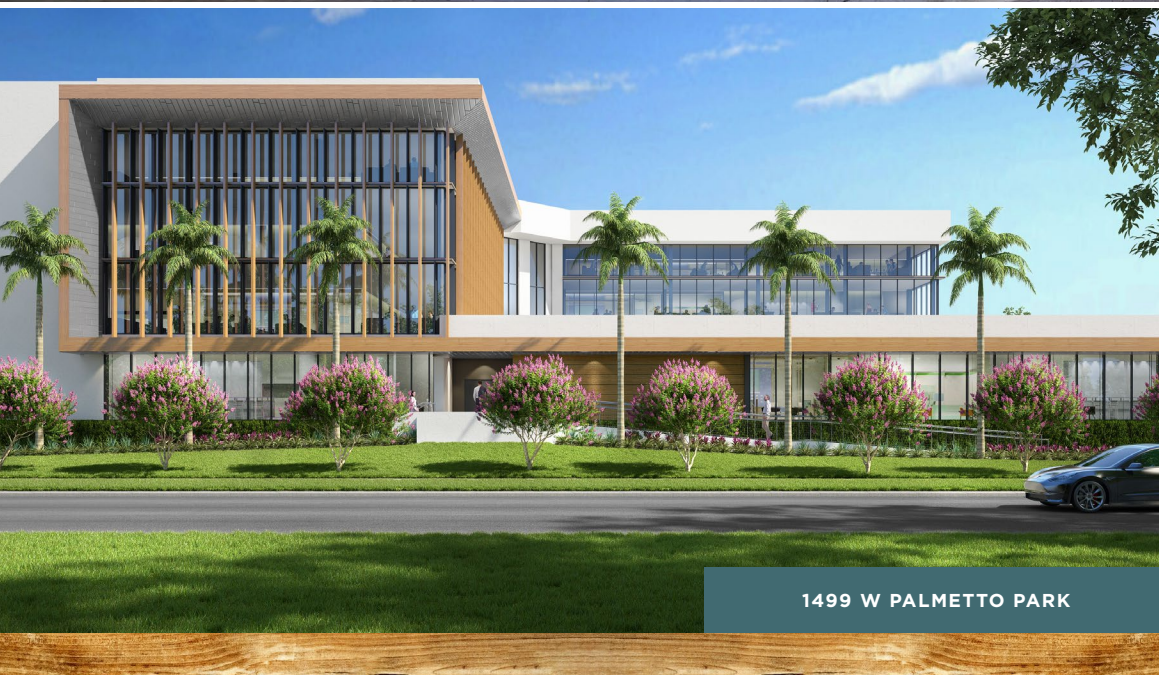


State of the Art Redevelopment

BOCA RATON, FL

1489 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



GROVER CORLEW

CBRE



1499 W PALMETTO PARK

1499 Comprehensive Capital Improvements (Underway/Completed)

- Brand new facade
- Hurricane Impact Windows
- New Lobby
- Restrooms
- Common Area Corridors



1489 W PALMETTO PARK

1489 First Class Redevelopment

- Full Height Hurricane Impact Windows
- VRF HVAC
- 3rd Floor Spec Suites with private balconies

NEARING COMPLETION

Address	1499 W Palmetto Park
RBA	87,400 SF
Availability	13,031 SF
Rental Rate	\$37.50 - \$40.00
Opex	\$15.74

Renovated	2024
Stories	4
Parking	Structured Parking 5 Per 1,000

Address	1489 W Palmetto Park
RBA	83,000 SF
Availability	3rd Floor - 2,000 - 5,000 SF (Spec Suites) 4th Floor - 7,310 SF
Spec Suites	Available Febuary 2024 Suite 320 - 1,773 SF Suite 330 - 2,034 SF

Rental Rate	\$45.00 - \$50.00 NNN Completed Spec Suites
Opex	\$17.60
Renovated	2024
Stories	5
Parking	Structured Parking 5 Per 1,000

PROJECT HIGHLIGHTS



TENANT LOUNGE



FITNESS CENTER



CONFERENCE FACILITY



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



The "Great Salt Migration" is Driving Highly Profitable Companies & Wealthy

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*

Directional Map

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)

Copperfish
Just Salad
Sushi Ray
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

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
Tucci's Fire N Coal Pizza
Yokohama Sushi East
Tacowa - Korean BBQ
Casa D'Angelo
D Cuban Bistro
Nori Thai
Rebel House
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





**PALMETTO
CENTRAL**



NEARING COMPLETION

BOCA RATON, FL

Contact

John Criddle

Executive Vice President
M +1 561 283 5176
john.criddle@cbre.com

Joseph Freitas

First Vice President
M +1 561 512 8844
joe.freitas@cbre.com

Max Pawk

Senior Associate
M +1 561 393 1670
max.pawk@cbre.com

Nicholas Mulligan

Associate
M +1 561 393 1680
nicholas.mulligan@cbre.com

