



FOR LEASE

Suite 111

**Live-Work Office/Retail
Condos in Two City
Plaza**

701 S Olive Ave, Unit 104, West Palm Beach, FL 33401

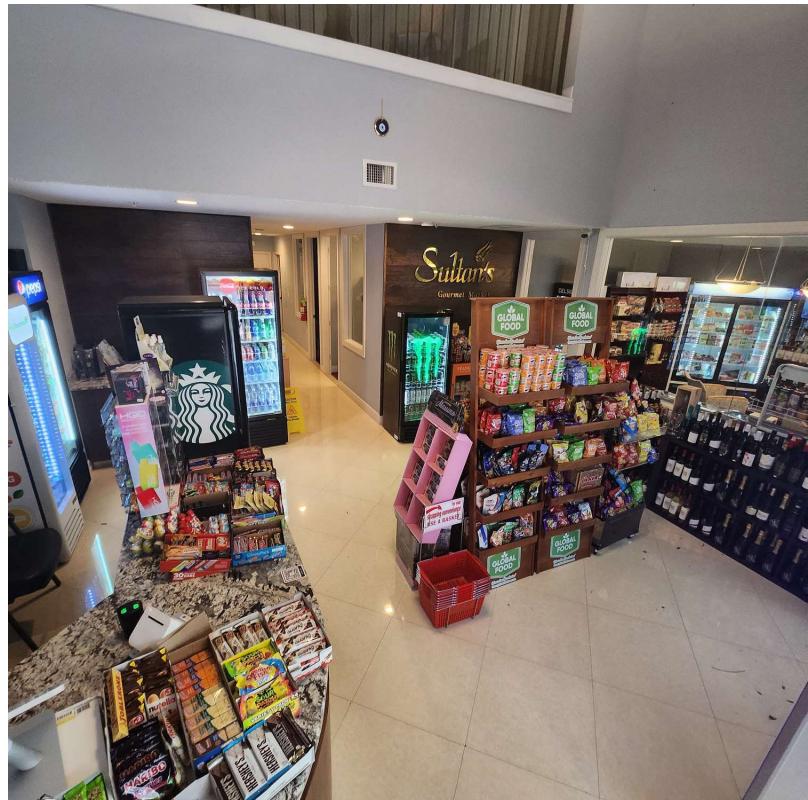
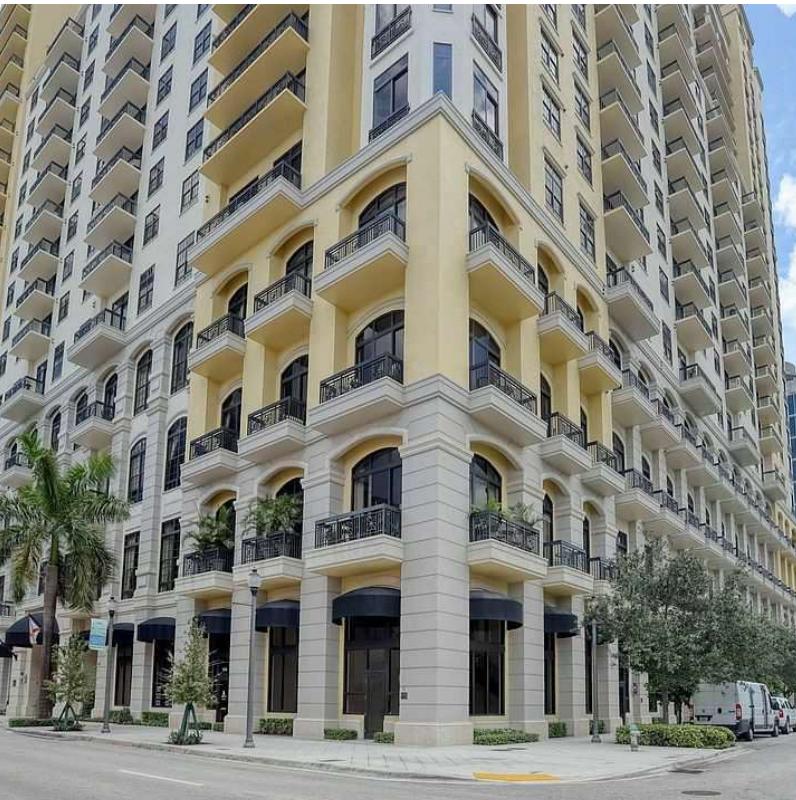
eXp Commercial | 10752 DEERWOOD PARK BOULEVARD | Jacksonville, FL 32256 |

Chad Massaker, MICP, Assoc. Broker

561.810.3537

chad.massaker@expcommercial.com

FOR LEASE | Two City Plaza: Retail/Office Live/Work Suite



Lease Rate	\$45.00 SF/YR
------------	---------------

OFFERING SUMMARY

Building Size:	1,766 SF
Available SF:	1,766 SF
Number of Units:	1
Year Built:	2008
Zoning:	QGD-25 - QUADRILLE GARDEN DISTRICT
Market:	West Palm Beach
Submarket:	Downtown

PROPERTY HIGHLIGHTS

- Multiple Reserved Parking Spaces Included
- 40,000 People Work Within 1 Mi of The Building
- Local Average HHI = \$93,679+/yr
- Dual entrances for convenience
- Exceptional building amenities and security
- 8 Min. Drive to Palm Beach International Airport (PBI)
- 06 Min. Drive to I-95
- 11 Min. Drive to Florida Turnpike
- 03 Min. Drive to the WPB Brightline Station
- 04 Min. Drive to WPB Courthouse(s)

SPACES	LEASE RATE	SPACE SIZE
Suite 111	\$45.00 SF/yr	1,766 SF

Chad Massaker, MICP, Assoc. Broker

561.810.3537

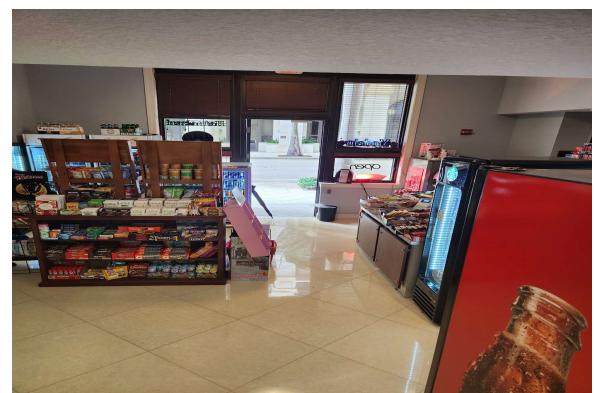
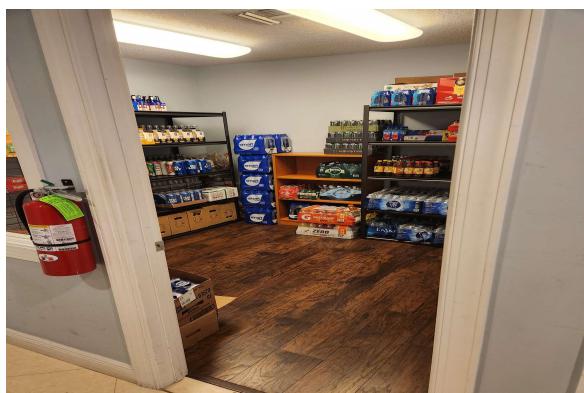
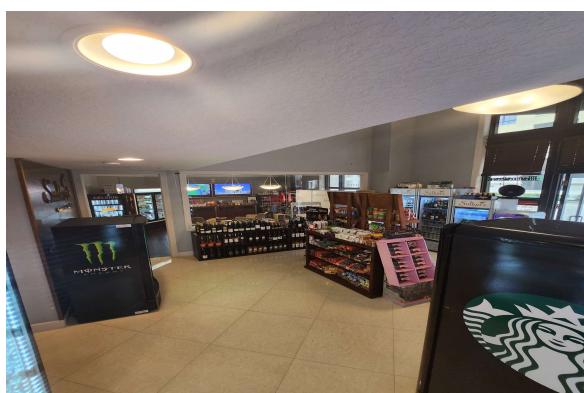
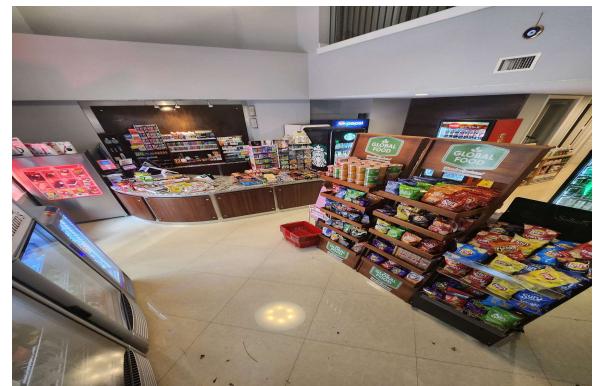
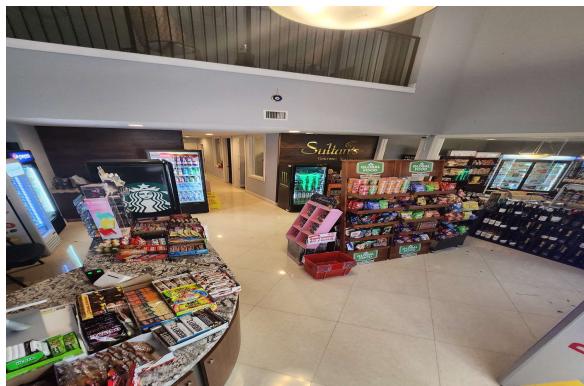
chad.massaker@expcommercial.com

exp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable; however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

exp
COMMERCIAL

M
MASSAKER

FOR LEASE | Two City Plaza: Retail/Office Live/Work Suite



Chad Massaker, MICP, Assoc. Broker

561.810.3537

chad.massaker@expcommercial.com

exp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable; however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

exp
COMMERCIAL



MASSAKER

FOR LEASE | Two City Plaza: Retail/Office Live/Work Suite



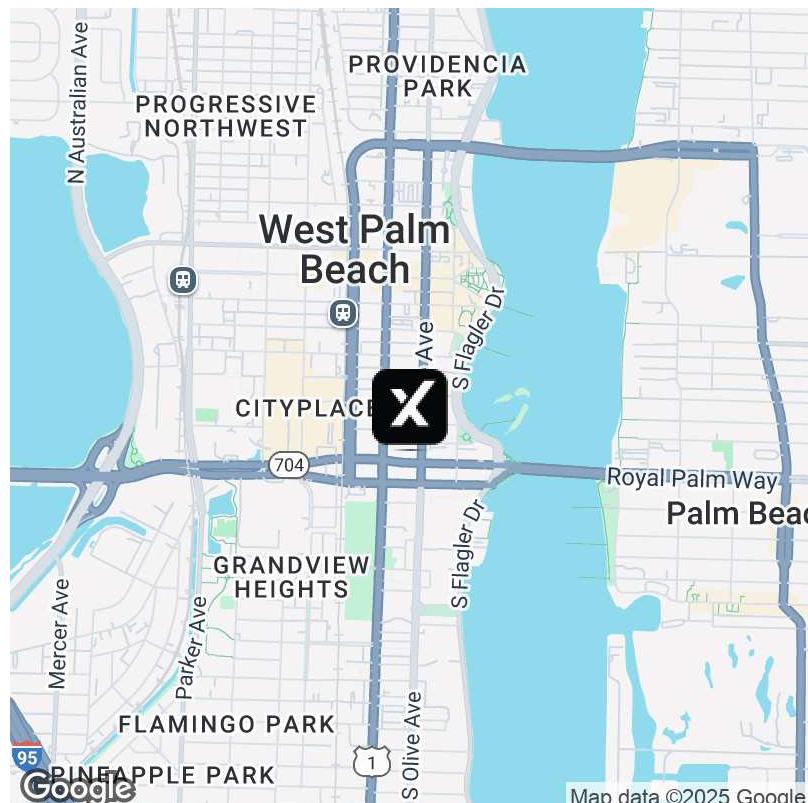
POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,073	5,469	12,837
Average Age	47.7	44.3	43.6
Average Age (Male)	52.2	45.3	44.4
Average Age (Female)	51.4	48.0	45.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,851	4,246	9,347
# of Persons per HH	1.1	1.3	1.4
Average HH Income	\$83,319	\$85,062	\$102,746
Average House Value	\$480,559	\$493,379	\$659,642

TRAFFIC COUNTS

Lakeview Ave /day

* Demographic data derived from 2020 ACS - US Census



Chad Massaker, MICP, Assoc. Broker

561.810.3537

chad.massaker@expcommercial.com

exp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable; however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

exp
COMMERCIAL



MASSAKER

FOR LEASE | Two City Plaza: Retail/Office Live/Work Suite



CHAD MASSAKER, MICP, ASSOC. BROKER

South Florida Commercial Real Estate & Business Broker (Based in West Palm Beach)

chad.massaker@expcommercial.com

Direct: 561.810.3537 | **Cell:** 561.810.3537

FL #BK3467373

PROFESSIONAL BACKGROUND

- ★ MICP - Masters in Commercial Property
- ★ NCREA - National Commercial Real Estate Advisor
- ★ CREIPS - Certified Real Estate Investment Planning Specialist
- ★ ePRO - Commercial Property Digital Marketing Specialist
- ★ Certified EXP Commercial Mentor

A Strong History of Getting Things Done & Innovation

Chad Massaker is a long-time serial entrepreneur who has turned his considerable depth of experience and skill to the business of real estate, primarily driven by a desire to use what he knows to help clients adroitly navigate real estate transactions. Having worked primarily in technology, digital marketing, and sales, and boasting a nearly peerless personal online network, Chad is adept at solving problems, making connections, and finding the right information. Shifting to real estate has enabled him to apply his varied interests and proficiencies in a capacity that is much more people-focused.

His singular perspective helps Chad create strategic outcomes for his clients. The tangible effects—constructing a successful deal—are less vital for him than the more intangible, knowing people will benefit from his collaboration. As a successful entrepreneur and investor, Chad knows what it's like to be a business owner looking for space and negotiating lease issues. He is able to call upon his exceptional technical abilities to find off-market inventory, and fully optimize digital reach to market a property. You'll find working with Chad to be exciting, energizing, and ultimately more productive than you could imagine with any other agent. Personally as well as professionally, Chad's achievements are many. He is highly philanthropic, having raised hundreds of thousands of dollars for the arts, and previously founding a charity, Tap Out Human Trafficking. Only committing himself to his passions 100 percent, Chad is a level 2 certified sommelier, certified tobacconist, certified SCUBA diver, gold- and silver-medal winner in Jiu Jitsu from the Pan Am Games, and multiple national gold-medal winner in Judo.

EDUCATION

- ★ B.S. Psychology
- ★ MICP - Masters in Commercial Property
- ★ NCREA - National Commercial Real Estate Advisor
- ★ CREIPS - Certified Real Estate Investment Planning Specialist
- ★ ePRO - Commercial Property Digital Marketing Specialist

eXp Commercial
10752 DEERWOOD PARK BOULEVARD SUITE 100
Jacksonville, FL 32256
855.452.0263

Chad Massaker, MICP, Assoc. Broker

561.810.3537

chad.massaker@expcommercial.com

eXp
COMMERCIAL



MASSAKER

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable; however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.