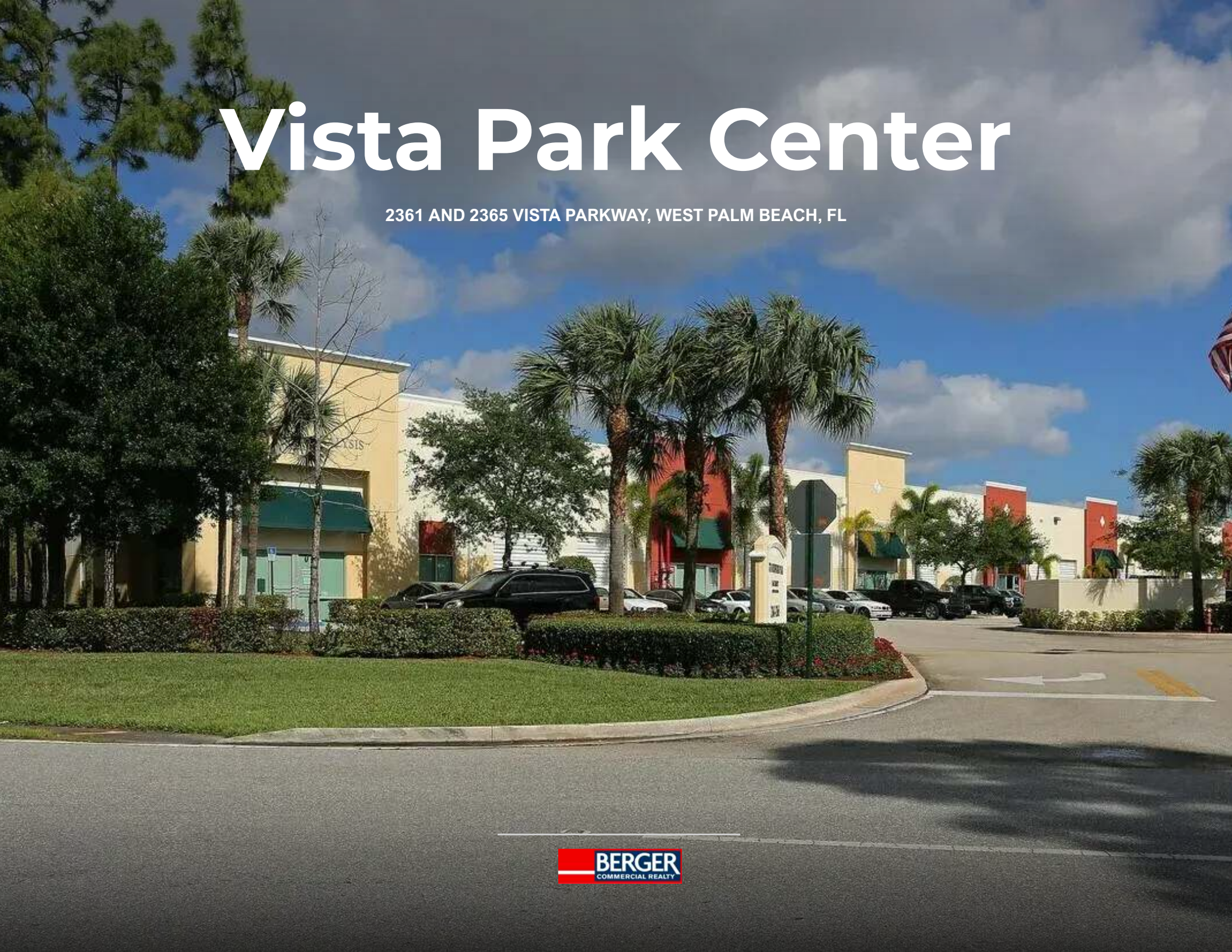


Vista Park Center

2361 AND 2365 VISTA PARKWAY, WEST PALM BEACH, FL



FOR LEASE



PRICE

\$18.00 - \$20.50 SF/yr
(NNN)



AVAILABLE SF

2,110 & 9,429 SF Units
(divisible)



YEAR BUILT

2006



PARKING

2.58 parking stalls per
1,000 SF



LOCATION

Core West Palm Beach

Property Details

The property offers approximately 2,102 SF and 9,429 SF units that can be divided, with rental rates ranging from \$18.00 to \$20.50 per SF per year on an NNN basis. Located at the corner of Jog Road and Vista Parkway in Vista Center, the property provides convenient access to Florida's Turnpike, SR 7, I-95, Palm Beach International Airport, and Downtown West Palm Beach.

- CAM: \$6.75 PSF estimated for 2026
- Office areas are 100% air-conditioned
- Approximately 18'6" clear ceiling height
- 10' x 12' overhead grade-level doors
- Private storefront entrances with impact glass
- Building signage available
- Ample parking, with 2.58 spaces per 1,000 SF
- Exterior security lighting
- Located within Vista Center, a premier 500-acre master-planned business and industrial park
- Approximately 2 miles from Florida's Turnpike
- Approximately 4.1 miles from SR 7
- Approximately 5.3 miles from I-95
- Approximately 5 miles from Palm Beach International Airport
- Approximately 6.4 miles from Downtown West Palm Beach

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Property Photos

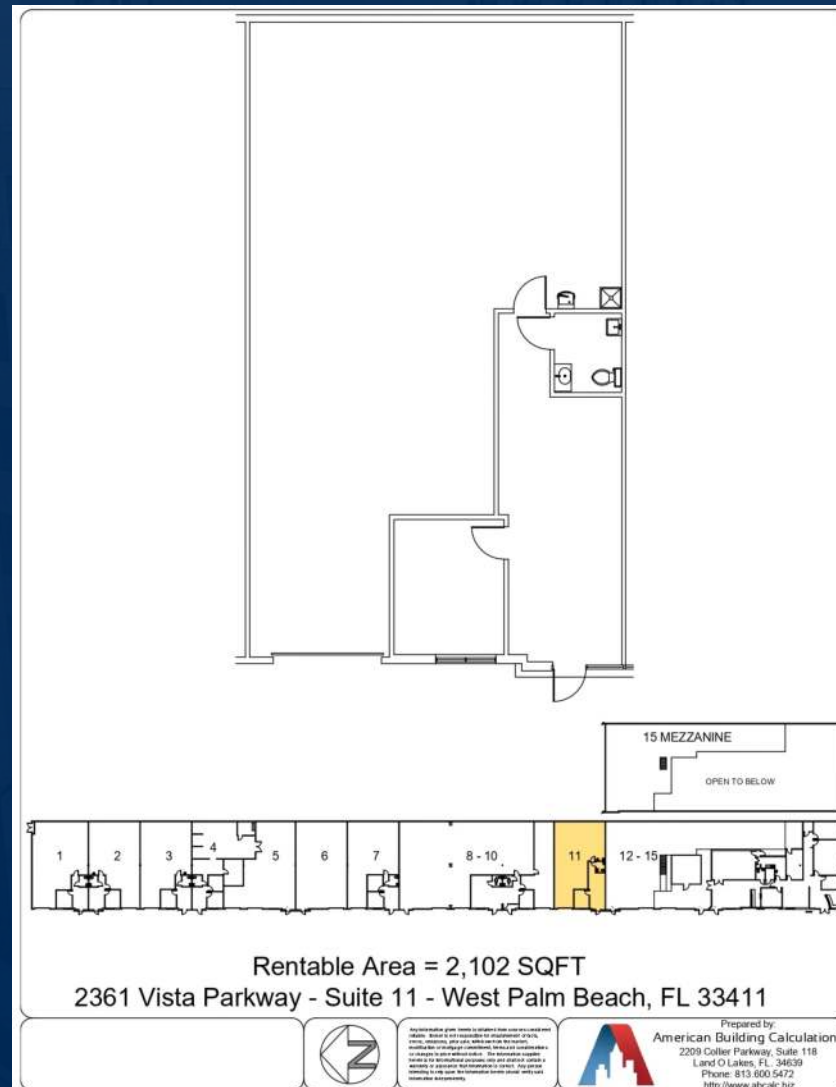


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Vista Center Lot 16 | 2361 and 2365 Vista Parkway 3

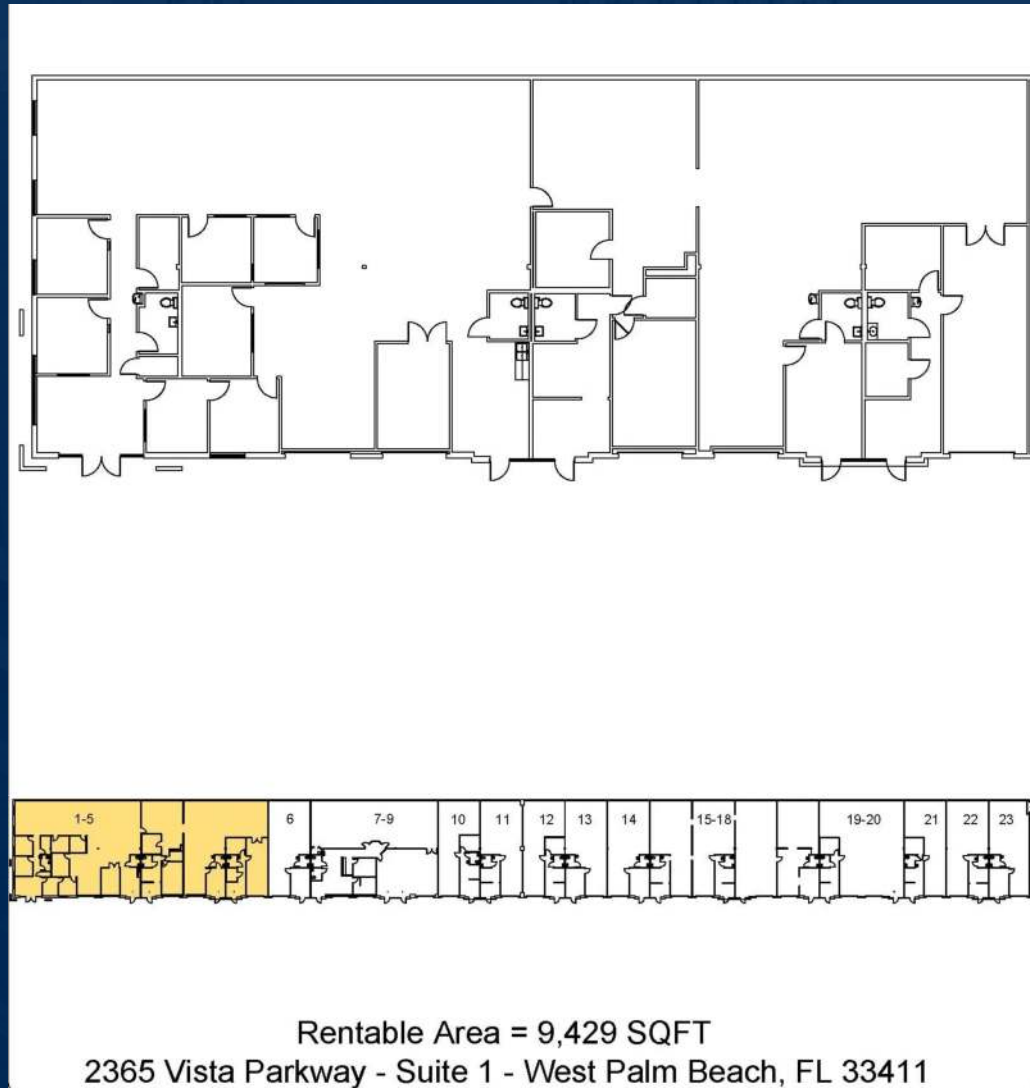
Floor Plans



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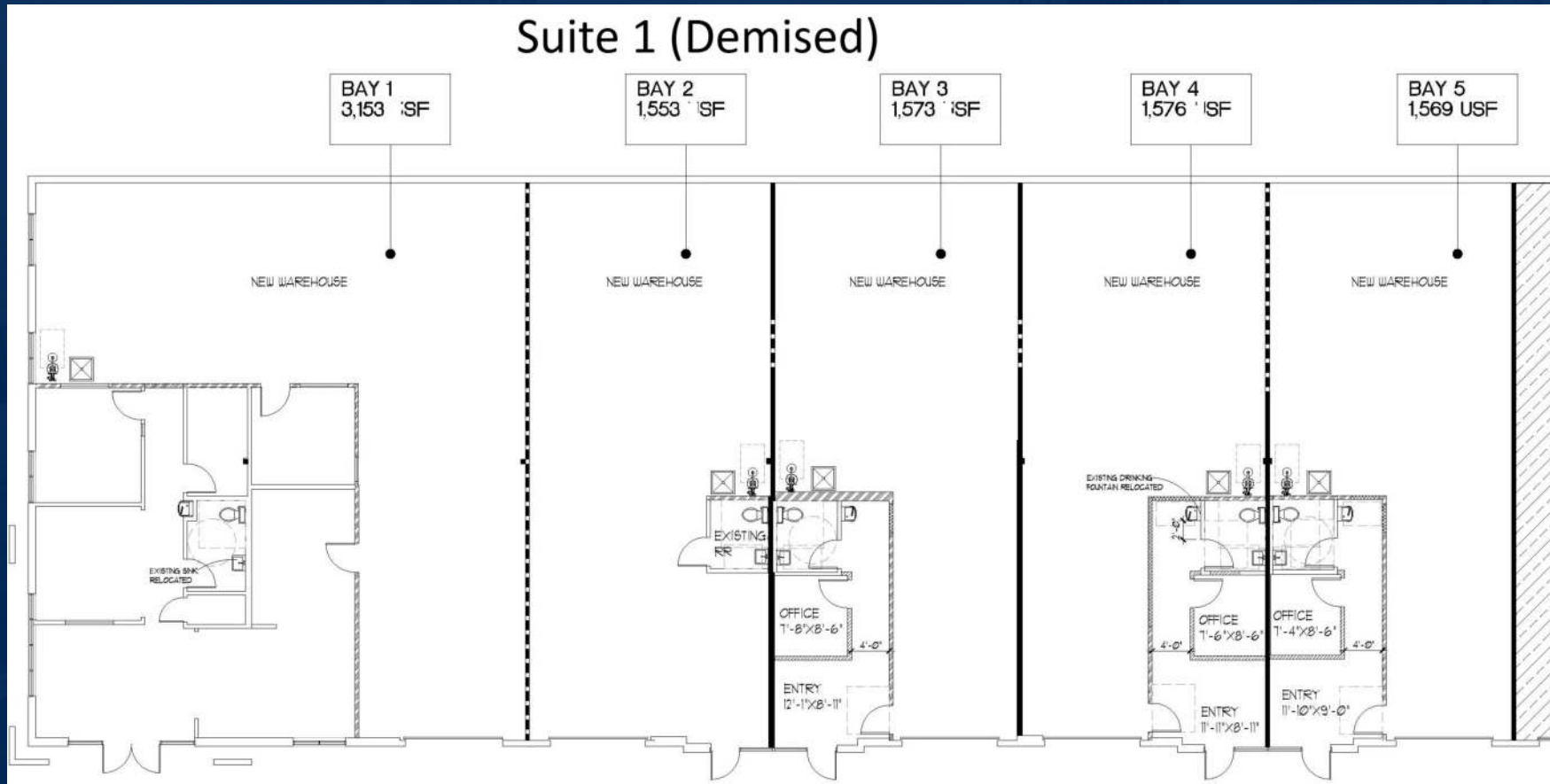
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Floor Plans



Availabilities

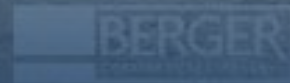
SPACES	LEASE RATE	SPACE SIZE
2361 Vista Parkway Unit 10	\$20.50 SF/yr	2,102 SF
2365 Vista Parkway Unit 1	\$18.00 SF/yr	9,429 SF



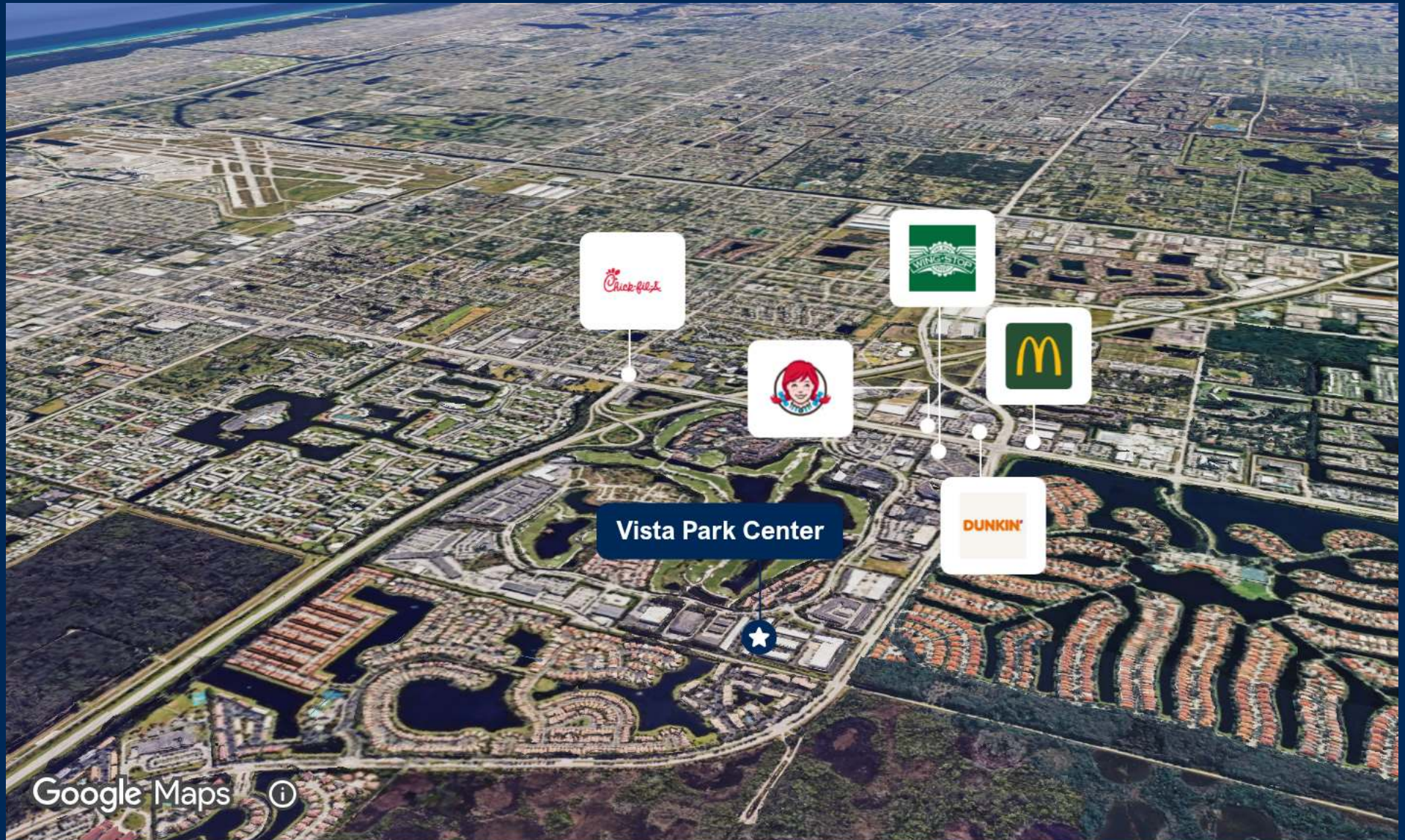
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Vista Center Lot 16 | 2361 and 2365 Vista Parkway 7



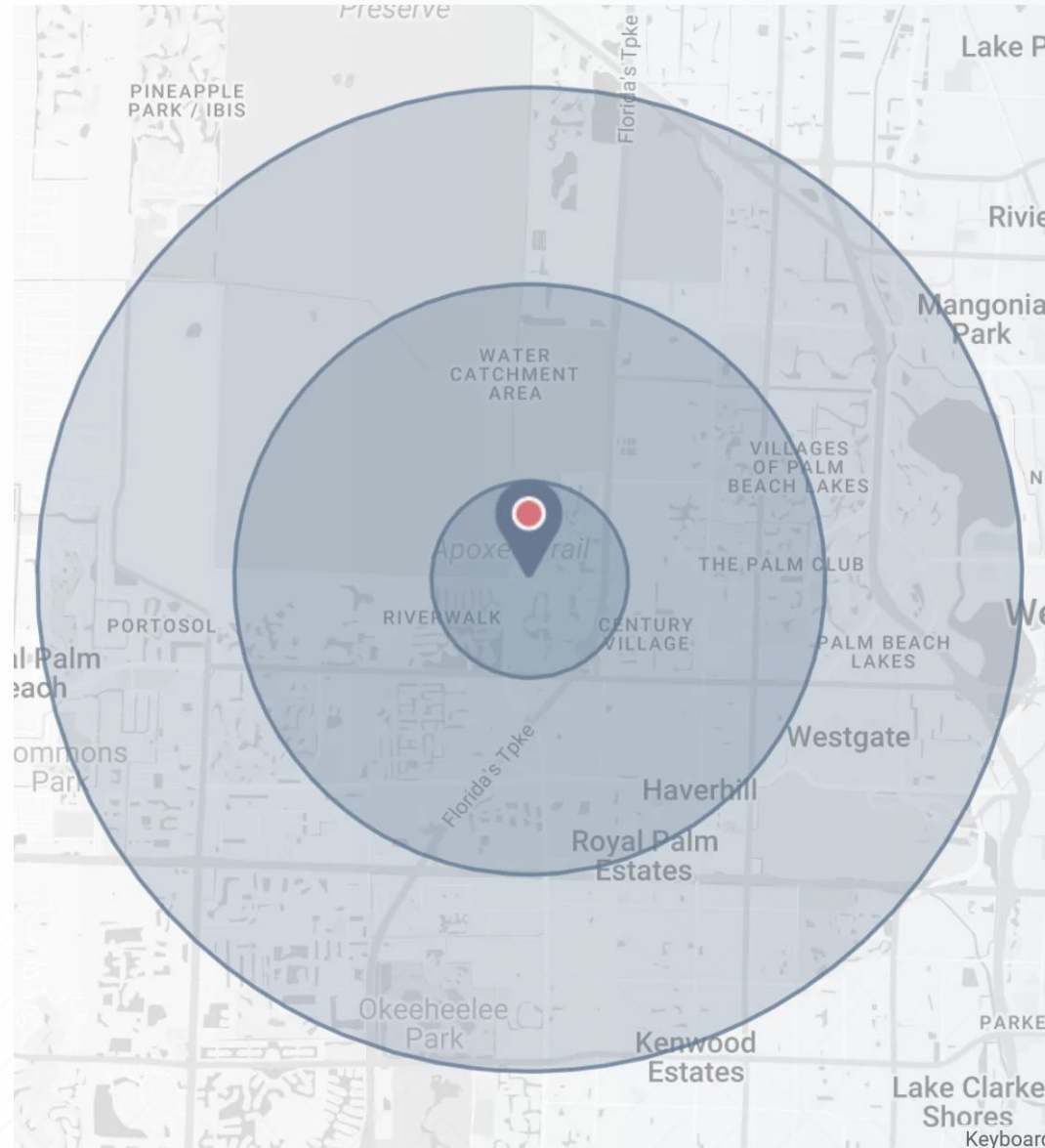
AERIAL MAP



Demographic Map

	1 Mile	3 Miles	5 Miles
Population			
Total Population	3,660	54,707	158,865
Average Age	51.3	43.8	37.9
Average Age (M)	49.8	43	37
Average Age (F)	52.5	44.5	39.3
Households			
Total Households	1,937	24,375	61,987
# of Persons per HH	1.9	2.2	2.6
Average HH Income	\$67,117	\$50,783	\$57,182
Average House Value	\$239,431	\$171,392	\$215,288

2020 American Community Survey (ACS)



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Vista Center Flex Project

2361 and 2365 Vista Parkway

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