



***Reflections I & II***  
***400 & 450 S. Australian Ave.***  
***West Palm Beach, FL 33401***

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***FOR LEASE***

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***For Further Information Contact:***

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***Commercial Real Estate Expertise for Today's Market***

*Note: Any information given herewith is obtained from sources considered reliable. However, we are not responsible for misstatement of facts, errors, or omissions. Owner may withdraw from market, prior to sale or change price without notice.*

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## *Property Information Sheet*

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- Address:** 400 & 450 S. Australian Ave., West Palm Beach, FL 33401
- Location:** 1 ½ miles east of I-95 on S. Australian Ave. The property offers direct access to I-95 with no traffic signals. The building fronts Clear Lake and provides tenants with panoramic water views. Centrally located tenants are within minutes to Palm Beach International Airport, the Palm Beach County Courthouse, Rosemary Square, Clematis Street and other amenities such as The Kravis Center, banking, restaurants, hotels and the recently developed Palm Beach Outlets, a 500,000 sf shopping center with over 140 shops and restaurants.
- Description:** Two (2), Eight (8) story office buildings containing +/-129,253 rentable square foot with surface and canopied parking.
- Use:** Professional office/medical use.
- Available Suites:** From 1,696 to a total of 55,546 rentable square feet is available including seven (7) full floors.
- Gross Rental Rate:** \$29.00 per rentable square foot (\$29.00/sf Gross), includes real estate taxes, insurance, maintenance, common area utilities and five (5) night janitorial (full service). Tenant is responsible and pays for its own separately metered electricity serving the premises and their phone and internet service.
- Parking:** Approximately 4 per 1,000 square foot leased available at no charge.
- Other Features:** 400 Building recently renovated common areas. Common area renovations underway. Full floors available. Floor to ceiling exterior glass windows. No overtime HVAC charges. Manned security.
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