



GROUND FLOOR OFFICE SUITE · NNN LEASE

630 US Highway 1

North Palm Beach, Florida 33408 · East Side of US-1, South of PGA Blvd.

1,602± SF SUITE	\$24.00 BASE RENT / SF	\$17.00 CAM (EST.) / SF	Ground Fl. SUITE LEVEL
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Suite Overview

A 1,602± SF ground floor office suite, finished and move-in ready, located within a four story office building which fronts onto Federal Highway in North Palm Beach. The submarket serves small to mid size professional tenants, positioned between Northlake Boulevard and PGA Boulevard.

The suite features an open floor plan, floor to ceiling windows on multiple sides, and finished ceilings with lighting already in place, allowing an incoming tenant to occupy with minimal buildout.

SUITE AVAILABLE Ground Floor, 1,602± SF	SUITE CONDITION Finished / Move-In Ready
LEASE TYPE NNN	BUILDING SIZE 23,200± SF / 4 Stories
ZONING C-MU — US-1 Mixed-Use	LOCATION US-1, South of PGA Blvd.

Property Photos



Lease Terms

LEASE RATE SUMMARY

Base Rent	\$24.00 / SF / Yr
CAM (Estimated)	\$17.00 / SF / Yr
Approx. Monthly Rent (Total)	\$5,474
Total Occupancy Cost	\$41.00 / SF / Yr

Location

Situated along US Highway 1 in North Palm Beach, the property provides easy access to PGA Boulevard, Northlake Boulevard, and the surrounding Palm Beach Gardens / North Palm Beach professional community. The building offers suite sizing well suited to small and mid size professional tenants who are looking for a upscale building and location.

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Zoning & Permitted Uses

ZONING DESIGNATION

C-MU – US-1 Mixed-Use District. Established to guide redevelopment of the US Highway 1 corridor into a walkable, mixed-use environment for businesses, visitors, and residents of North Palm Beach.

USES ALLOWED BY RIGHT

Professional & General Offices

Administrative offices, corporate headquarters, and general business services.

Medical Facilities

Medical offices, outpatient clinics, and specialized healthcare practitioner spaces.

Casey Prindle

LISTING BROKER OF RECORD • NICKLAUS VANCE

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Inquire for a private showing.

Zoning and permitted use information is provided for general reference only and has been obtained from sources deemed reliable but is not guaranteed. Prospective tenants should independently verify zoning, permitted uses, and any applicable restrictions with the Village of North Palm Beach. © 2026 Nicklaus Vance.