

FOR LEASE

# 330 CLEMATIS STREET

WEST PALM BEACH, FL 33401



## PROPERTY DESCRIPTION

Rare second-generation restaurant opportunity available on Clematis Street in downtown West Palm Beach. This prime location is surrounded by retailers, restaurants, hotels, and office buildings in the heart of downtown. The area experiences heavy daytime traffic and a vibrant nightlife, with more than 2,400 residential units, 2,300 new hotel rooms, and 3.2 million square feet of new office space on the way.

## PROPERTY HIGHLIGHTS

- Excellent condition with a beautiful interior and high ceilings
- Fully functioning kitchen, ready for immediate use
- Outdoor patio seating area at the front of the building
- Rear courtyard for additional exterior seating
- Prime location for a high-end restaurant, upscale bar, or event concept
- Walking distance to the Don & Ann Theatre, The Ben Hotel, Rosemary Square, the Brightline Station, and more
- Open to short term leasing or pop up stores

## OFFERING SUMMARY

Lease Rate: Negotiable

Available SF: 3,555 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Postal Count Population	14,470	57,434	102,814
Median Age	41.6	39.7	39.6
Median HH Income	\$73,105	\$50,197	\$47,988

**BRYAN COHEN**

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