

# 206 N Clematis Street



Available	4,516 sf
Rent	Negotiable



Office Space  
(within walking distance):  
**3.2 Million sf**

Residential Units and Hotel Rooms  
Approved and Under Construction in WPB  
**4,627**



- Prime opportunity in the heart of West Palm Beach.
- Steps from Starbucks, Rocco's Tacos, Design within Reach, Brightline Train, the Ben Hotel, Flagler Waterfront, County Courthouse, City and County offices.
- Newly renovated Clematis street scape
- **DO NOT DISTURB EXISTING TENANT**

## Demographics (3-mile radius)



Daytime Population:  
90,943



Population:  
70,458

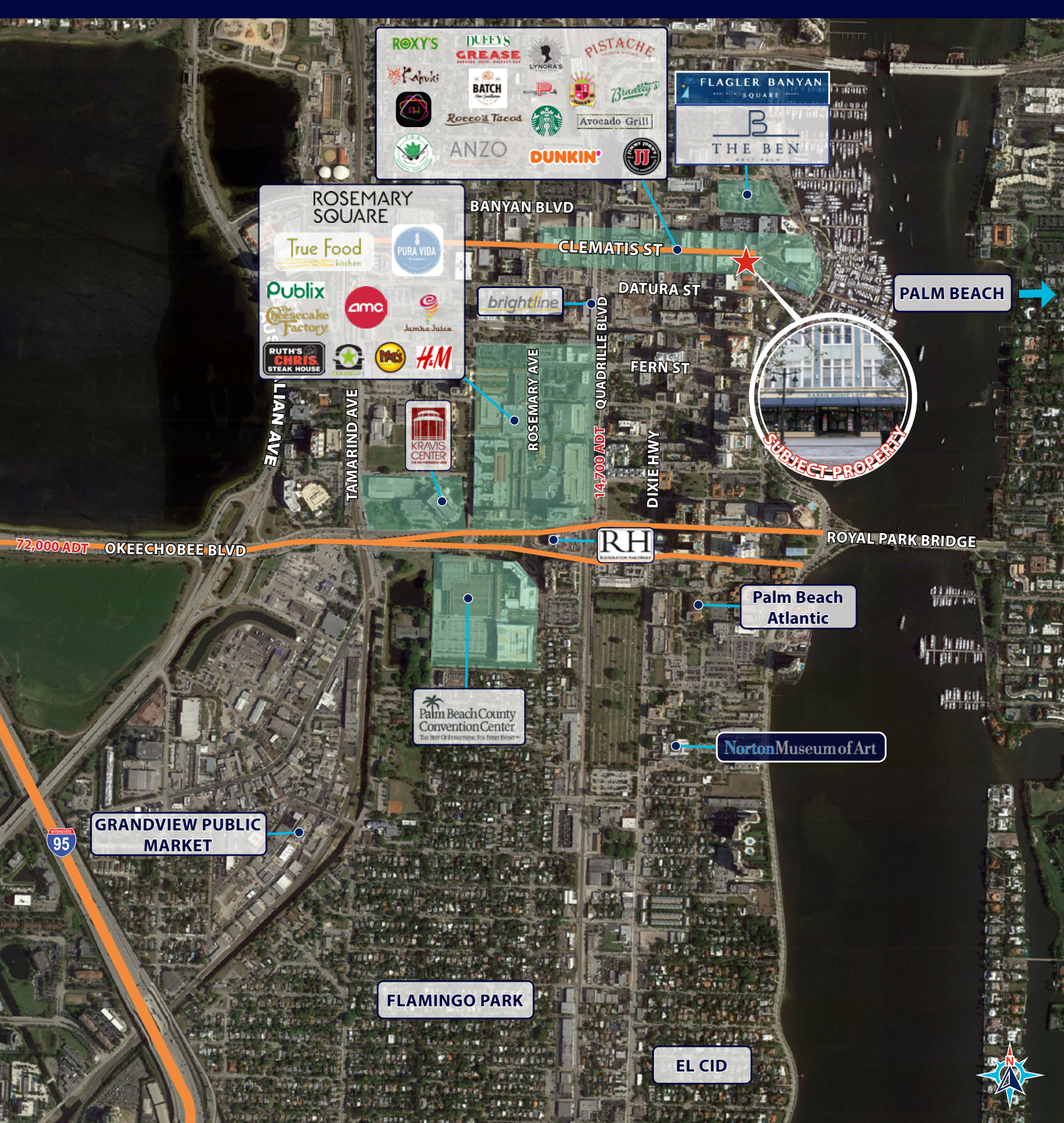


Average Household  
Income:  
\$98,327

**Alfredo Sanchez,**  
Associate  
561 721 7027  
alfredo.sanchez@avisonyoung.com

**Donald K DeWoody**  
Principal, Managing Director  
561 721 7035  
don.dewoody@avisonyoung.com

312 Clematis Street  
Suite 500  
West Palm Beach, FL 33401  
561 721 7000

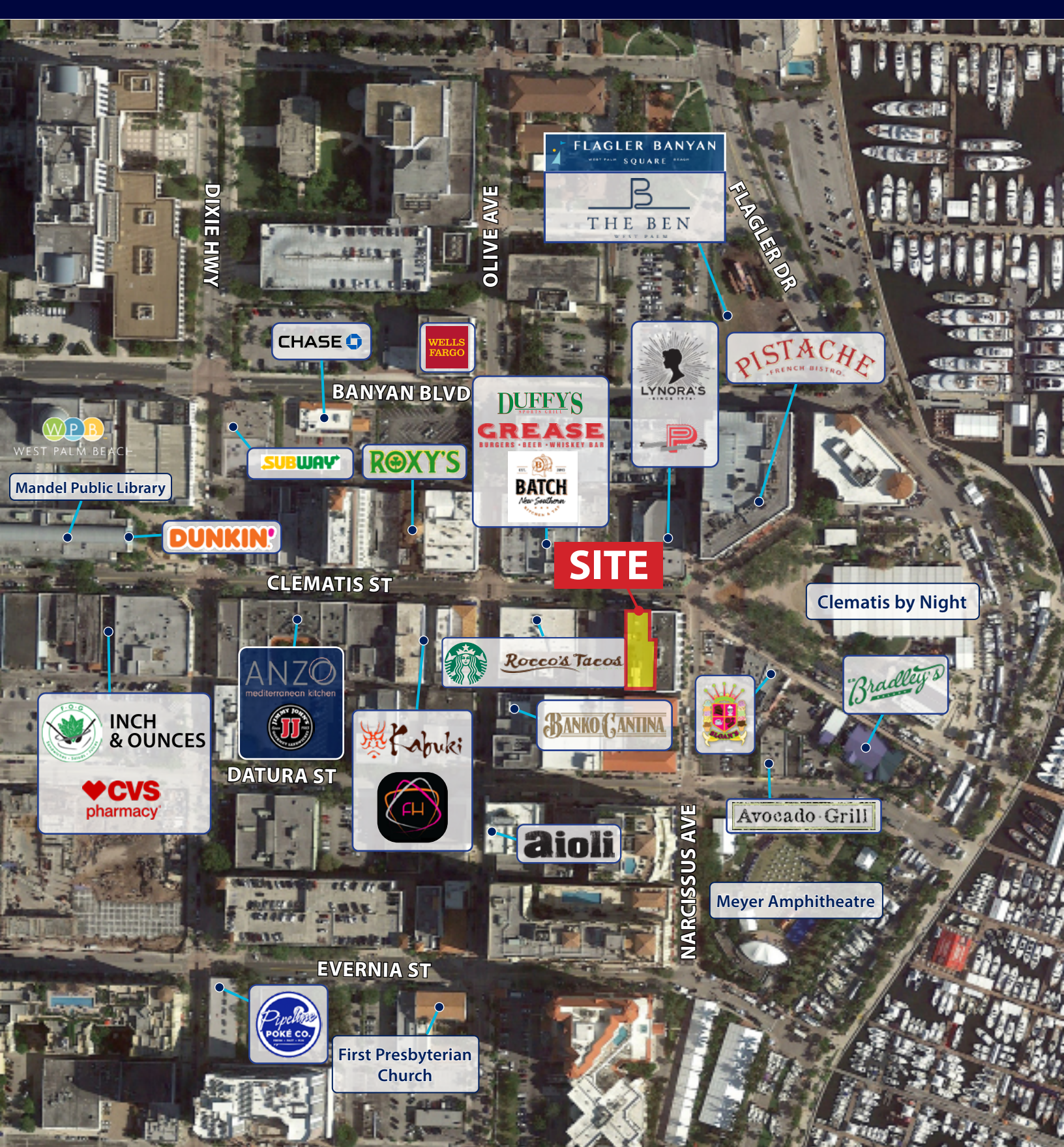


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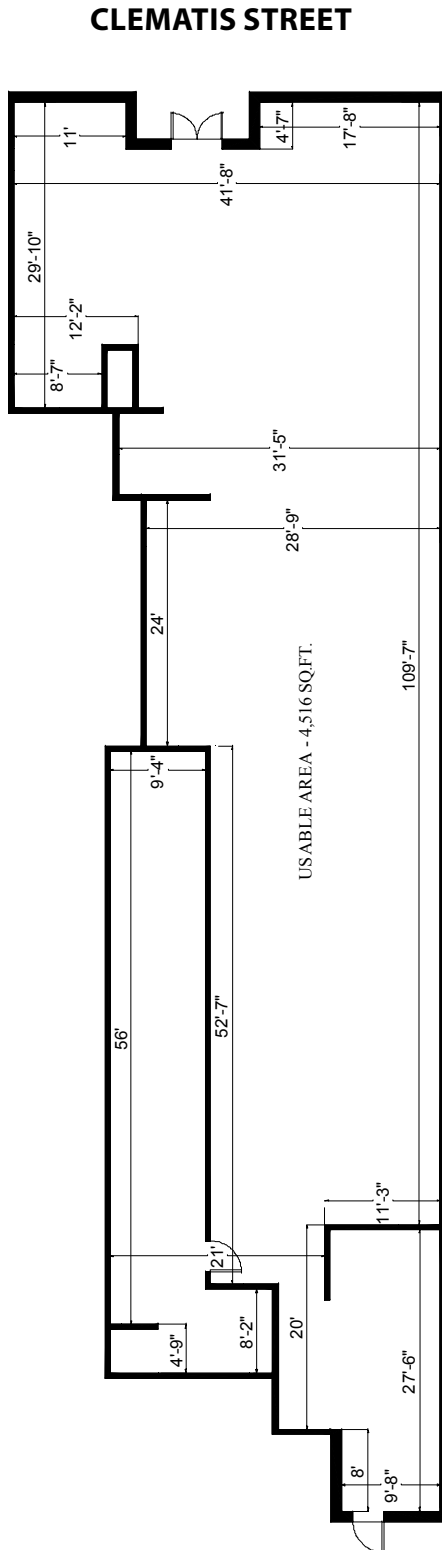
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