



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: \$18.50/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
240	2,075 RSF	AVAILABLE IMMEDIATELY, PLUG & PLAY FULLY FURNISHED SPEC SUITE
300	2,066 RSF	IMMEDIATELY AVAILABLE
360	1,932 RSF	AVAILABLE IMMEDIATELY; SPEC SUITE
400	3,287 RSF	CONTIGUOUS 5,532 RSF AVAILABLE 1/1/22
440	1,323 RSF	CONTIGUOUS 5,532 RSF AVAILABLE 1/1/22
450	1,604 RSF	NEW SPEC SUITE
480	922 RSF	CONTIGUOUS 5,532 RSF AVAILABLE 1/1/22
570	1,742 RSF	SPEC SUITE; AVAILABLE 3/1/22
620	1,866 RSF	SHELL CONDITION
1010	7,188 RSF	AVAILABLE 11/1/21



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



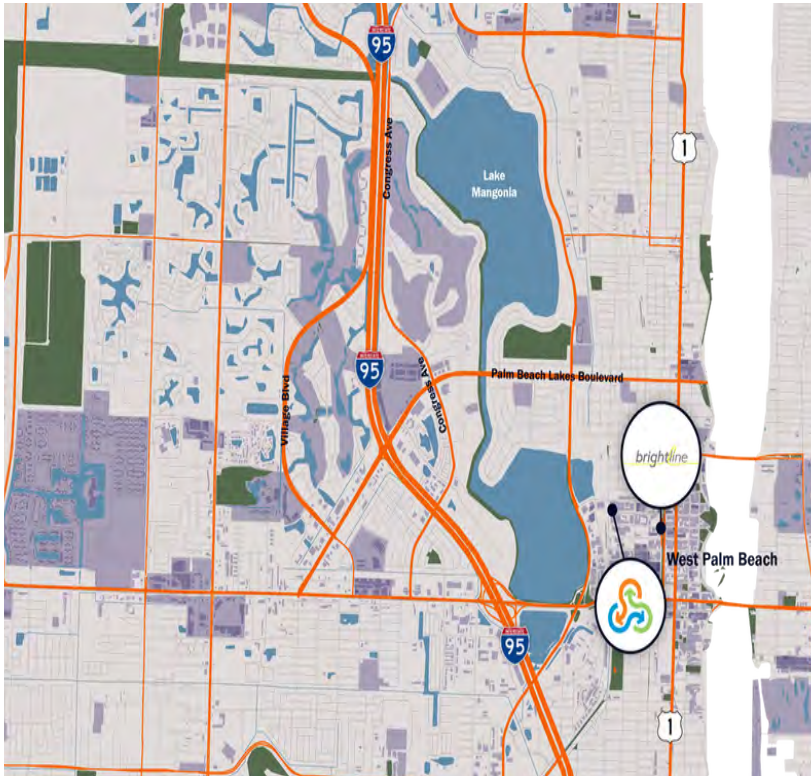
±40,500 cars per day on Palm Beach Lakes Blvd



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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