



WEST PALM BEACH, FL

THE COMEAU BUILDING

LEASE A PART
OF HISTORY

319 Clematis St.
West Palm Beach, FL 33401

CBRE

PROPERTY HIGHLIGHTS

ASKING RATE:
\$46.00-\$50.00 NNN

OPEX:
\$17.00 (2025 Budget)

PARKING:
Monthly spaces available
at two nearby garages

SECURITY FEATURES
Patrolling security personnel
Bluetooth enabled and keycard entry
access. Additional surveillance at
entry points



TIMELESS CHARM
TASTEFULLY REIMAGINED

AMENITIES

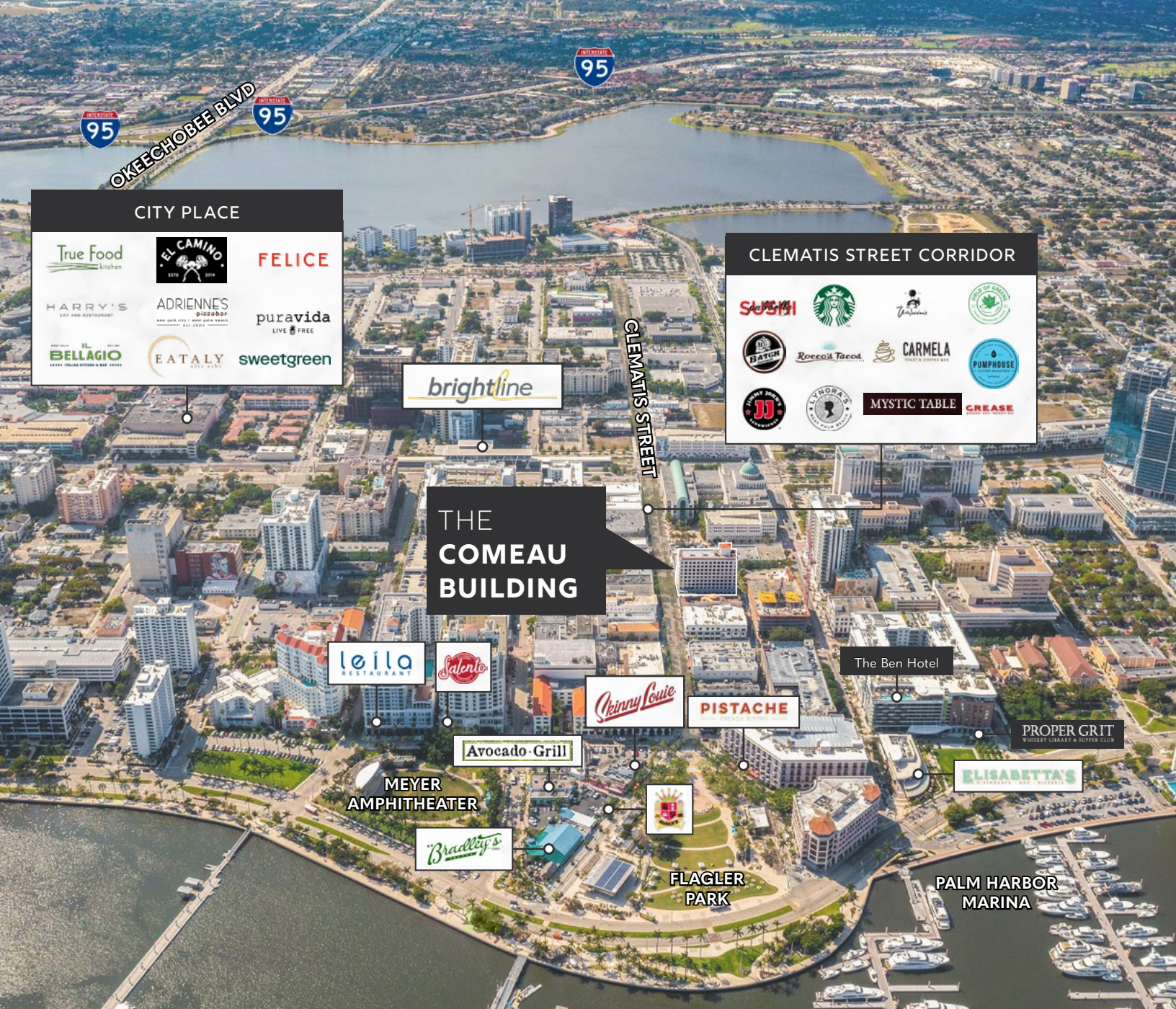
- Tenant Lounge & coworking area
- Three conference rooms for on-demand Tenant use
- Fitness facility with showers
- Unmatched walkability to numerous restaurants.
- Carmela Toast & Coffee Bar on ground floor



AVAILABILITY

Suite 207	281 SF	Spec Suite
Suite 212	376 SF	Spec Suite
5th Floor - A	2,535 SF	
5th Floor - B	2,148 SF	
5th Floor - C	2,417 SF	
5th Floor - D	2,795 SF	
Suite 909	911 SF	Spec Suite





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