

FOR LEASE

# 2500 BROADWAY

2500 BROADWAY, WEST PALM BEACH, FL 33407



## PROPERTY DESCRIPTION

Recently renovated 2,000 SF freestanding office building is located in the heart of Northwood, just minutes from Palm Beach, Downtown West Palm Beach, Nora, CityPlace, and the Brightline Station. The property features a modern build-out, six dedicated parking spaces, and a covered overhang, offering excellent convenience and accessibility.

## PROPERTY HIGHLIGHTS

- 2,000 square foot freestanding office building in the heart of Northwood
- Beautifully built out recently renovated office building
- In close proximity to Palm Beach, downtown West Palm Beach, Nora, City Place and The Brightline Station
- 6 dedicated parking spaces and a covered overhang

## OFFERING SUMMARY

|               |            |
|---------------|------------|
| Lease Rate:   | Negotiable |
| Available SF: | 1,850 SF   |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 5,850    | 36,428   | 82,999   |
| Total Population  | 14,976   | 83,929   | 197,955  |
| Average HH Income | \$62,932 | \$89,949 | \$85,224 |

**BRYAN COHEN**

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Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies



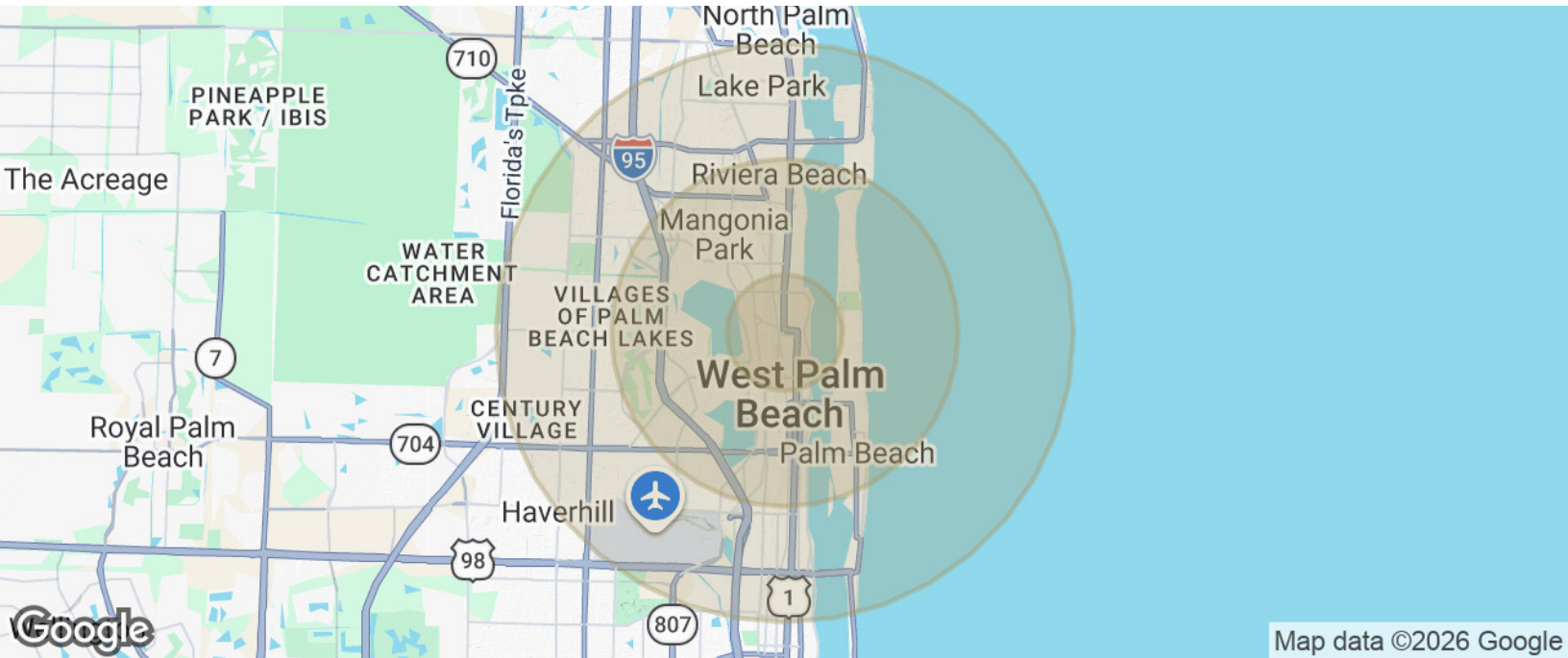
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| POPULATION           | 1 MILE   | 3 MILES  | 5 MILES  |
|----------------------|----------|----------|----------|
| Total Population     | 14,976   | 83,929   | 197,955  |
| Average Age          | 39       | 43       | 42       |
| Average Age (Male)   | 39       | 42       | 41       |
| Average Age (Female) | 40       | 43       | 43       |
| HOUSEHOLDS & INCOME  | 1 MILE   | 3 MILES  | 5 MILES  |
| Total Households     | 5,850    | 36,428   | 82,999   |
| # of Persons per HH  | 2.6      | 2.3      | 2.4      |
| Average HH Income    | \$62,932 | \$89,949 | \$85,224 |

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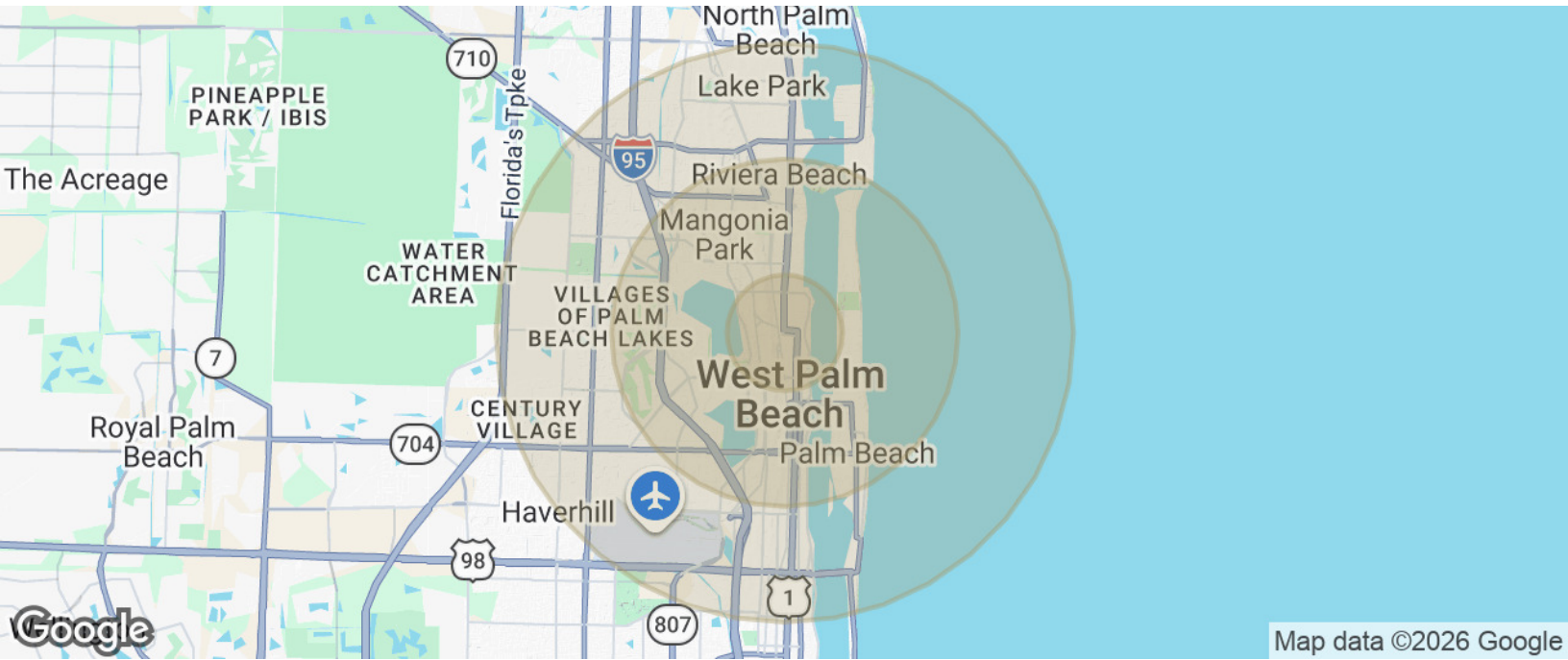
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|                     |           |           |           |
|---------------------|-----------|-----------|-----------|
| Average House Value | \$394,773 | \$498,178 | \$426,864 |
|---------------------|-----------|-----------|-----------|

Demographics data derived from AlphaMap

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