

±27,000SF MULTI-USE COMMERCIAL BUILDING WITH EXPANSION OPPORTUNITIES UP TO ±80,000SF

DRASTIC PRICE REDUCTION FOR YEAR END CLOSING!



2400 METROCENTRE BOULEVARD • WEST PALM BEACH • FLORIDA

OFFERED FOR SALE BY  **ASSET**
SPECIALISTS, INC.

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www.45thSt.com

THE OFFERING



THE EXISTING OPPORTUNITY HIGHLIGHTS

- ±26,959 Square Foot, multi-use, commercial building
- Situated on a large four-acre parcel with redevelopment potential
- Built out as a Culinary School with classrooms, eight large open work areas and a dining room with bar
- Flexible CPD – Commercial Zoning allows for a broad spectrum of uses
- Unmatched branding opportunity with direct access and visibility to ±155,000 commuters daily on I-95
- Abundant parking with 365 surface spaces (Ratio of 13.5:1,000 SF)
- Central West Palm Beach location with access to an abundance of area amenities
- Positioned in a growing and business-friendly market with impressive demographics
- Join an impressive list of corporate tenants that call West Palm Beach home!

THE EXPANSION AND REDEVELOPMENT OPPORTUNITIES

The current owner has gone through the site plan approval process to obtain the rights to add additional square footage to the property and maximize the value and usability of the asset.

A new owner would have the unique opportunity to:

- Add ±35,000 SF to the existing structure for a total of ±62,000 SF without affecting parking.
- Develop a new, two-story, ±20,400 SF building on the North end of the ±4 acre parcel.
- Redevelop the site to accommodate a brand new, four-story, ±80,000 SF building.

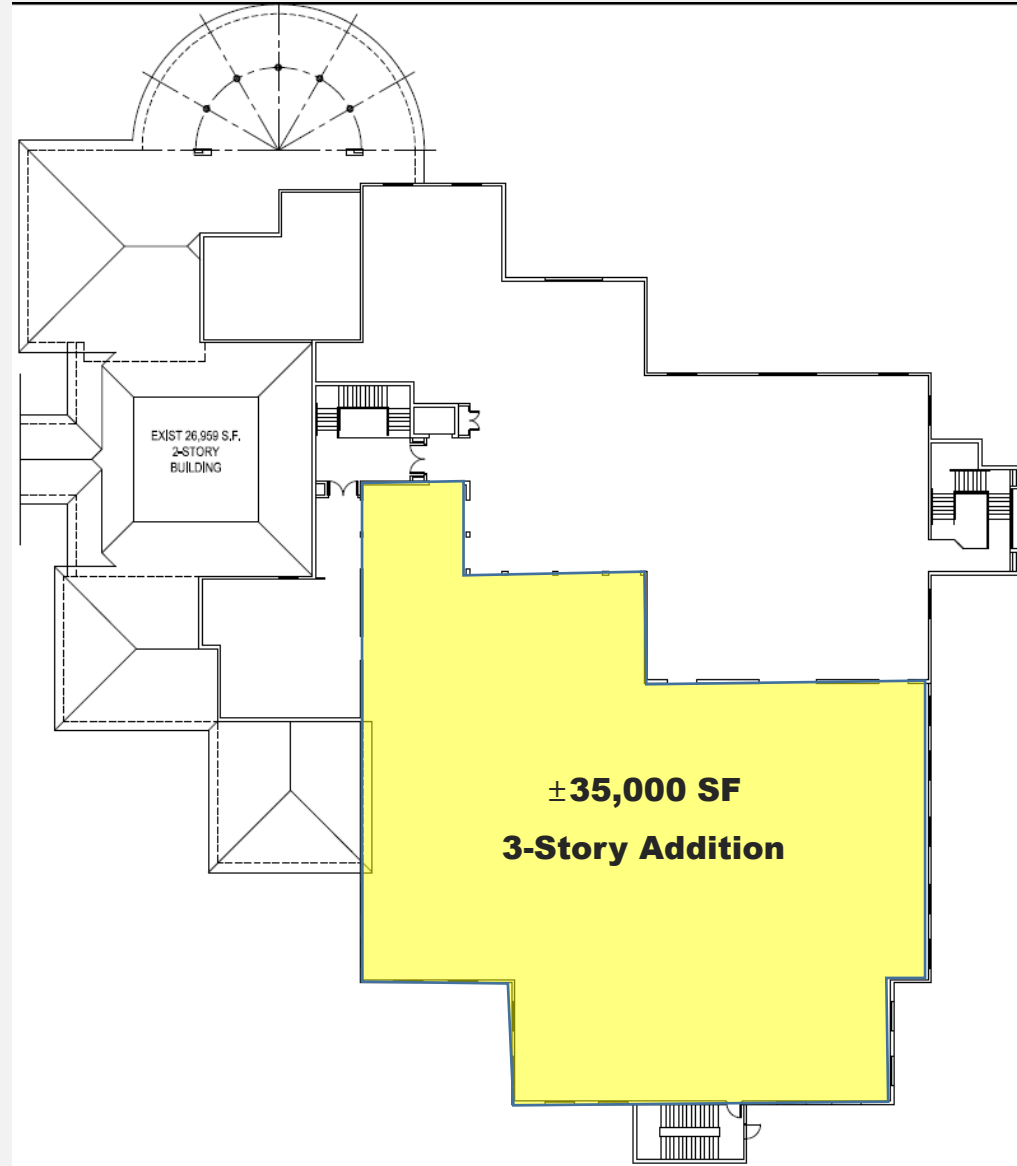
POTENTIAL USES

- Office, Professional and Business
- Office, Medical and Dental
- Office, Real Estate and Land Development
- Office, Government Agencies
- Medical and Dental Laboratories
- Research & Development
- Public and Private Utility Service Companies
- Hospitals and Healthcare Facilities
- Assisted Living Facilities
- In-patient and Out-patient Rehabilitation
- Trade, Vocational, Fashion and Business Schools
- Call Centers
- Religious Institutions
- Restaurants
- Recreation/Entertainment/Hospitality
- Many More!

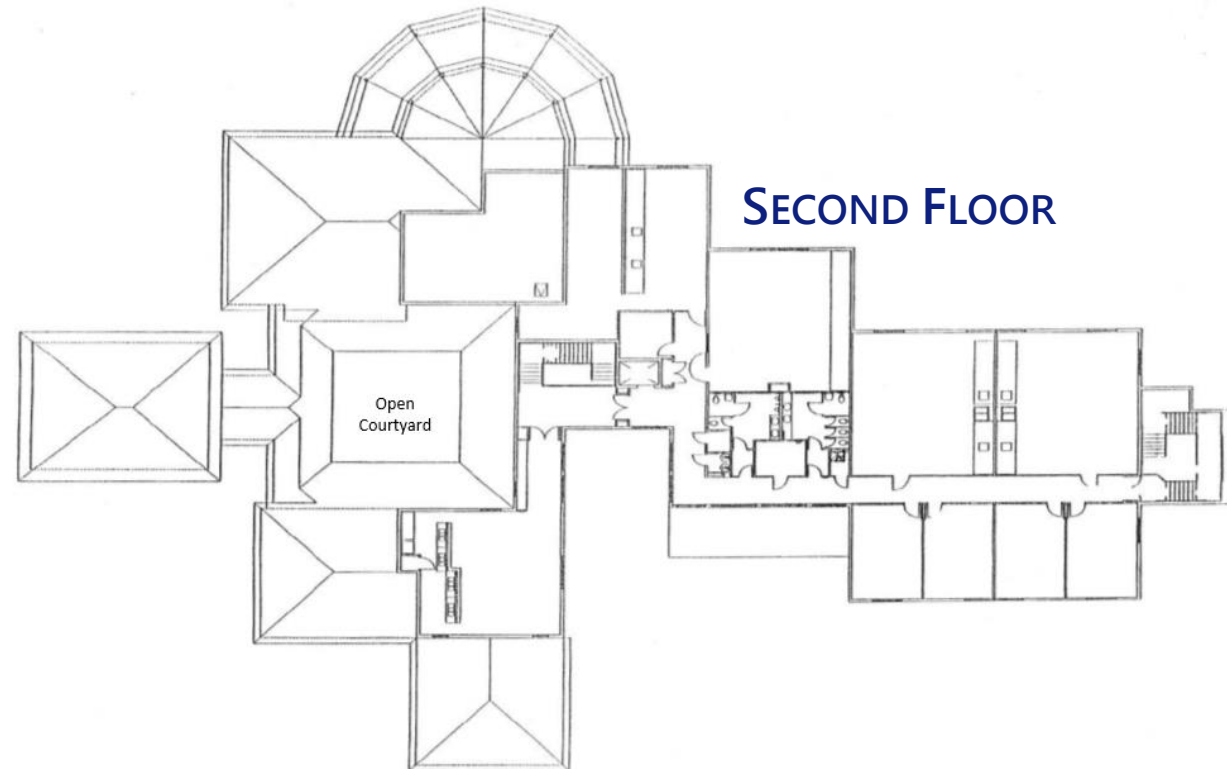
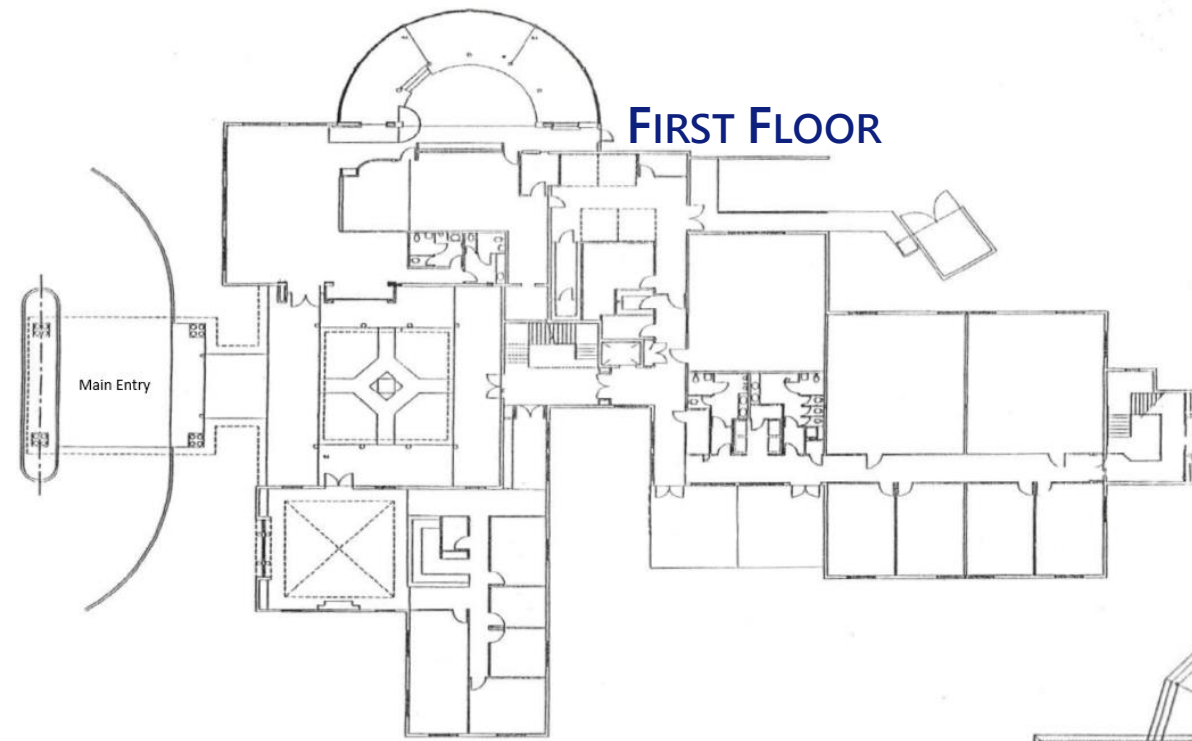
PRICE REDUCED TO \$6,500,000.00

EXPANSION OPPORTUNITIES

POTENTIAL TO ADD A $\pm 35,000$ SF ADDITION TO THE EXISTING STRUCTURE



EXISTING FLOOR PLANS



LOCATION OVERVIEW

Location Highlights

- Direct access to Florida's primary North and South Arteries, I-95 and Florida's Turnpike
- Excellent public transportation infrastructure includes the Palm Tran countywide bus system, the Tri-Rail South Florida transit system and the All Aboard Florida train service.
- Minutes to landmark destinations such as Downtown West Palm Beach, the Island of Palm Beach, Palm Beach International Airport, the PGA Corridor and the Port of Palm Beach.
- Impressive roster of Corporate neighbors includes Amazon Investment Group and more than ±15,000 firms within a 2-mile radius
- In the heart of it all: This property is surrounded by a mix of commercial, retail and residential developments

Destinations	Distance (Miles)	Travel Time
Interstate 95	0.6	1 min
The Florida Turnpike	5.2	11 mins
Palm Beach International Airport	7.4	9 mins
Boca Raton, Florida	26	25 mins
Fort Lauderdale International Airport	53	51 mins

About the City of West Palm Beach

West Palm Beach is located in the northeastern end of Palm Beach County on the State of Florida's East coast. Located ±60 miles north of Miami and ±150 miles southeast of Orlando, the City is known for its thriving business friendly environment, its year round sunny weather and the many amenities it offers to residents and guests alike.

Palm Beach County stretches from Florida's Atlantic coast into the state's rural center. With it's 1,471,000 residents, Palm Beach is recognized as the third most populous county in the State. The top employers that call Palm Beach County home include Tenet Healthcare, NextEra Energy, HCA Hospitals, Office Depot and more!

Local Demographics Snapshot

±5 mile radius around the subject property.



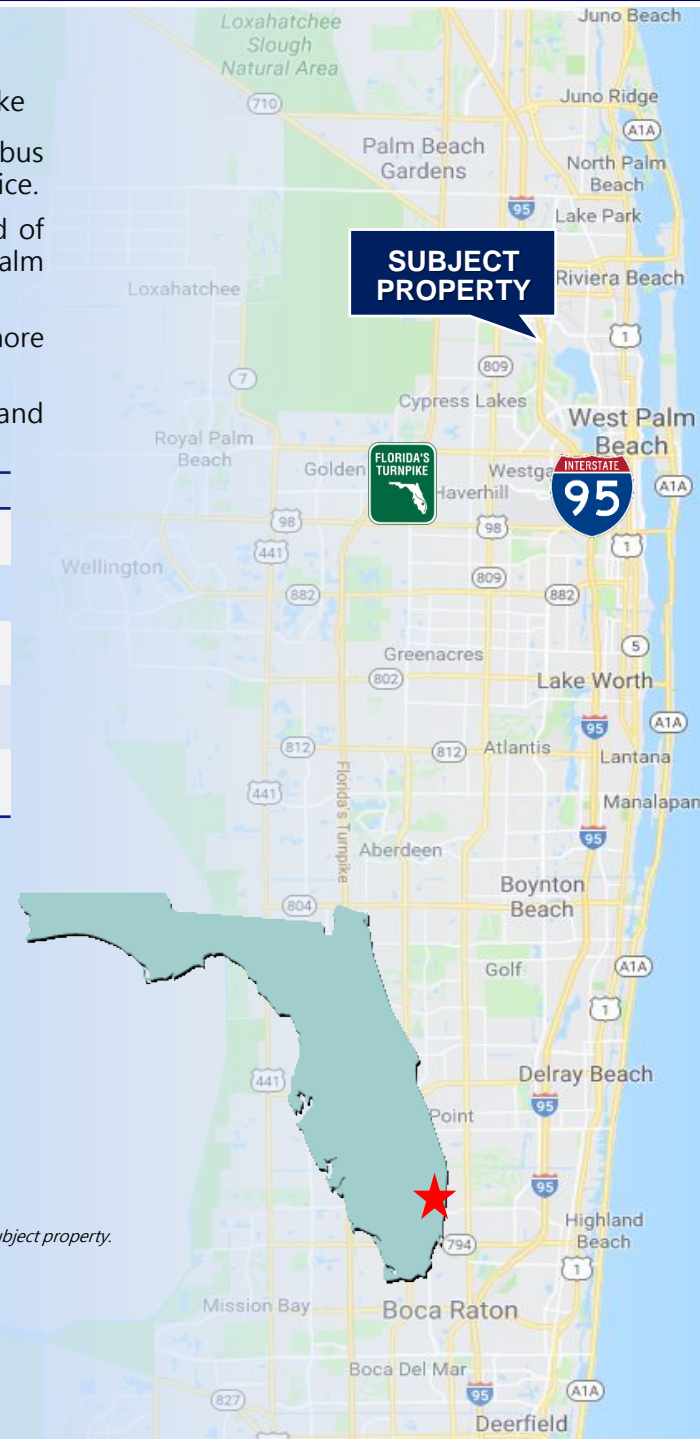
Population
208,329



of Households
87,863



Median HH Income
\$68,524.00



AREA MAP



45TH STREET

**SUBJECT
PROPERTY**

BALL PARK
OF PALM BCH



ATLANTIC OCEAN

PALM BEACH OUTLET MALL
740,000 SF
RETAIL + RESTAURANTS

PALM BEACH LAKES BLVD

DOWNTOWN WPB

AMC THEATRES RH BRIO
Hilton IMPROV the Cheesecake Factory

Neiman Marcus RALPH LAUREN
Saks Fifth Avenue CHANEL
GUCCI LOUIS VUITTON

OKEECHOBEE BLVD

WORTH AVE



LOCAL NEIGHBORHOODS IN PALM BEACH COUNTY

Palm Beach Gardens:

The City of Palm Beach Gardens is located just North of West Palm Beach in Palm Beach County, Florida. The city is known for its thriving business environment, quality workforce and excellent lifestyle. Known as the "Golf Capital", Palm Beach Gardens is home to 15 World Class Golf Courses and the Golf Club of America HQ. The City is also known as the host of the Country's most prestigious professional golf tournaments including the Honda Classic. With an average sunny temperature of 74 degrees and some of the area's finest beaches, Palm Beach Gardens is a year round tropical paradise.

The Island of Palm Beach:

The island of Palm Beach is home to legendary resorts, exquisite mansions and historic landmarks, including Henry Flagler's former residence, now the Flagler Museum. Lined with stately palm trees, the shopping nirvana of Worth Avenue is known worldwide. Palm Beach Island's Gilded Age architecture will captivate, as will the chic restaurants and a winter highlight, the Palm Beach Food & Wine Festival. Golf here affords views along the Atlantic Ocean, the Intracoastal Waterway and Lake Worth Lagoon.

Downtown West Palm Beach:

Located along Florida's Atlantic Ocean coast, West Palm Beach offers visitors year-round excitement within easy reach of smooth-sand beaches and some of the nation's most enticing waterways. Downtown West Palm Beach is home to five retail and entertainment districts: Clematis Street, City Place, the Warehouse District, Northwood Village and Antique Row. These vibrant pieces of West Palm Beach are lined with fashion bars, nightclubs and boutiques as well as a multitude of casual and upscale dining and lodging destinations. West Palm Beach is also home to the Norton Museum of Art, the Kravis Center and the Palm Beach County Convention Center.

Boca Raton:

Boca Raton, familiarly known to locals by its first name "Boca," is, in the heart of Florida's Atlantic Ocean Coast and truly has it all. Beaches and golf courses; fine hotels and wondrous art museums (and the Festival of the Arts BOCA); jazz clubs and concerts at Mizner Park; the glittery Town Center at Boca Raton shopping mall, with 220 upscale and elite specialty shops; and, elsewhere around town, countless family-owned boutiques. Boca is also known for its fine restaurants, some of the best in the south.

PROPERTY PHOTOS – EXTERIOR



PROPERTY PHOTOS – INTERIOR



MAIN LOBBY



RESTAURANT



RESTAURANT

PROPERTY PHOTOS – AERIALS



COMMERCIAL REAL ESTATE SERVICES



BRINGING THE
RIGHT PEOPLE TOGETHER
AT THE RIGHT TIME.



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EXCEPTIONALLY
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