

SUBLEASE OPPORTUNITY

WATERFRONT CLEMATIS



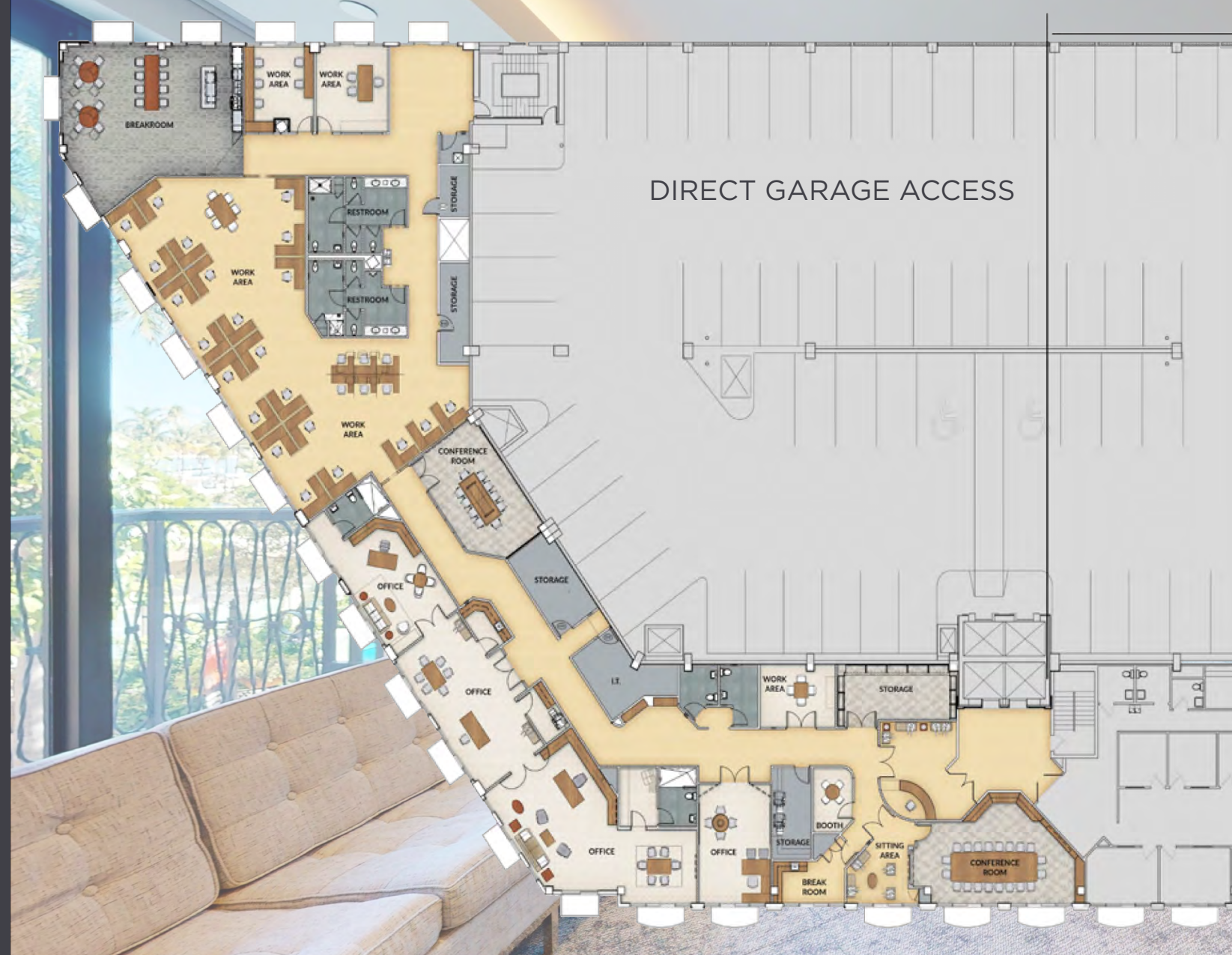
Click To View Modern Plug & Play Office Space For Lease



101 N CLEMATIS ST., WEST PALM BEACH, FL

FEATURES

- Located across from the Marina, 101 N Clematis provides a premier waterfront setting at the northeast corner of North Narcissus Avenue and North Clematis Street
- High-end finishes, furnished trading areas, private restrooms (including showers), a spacious kitchen, and several collaborative and conference rooms
- Move in ready for financial services, family office or institutional companies
- Boutique Class A building with impact-resistant windows
- Garage parking with direct access
- State-of-the-art IT with robust IT/AV infrastructure including video conferencing capabilities and Sonos
- Separate HVAC
- On site amenities include Pistache French Bistro, NYU medical office & residential condominiums
- The building offers 24/7 security & on site management
- With an A+ walkability score, it's just a short walk to Clematis Street, the main hub for restaurants, retail, and shopping in downtown West Palm Beach
- Immediate access to the tri-county area including Miami & Ft. Lauderdale via Brightline high speed rail station
- Close proximity to beaches and Palm Beach Island
- Available through March 2029



MODERN OPEN
Layout

4
Large Offices

2
Conference Rooms

28
Workstations

2
Break Rooms

PLUG & PLAY SUBLEASE: SUITE 200 – 13,309 SF





ATLANTIC

Flagler Memorial Bridge

101 N CLEMATIS

S Flagler Dr



For more information, please contact:

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