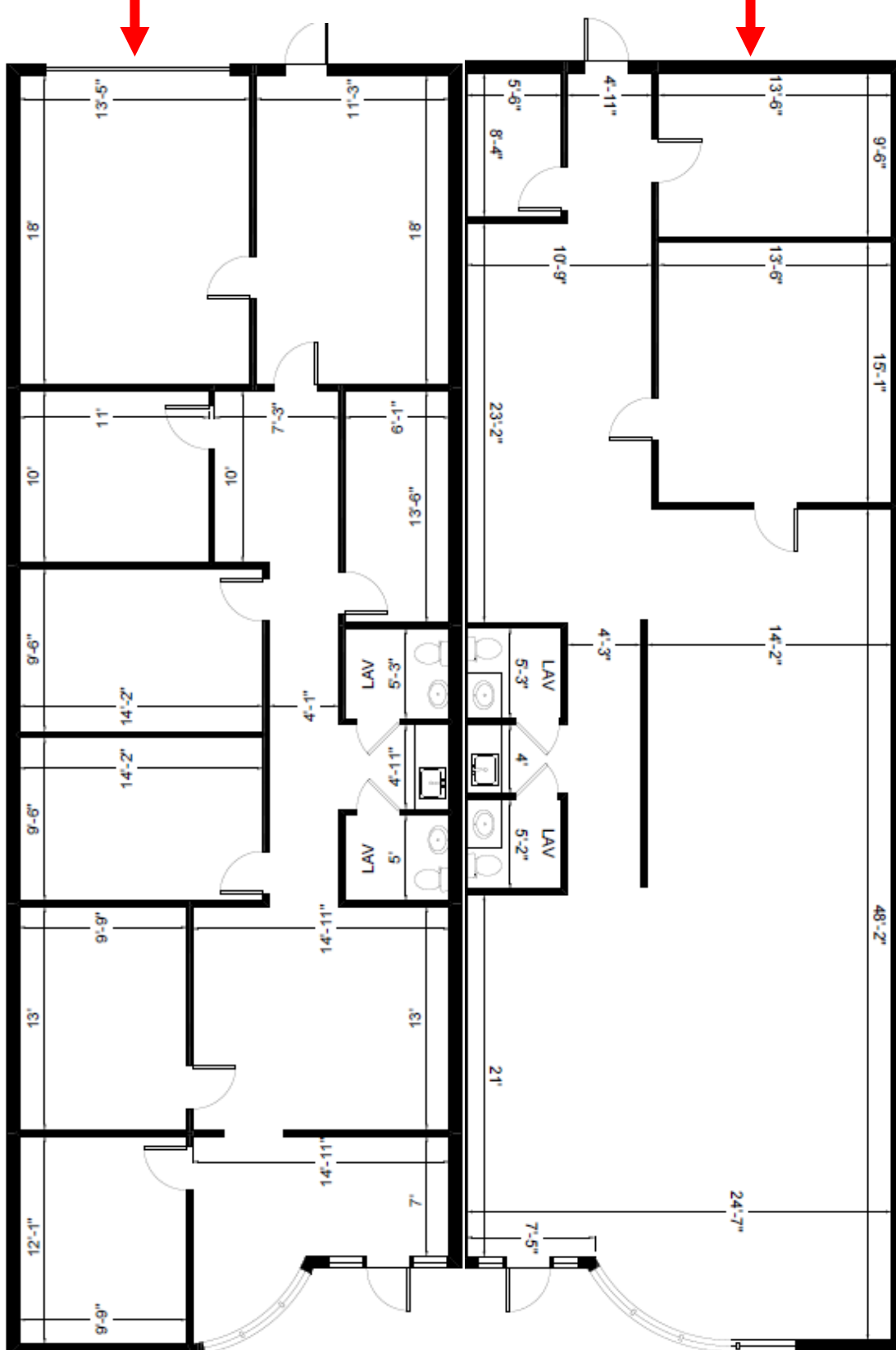
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FLOOR PLAN

901 Northpoint Parkway, Suite 117/118 – 3,815 Square Feet

Existing Garage
Door Location

Potential Garage
Door Location



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LOCATION INFORMATION

Immediate Access to I-95 at 45th Street



| Destinations | Distance (Miles) | Travel Time |
|--------------------------------------|------------------|-------------|
| Interstate 95 | ±0.70 | 2 mins |
| Florida's Turnpike | ±5.0 | 12 mins |
| Downtown West Palm Beach | ±6.0 | 10 mins |
| The Breakers Hotel (Palm Beach) | ±6.9 | 20 mins |
| Palm Beach International Airport | ±7.6 | 11 mins |
| Ft. Lauderdale International Airport | ±53.2 | 58 mins |

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FOR MORE INFORMATION, CONTACT:

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