

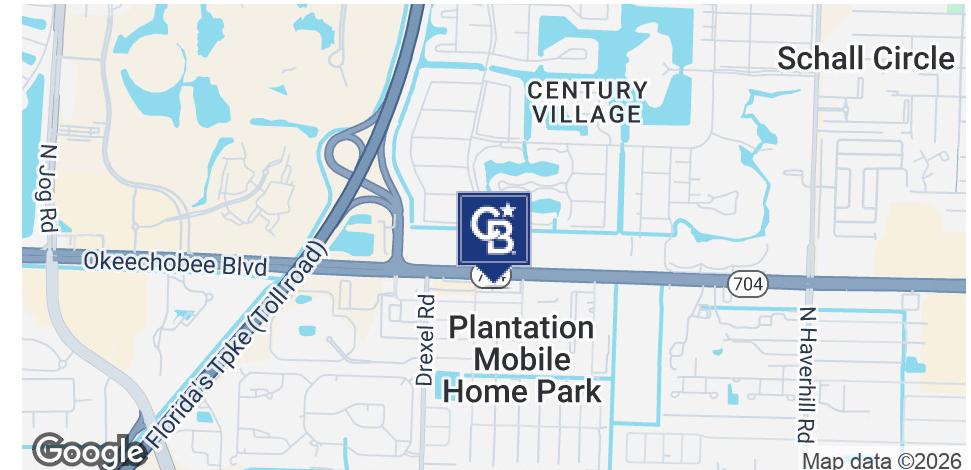
SALE / LEASE

CENTURY PLAZA

5784 Okeechobee Boulevard West Palm Beach, FL 33417



Typical Floor Plan



OFFERING SUMMARY

Sale Price:	N/A
Lease Rate:	\$39.00 SF/yr (NNN)
Building Size:	17,640 SF
Available SF:	2,600 SF
Lot Size:	1.98 Acres
Number of Units:	16
Year Built:	1976
Zoning:	CG
Market:	South Florida

PROPERTY OVERVIEW

Coldwell Banker Commercial Realty is pleased to present Century Plaza, located at 5750-5784 Okeechobee Boulevard, West Palm Beach, FL 33417. The property is situated on a ±86,249 SF site in a highly visible and active corridor of West Palm Beach.

The seller is currently under consideration for a joint venture redevelopment, with plans that may include retail and multifamily components, creating a compelling mixed-use development opportunity. Under current zoning and development standards, developers may construct a five-story building with up to 8 dwelling units per acre, with the ability to seek approval for up to six stories. Additionally, developers may pursue rezoning to maximize total units count through West Palm Beach County. The site allows for a total of approximately 40 residential units permitted by right.

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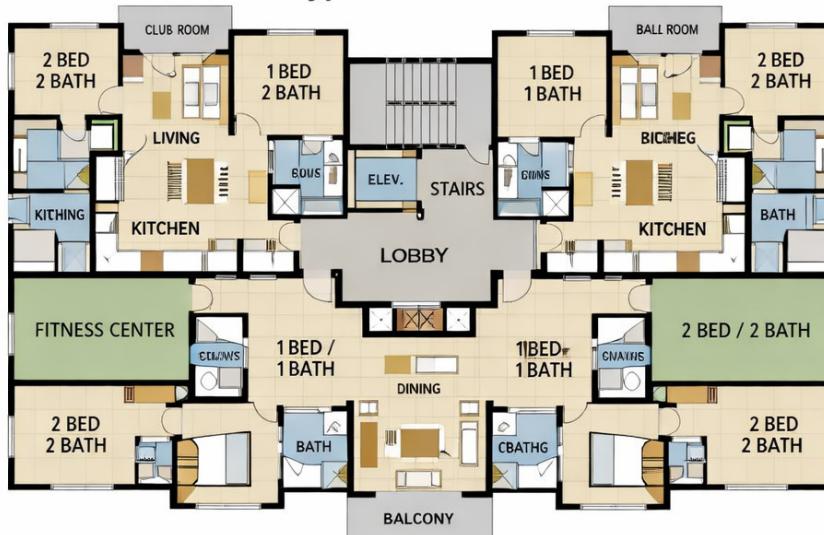
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PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty is proud to present Century Plaza, a premier retail and office center located at 5750-5784 Okeechobee Boulevard, West Palm Beach, FL 33417. Strategically positioned in one of the city's most active commercial corridors, Century Plaza offers unmatched visibility, accessibility, and business potential. The landlord has recently completed significant capital improvements, including full roof replacement and exterior painting, ensuring the property is well-maintained and inviting for both tenants and customers.

Currently, one end-cap unit is available for lease. Unit 5750 offers approximately 2,599 SF and features an existing drive-thru, previously used as a bank. This rare configuration is ideal for a financial institution, restaurant, or other business requiring convenient vehicle access. Additionally, the landlord is targeting complementary uses such as financial services, medical and professional offices, retail/service businesses, food and beverage establishments, community/institutional users, and showrooms or galleries. The available space is also perfectly suited for a boutique salon that would pair seamlessly with the adjacent barbershop.

Market drivers strongly favor success at Century Plaza. The surrounding area is experiencing steady population growth fueled by new residential development and in-migration of residents seeking West Palm Beach's dynamic lifestyle. Rising household incomes are translating into stronger consumer spending, creating a favorable environment for retail and service operators. Meanwhile, expanding employment opportunities in the region continue to stimulate demand for local goods and services, further boosting foot traffic and customer engagement for tenants.

The property's signalized corner location on Okeechobee Boulevard provides unmatched visibility to more than 60,000 vehicles per day. This convenient drive-thru

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