



the 1645

AT PALM BEACH LAKES



COMMON CONFERENCE CENTER & STRUCTURED PARKING

1645 Palm Beach Lakes Blvd.

WEST PALM BEACH FL, 33401

B Brookwood

Interior photos



FEATURES

- Quoted Rate: \$19.50/SF NNN; OPEX \$14.39/SF
- Class A office building
- Spec suites available for immediate occupancy
- Column free floor plates with floor to ceiling windows
- Excellent visibility from Palm Beach Lakes Blvd.
- ATM

Amenities

- Conference center

Availabilities

| Suite | RSF | Notes |
|-------|-----------|------------------------------|
| 450 | 1,604 RSF | NEW SPEC SUITE |
| 480 | 922 RSF | AVAILABLE 2/1/22 |
| 570 | 1,742 RSF | SPEC SUITE; AVAILABLE 3/1/22 |
| 620 | 1,866 RSF | SHELL CONDITION |



Building specifications

| | |
|---------------------|---|
| BUILDING SIZE | 114,182 SF |
| YEAR BUILT | 1980 |
| RENOVATED | 2012 |
| TYPICAL FLOOR PLATE | 9,785 SF |
| NUMBER OF FLOORS | 12 |
| CONNECTIVITY | COMCAST, FPL FIBERNET, TW TELECOM, AND AT&T |
| PARKING RATIO | 3.5/1,000 SF |

KEY FEATURES

Building security

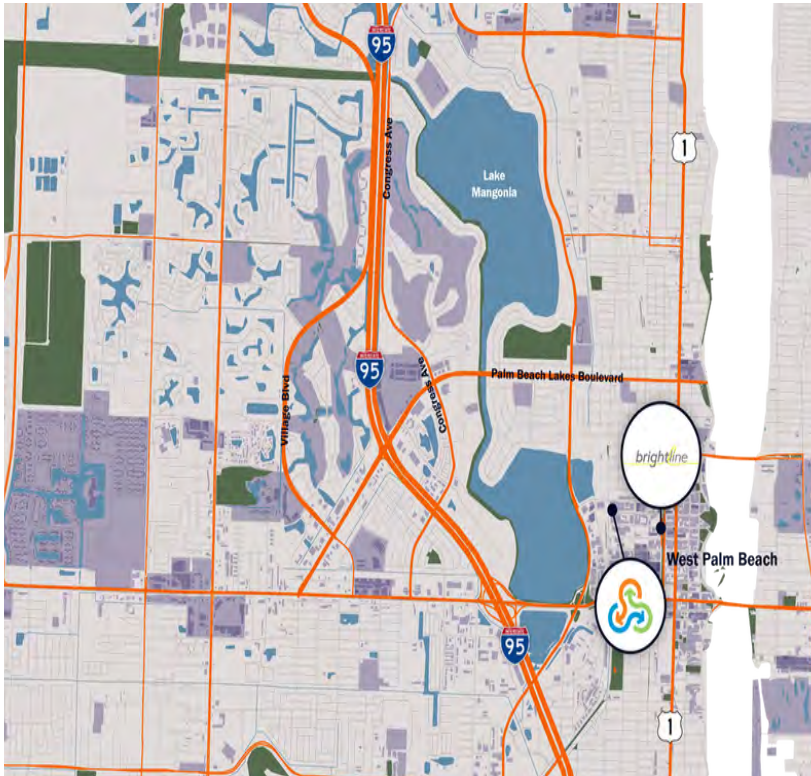
Monument signage available

Structured parking

±40,500 cars per day on Palm Beach Lakes Blvd

Close proximity to I-95

Walking distance to shopping and restaurants





DRIVE TIMES



WALKING DISTANCE
TO SHOPPING AND
RESTAURANTS AT
PALM BEACH
OUTLETS
5 MINUTE WALK



PALM BEACH
INTERNATIONAL
AIRPORT
10 MINUTES
FORT LAUDERDALE
INTERNATIONAL
AIRPORT
45 MINUTES



DOWNTOWN PALM
BEACH
10 MINUTES
DOWNTOWN BOCA
RATON
35 MINUTES
DOWNTOWN FORT
LAUDERDALE
45 MINUTES



BRIGHTLINE AND
TRI-RAIL STATIONS
10 MINUTES



CLEMATIS STREET,
THE HEART OF
DOWNTOWN WEST
PALM AND HOME
OF HIGH-END
RETAIL, RESTAURANTS
AND ENTERTAINMENT
5 MINUTES

LEASING INFORMATION



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