

# OFFICE SPACE FOR LEASE

2110 FLORIDA MANGO ROAD, WEST PALM BEACH, FL 33405

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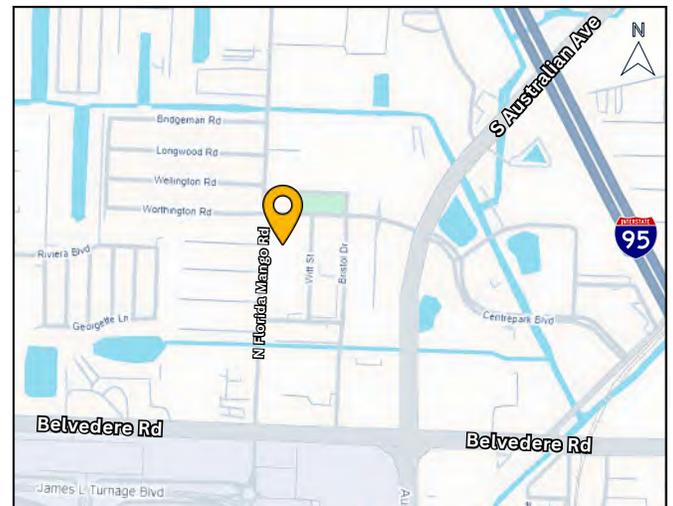
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## FOR LEASE



### Property Highlights

- 8,773 SF two-story office building for lease. Entire building available for a single tenant.
- The ground floor consists of 5,010 SF and the second floor consists of 3,763 SF.
- Direct frontage on Florida Mango Road just north of Palm Beach International Airport.
- 15 parking spaces plus overflow parking.
- Great location near PBI, downtown West Palm Beach, City Place, the Town of Palm Beach and Interstate 95.
- For Lease: \$20.00 PSF gross plus Sales Tax and utilities.



\$20.00 PSF Gross



8,773 SF



Office Building

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Reichel Realty & Investments, Inc.  
8845 N. Military Trail  
Suite 100  
Palm Beach Gardens, FL 33410  
(561) 478-4440 main  
www.reichelrealty.com

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**Kerry Jackson, SIOR**

Vice President

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Any information given herewith is obtained from sources considered reliable. However, we are not responsible for misstatement of facts, errors, or omissions. Owner may withdraw from market, prior to sale or change price without notice.

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## PROPERTY INFORMATION SUMMARY

|                              |   |
|------------------------------|---|
| <b>Property:</b>             | 8,773 SF freestanding, two story, office building on a 1.20-acre site. The ground floor features 3 private entrances with a large private patio on the east side of the building. Great location with signature signage opportunity.  |
| <b>Interior Layout:</b>      | The ground floor consists of 5,010 SF with several large offices and open areas. The second floor consists of 3,763 SF and has 13 offices and a large conference room. One could easily open up the second-floor space creating a large central "bullpen" with perimeter offices. Several large skylights allow natural light to flood into the second-floor space. |
| <b>Location:</b>             | Located on the east side of Florida Mango Road less than ½ mile north of Belvedere Road and Palm Beach International Airport.   |
| <b>Potential Uses:</b>       | Ideal for any office user or service company seeking a secure building with abundant parking.   |
| <b>Site:</b>                 | 1.20 acre / 52,272 SF lot which is shared with Pearl Corporate Center at 2200 Florida Mango Road located directly to the South.   |
| <b>Zoning:</b>               | (I) Industrial, West Palm Beach. This zoning allows office and industrial uses.   |
| <b>Current Availability:</b> | Entire Building: 8,773 SF   |
| <b>Lease Price:</b>          | \$14,621.67 per month (\$20.00 PSF modified gross) plus utilities.  |
| <b>Availability:</b>         | Available with at least 30 days-notice to existing tenant.  |

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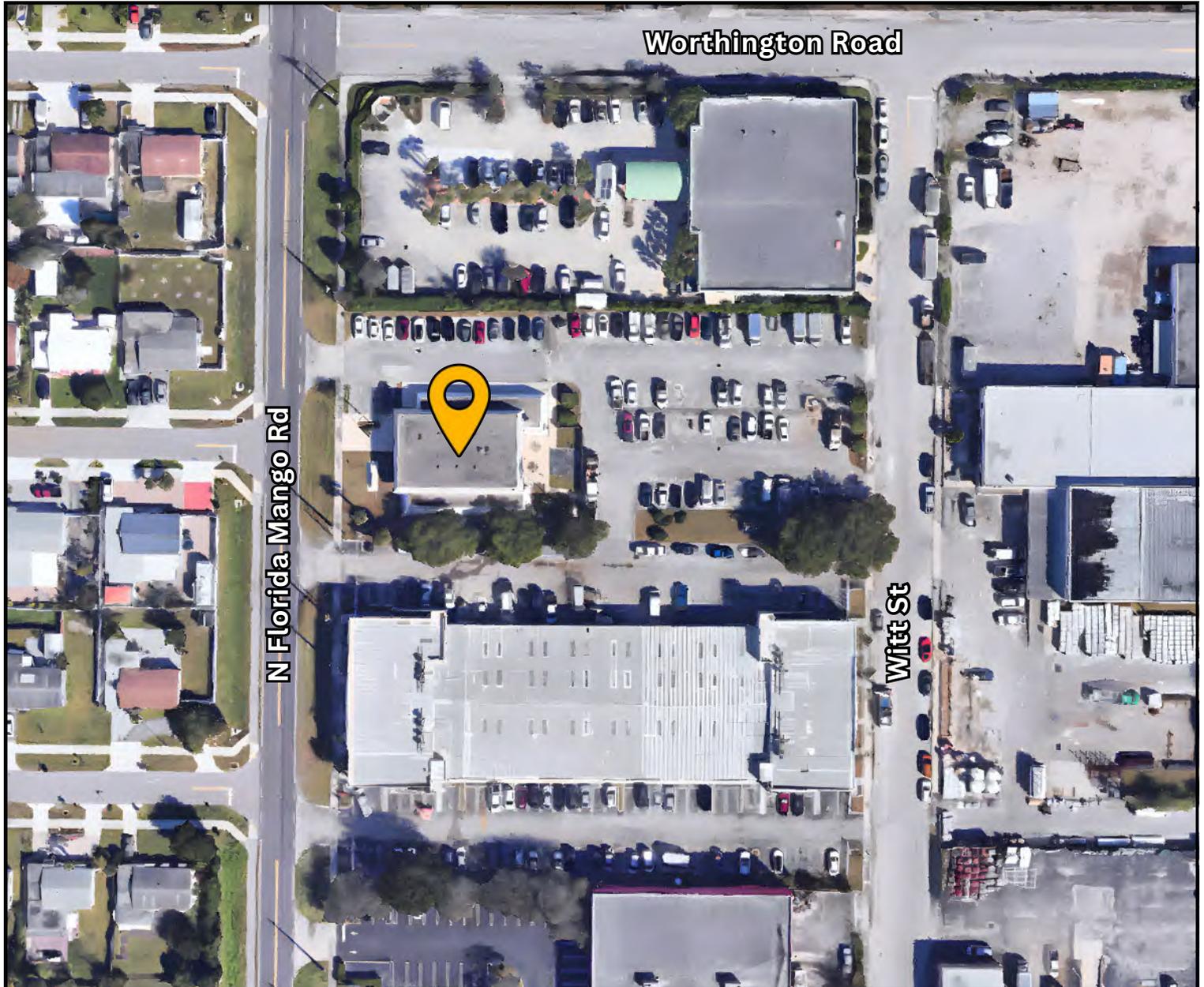
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## OVERHEAD VIEW



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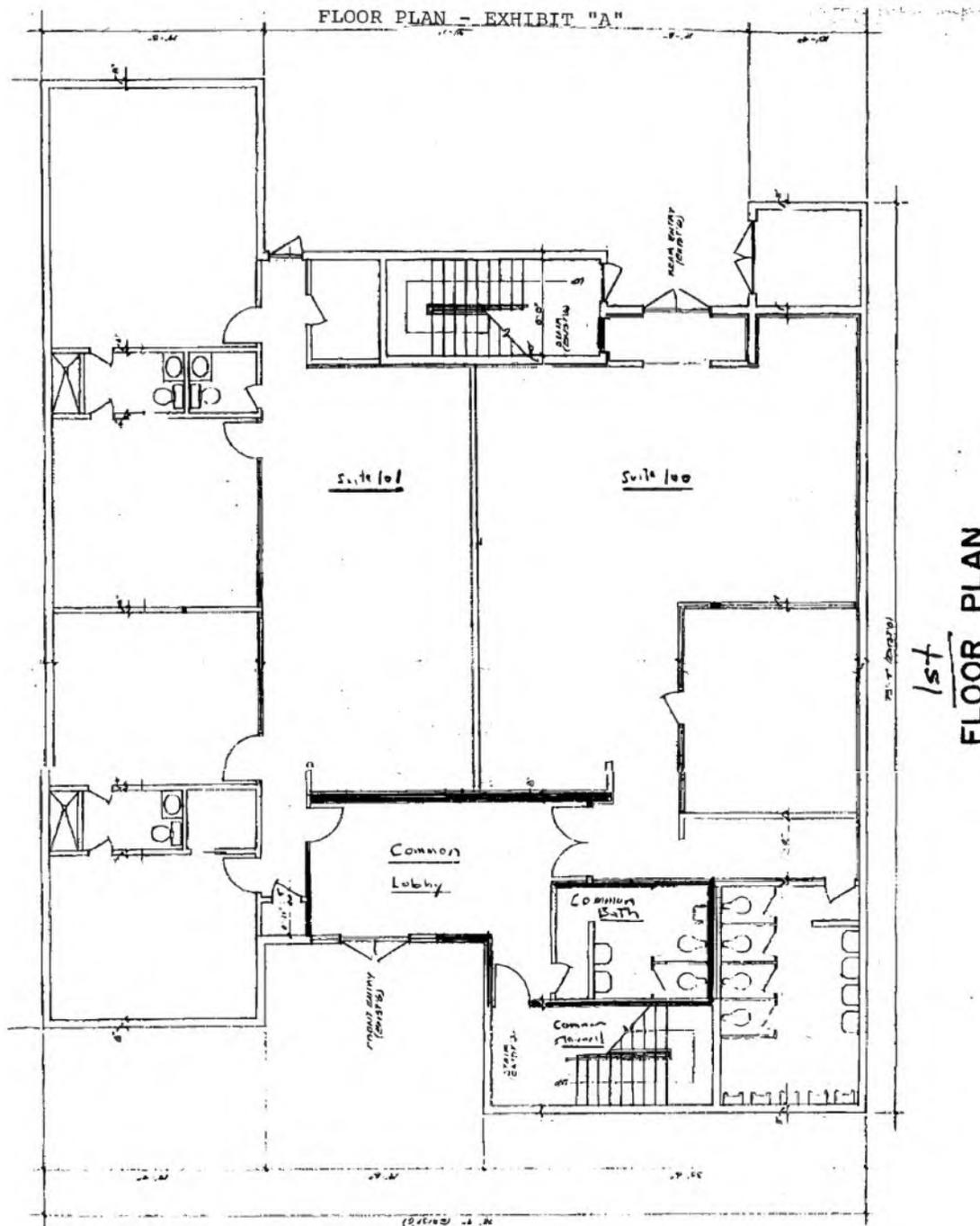
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## FLOOR PLAN - FIRST FLOOR



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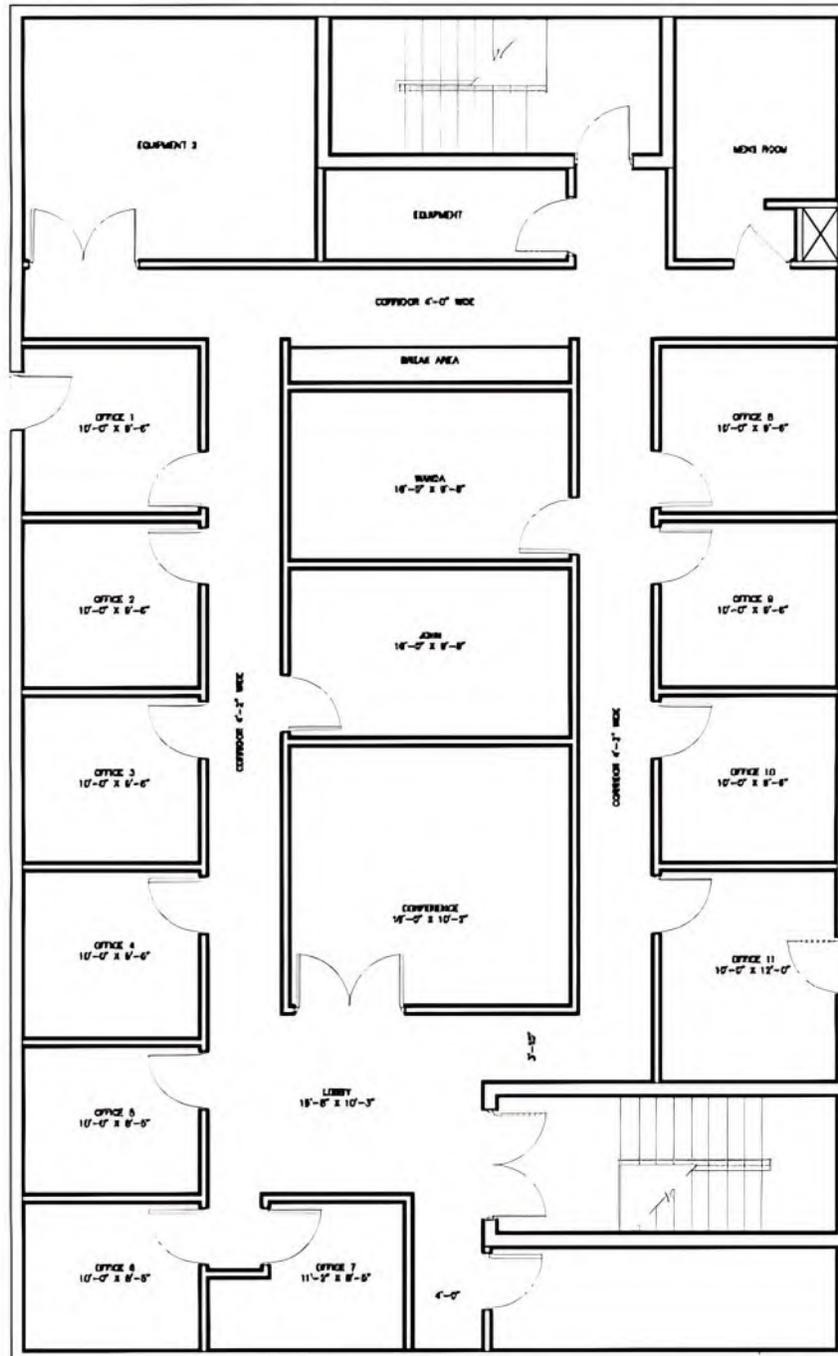
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## FLOOR PLAN - SECOND FLOOR



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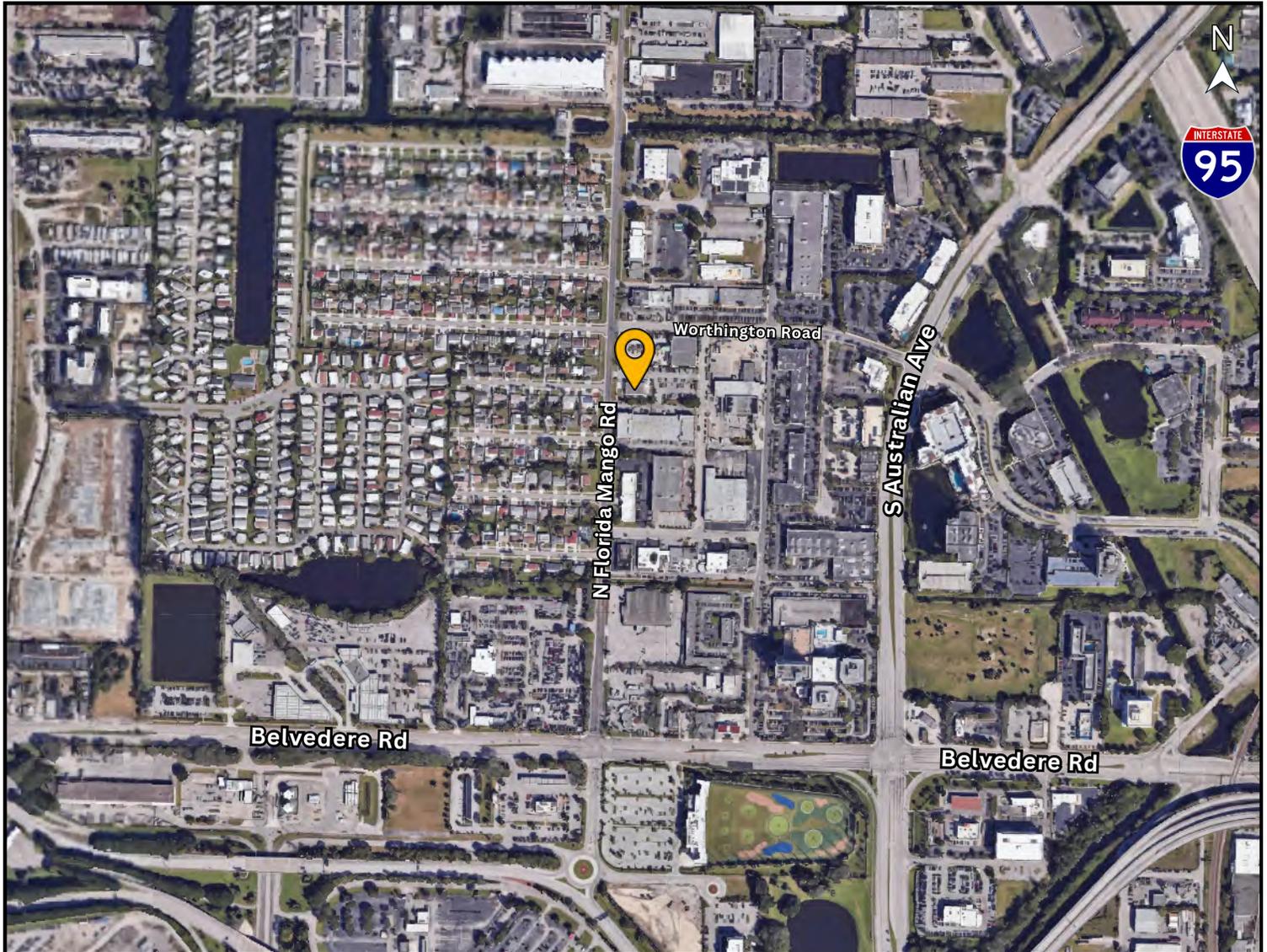
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## MAP



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