

BUILT OUT PROFESSIONAL OFFICE FOR LEASE

2459 S Congress Avenue • Palm Springs • FL 33461



HIGHLY VISIBLE MONUMENT SIGN AVAILABLE!

THE PROPERTY HIGHLIGHTS

Well maintained, boutique sized building and grounds with great exposure and visibility fronting Congress Avenue.

Unmatched advertising opportunity with available monument sign that is seen by **±30,000 Vehicles Per Day!**

Central Palm Beach County location that is highly accessible via I-95 at Forest Hill Boulevard (*2 miles to the north*) or 10th Avenue (*2 miles to the south*).

Great location that is walkable to public transportation and a Publix shopping center with multiple dining and banking opportunities.

Abundant surface parking available for tenants and guests.

Thomas R. Gibson, Broker

561.776.9300

trg@assetspecialists.com



ASSET
SPECIALISTS, INC.

Asset Specialists, Inc.

3710 Buckeye Street • Suite 100

Palm Beach Gardens, FL 33410



AVAILABILITY AND PRICING

2459 S CONGRESS AVENUE | PALM SPRINGS | FL

- **Suite 204 • ±4,127 Rentable Square Feet**
 - Built out Professional Office suite.
 - Second Floor (accessible by elevator).
 - Existing layout includes a large open / collaborative work area, large conference room, four (4) private offices, a break room, and copy room.
 - Space has access to restrooms on the second floor.
 - LAST SUITE AVAILABLE.

Rates starting from \$17.50 PRSF NNN + \$10.10 PRSF CAM



LOCATION INFORMATION

2459 S CONGRESS AVENUE | PALM SPRINGS | FL



2 MILES



6.5 MILES



DOWNTOWN WPB

6.5 MILES



5 MILES



JFK MEDICAL CENTER

2.9 MILES

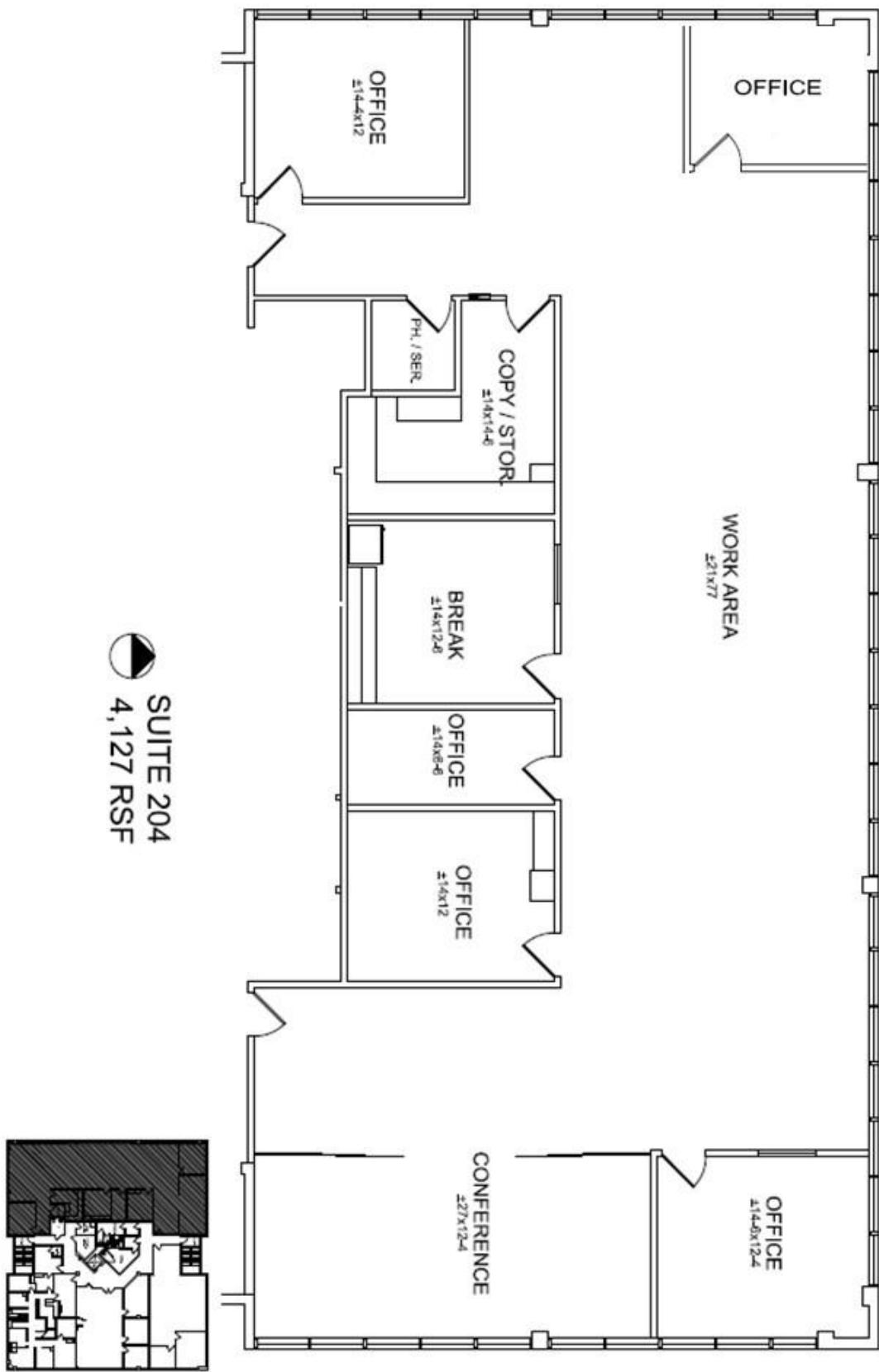
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FLOOR PLAN

Suite 204 • ±4,127 Rentable Square Feet



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