

For Lease

The Atrium

5500 Village Boulevard

West Palm Beach, FL

Entire office building available, Class A offices
in a convenient central West Palm location

Colliers is proud to present for lease The Atrium located in West Palm Beach, Florida. The 2-story 37,392 SF professional office building (with medical zoning) is situated on Village Boulevard, just off of 45th Street in the Northpoint Corporate Park. Central location less than 3 minutes to I-95.

Property Highlights



Up to ±37,392 SF
available



Ideal floorplan with a mix of
large open workspace, private
offices and conference rooms



Ample natural light
with large lake views



Spacious central
atrium



Serene half-mile
walking trail



5/1,000 SF
parking ratio



Easy access to Village
Boulevard, 45th Street
and I-95



Plug N' Play
Opportunity - 2nd
floor fully furnished

Asking price:

\$23.00
PSF NNN

+ OPEX: \$12.50

Contact us:

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Colliers

2385 NW Executive Center Drive

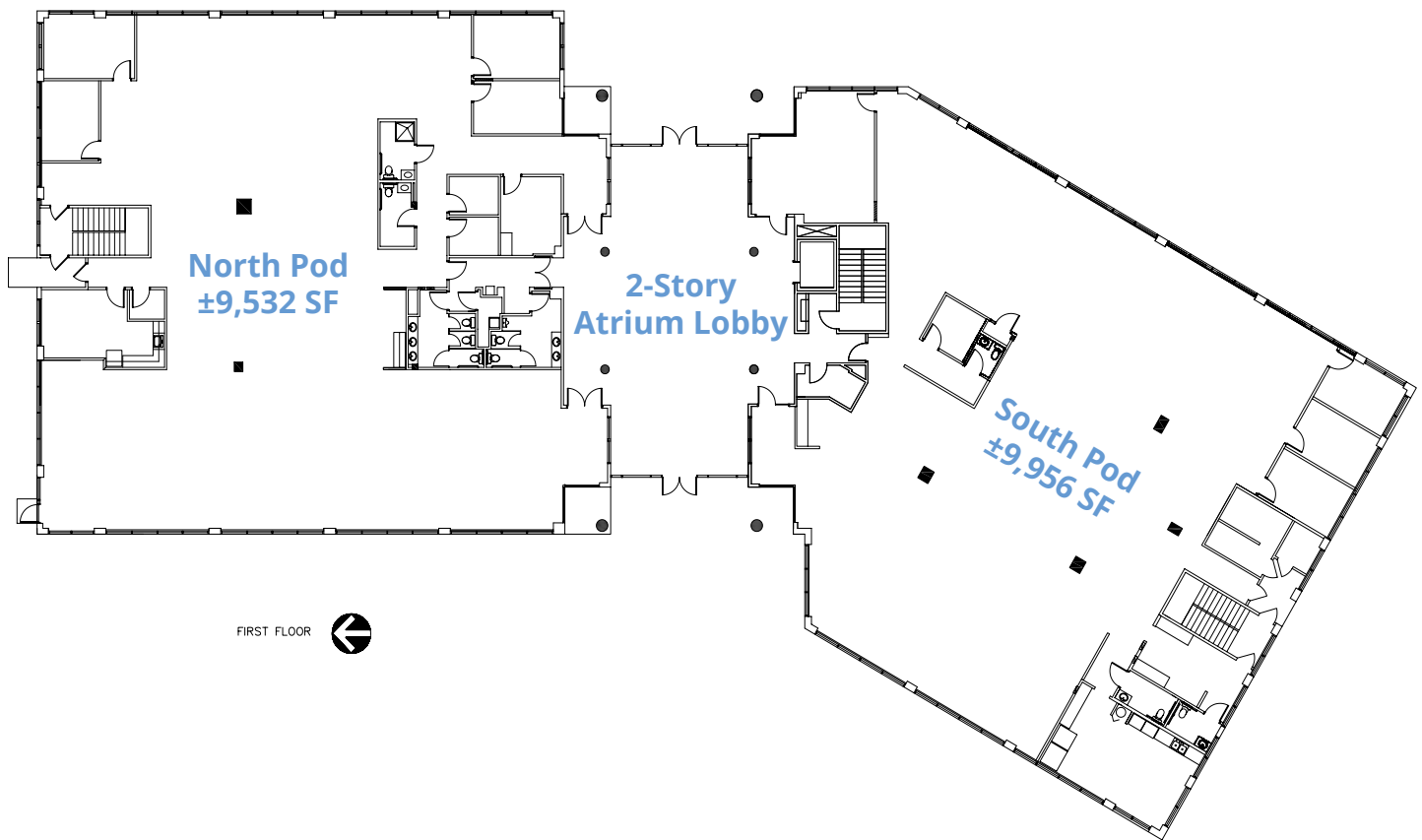
Suite 350

Boca Raton, FL 33431

colliers.com

Floor Plans

Entire 1st Floor: $\pm 19,488$ SF



Demographic Snapshot - 3-mile radius



2024 Total
Population

93,842



2029 Total
Population

96,497



2024 Avg. HH
Income

\$83,515

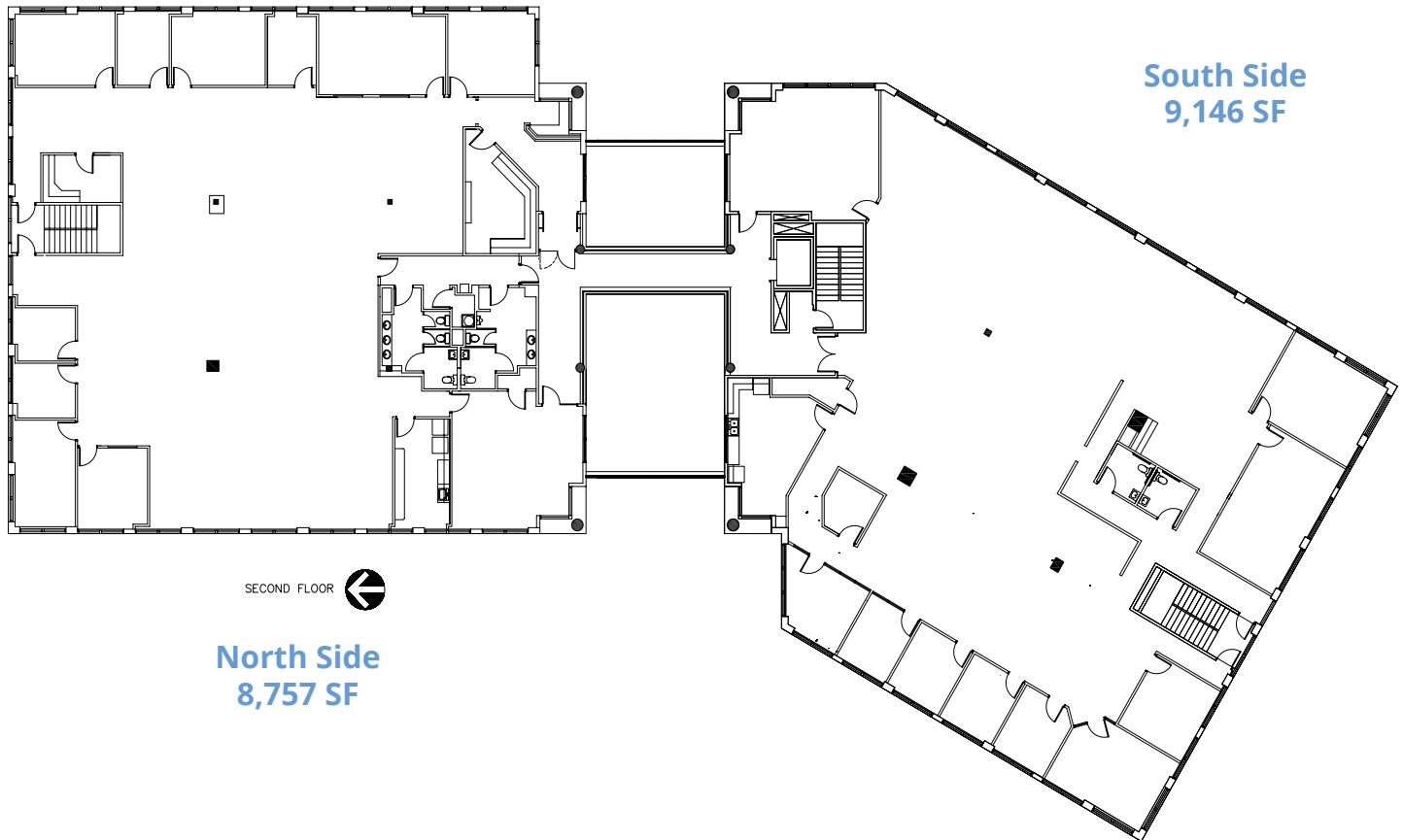


2029 Avg. HH
Income

\$100,118

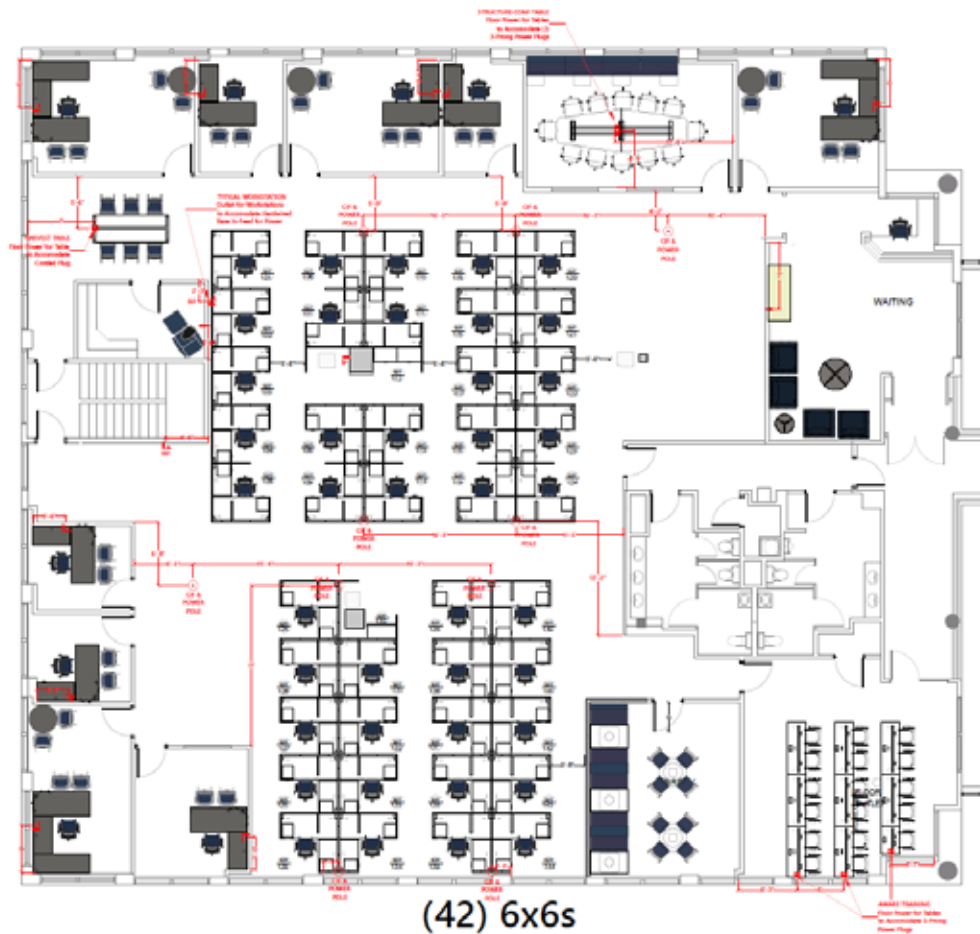
Floor Plans

Entire 2nd Floor: $\pm 8,800$ - $17,903$ SF



Second Floor Furniture Plan

North Side: 8,757 SF



South Side 9,146 SF



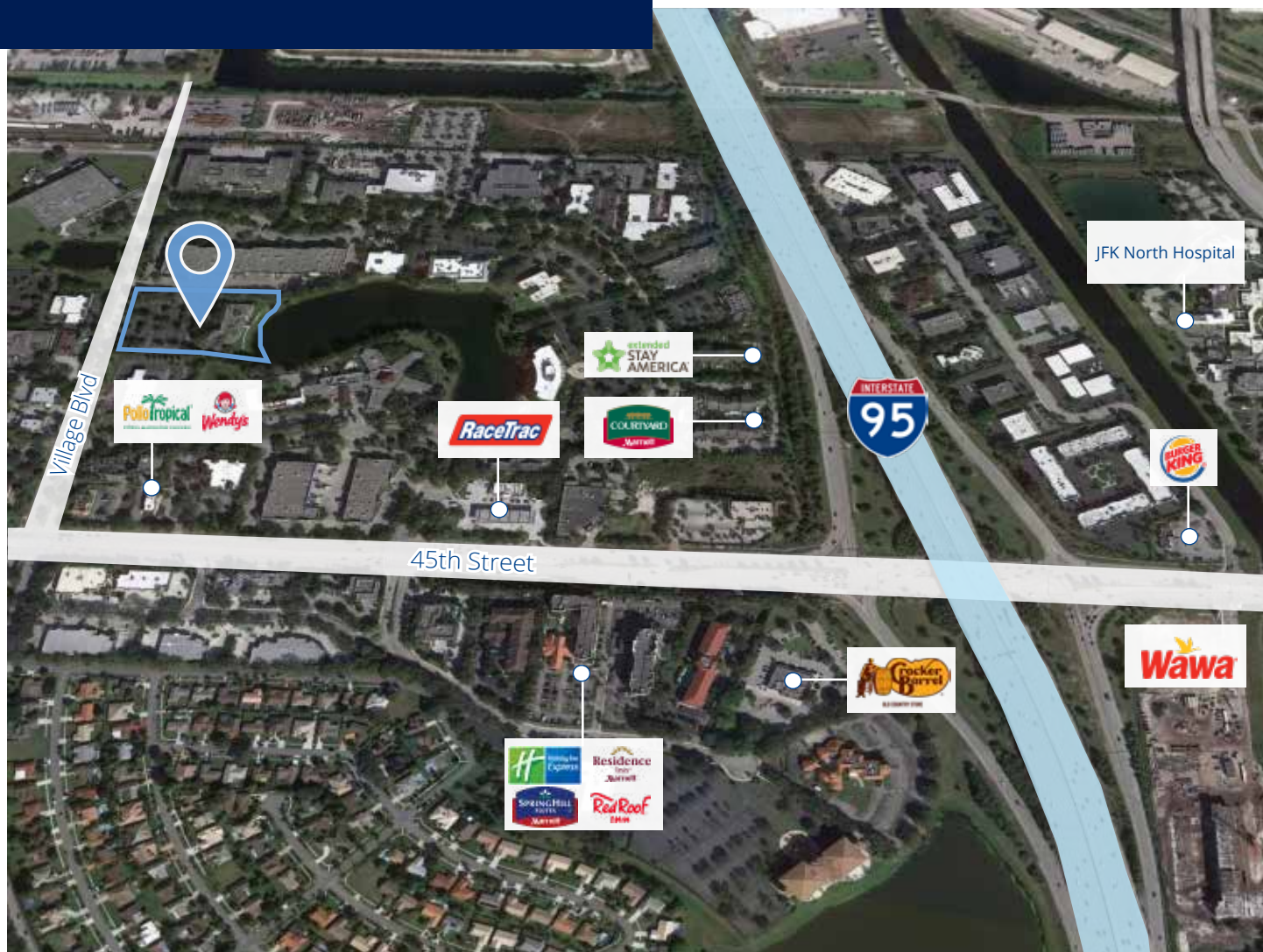
Property Photos



Property Photos



Aerial Overview



Travel Distances

I-95	1.3 mi 6 Mins	45th Street	0.2 mi 3 Mins	Downtown West Palm Beach	6.0 mi 14 Mins
Florida's Turnpike	6.0 mi 12 Mins	Congress Avenue	1.2 mi 5 Mins	Palm Beach Intl. Airport	5.9 mi 14 Mins
Village Boulevard	0.1 mi 1 Mins	Tanger Outlets	3.6 mi 8 Mins	Brightline WPB Station	5.8 mi 14 Mins

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