

# 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.



## 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**

subject to errors, omissions, prior sale or lease, change in price and withdrawal

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## LOCATION INFORMATION

2459 S CONGRESS AVENUE | PALM SPRINGS | FL



**2 MILES**



**6.5 MILES**



**DOWNTOWN WPB**

**6.5 MILES**



**5 MILES**



**JFK MEDICAL CENTER**

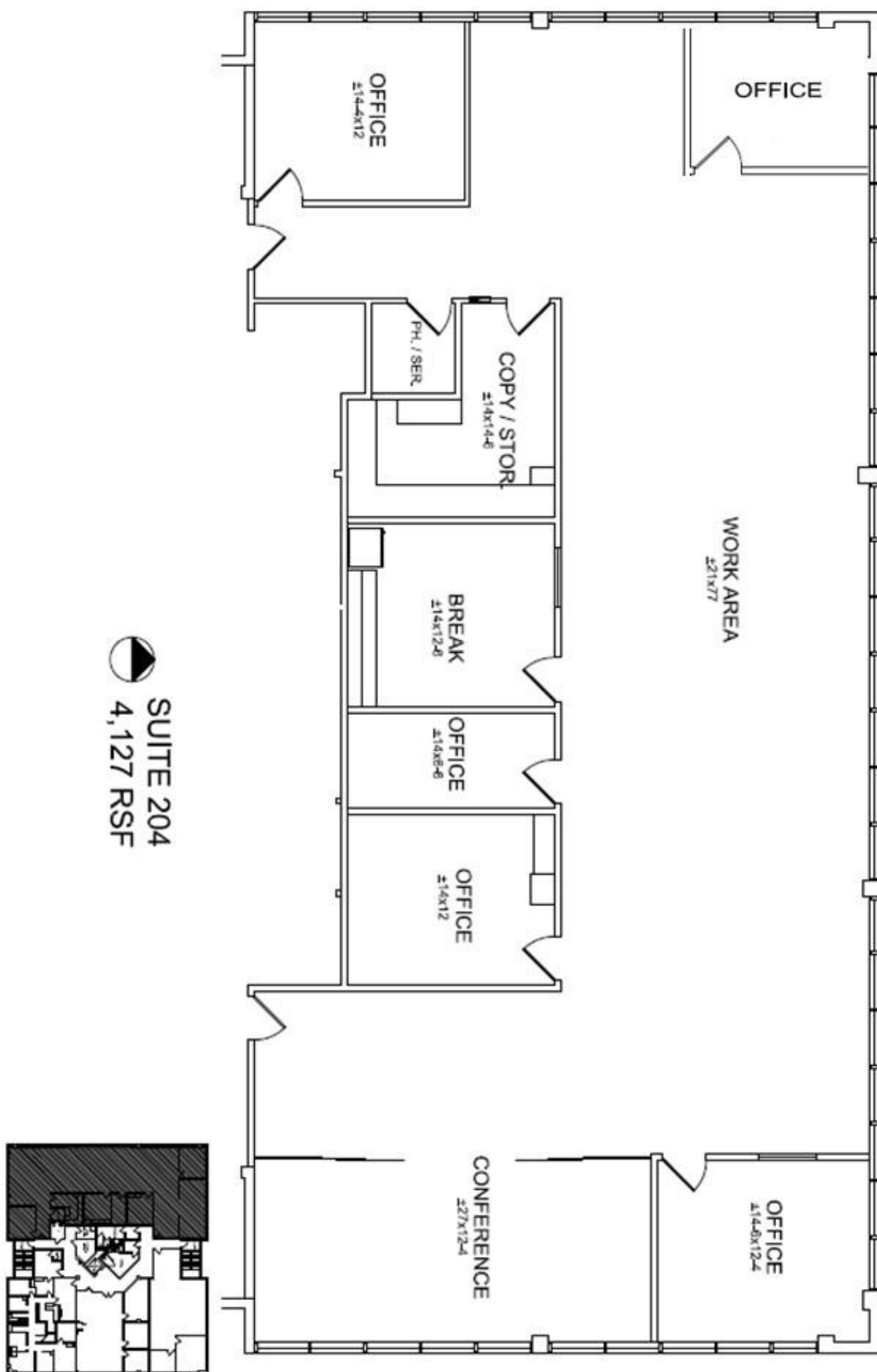
**2.9 MILES**

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# FLOOR PLAN

Suite 204 • ±4,127 Rentable Square Feet



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# COMMERCIAL REAL ESTATE SERVICES



BRINGING THE  
**RIGHT PEOPLE TOGETHER**  
AT THE **RIGHT TIME.**

EXCEPTIONALLY  
**NETWORKED.**  
A **UNIQUE ADVANTAGE.**



**A S S E T**  
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