

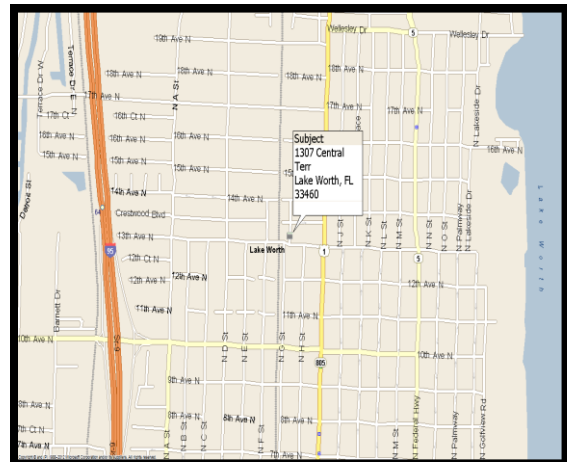
OFFICE AND FLEX SPACE FOR LEASE IN LAKE WORTH



NORTH G CENTER – 1301 – 1307 CENTRAL TERRACE, LAKE WORTH, FLORIDA

PROPERTY HIGHLIGHTS:

- **9,000 ± sf multi-tenant commercial building.**
- **Office spaces and office/warehouse/flex space of various sizes are available in the building.**
- **CBS construction with a double-tee concrete roof system.**
- **All units have storefront entrances. Most units have rear loaded, grade level, overhead doors.**
- **1 mile from I-95 at 10th Avenue North.**
- **Zoned (MU-Dixie) Mixed Use Dixie Highway, Lake Worth (allows a variety of office, Warehouse and retail uses).**
- **Current availability: see attached availability list.**
- **Lease Rate: See Property Information Sheet**



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Note: Any information given herewith is obtained from sources considered reliable. However, we are not responsible for misstatement of facts, errors, or omissions. Owner may withdraw from market prior to sale or change price without notice

Property Information Sheet

Property: 9,000 ± sf multi-tenant commercial building with office space and office/warehouse/flex space for lease in Lake Worth near the intersection of 10th Avenue and Dixie Highway. All units have storefront entrances. Most units have office space in the front with warehouse space in the back. Some units are 100% office. The building consists of CBS construction with a double-tee concrete and built up roof system. The clear height in the warehouse units is 12' clear. The vacant spaces are in excellent condition and show very well. The current owner is meticulous and has maintained the building in an exceptional manner.

Location: Located minutes from Interstate 95 at 10th Avenue North. From I-95 go East on 10th Avenue North, turn North on Dixie Highway, turn west on 13th Avenue North. Property is on the Northwest corner of 13th Avenue North and Central Terrace. Less than 1 mile from Interstate 95.

Parking: There are 26 parking spaces plus additional street parking.

Zoning: (MU-Dixie) Mixed Use Dixie Highway, Lake Worth, FL. This zoning allows a variety of commercial uses including, but not limited to, office, warehouse, retail, etc.

Available Space:

Suite 1305: 884 SF unit with 2 large offices, one bathroom and one overhead door in the rear. Tenant is in the process of vacating the premises.

Suite 1311: 660 SF unit with large reception area, 2 private offices, 1 bathroom, balance open area and one overhead door in the rear. Some of the office can be removed to create additional warehouse space.

Suite 1317 ½: 1,200 SF unit with approximately 50% office build-out and 1 bathroom and one overhead door in the rear. Current tenant is month-to-month and Landlord will need 60 days to vacate premises.

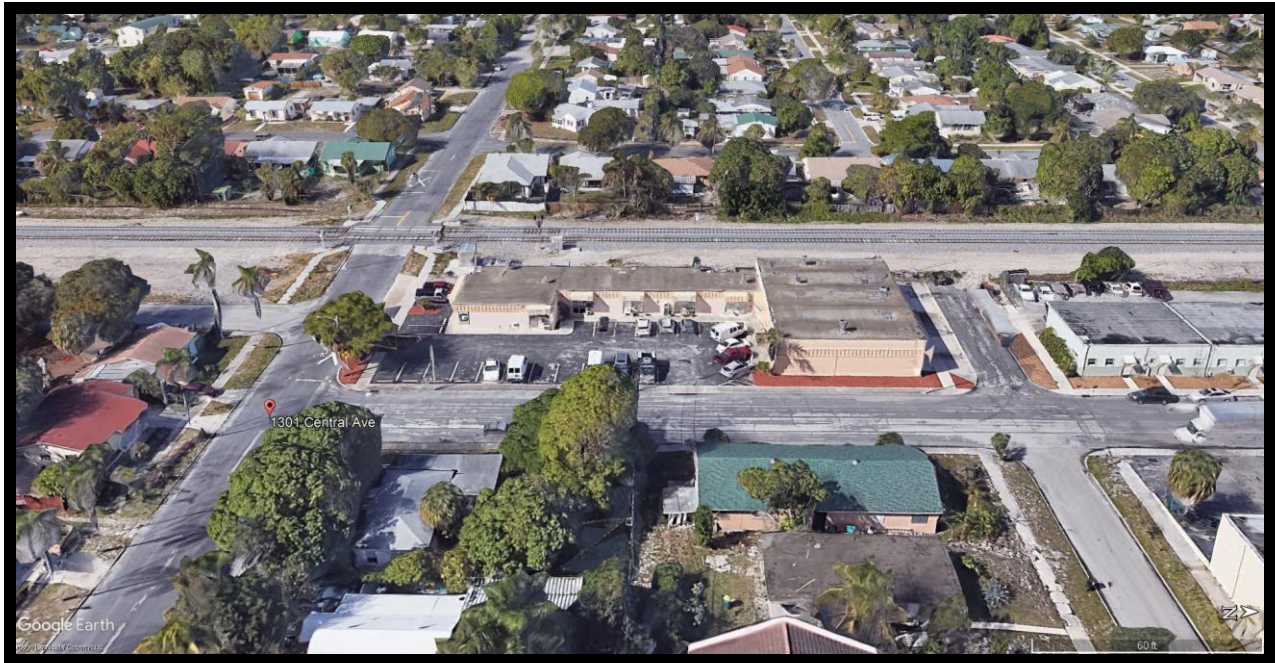
Lease Rate: \$15.00 psf gross plus Florida Sales Tax.

All units are separately metered for electric and the gross rents include real estate taxes, building insurance, exterior maintenance and C.A.M charges.

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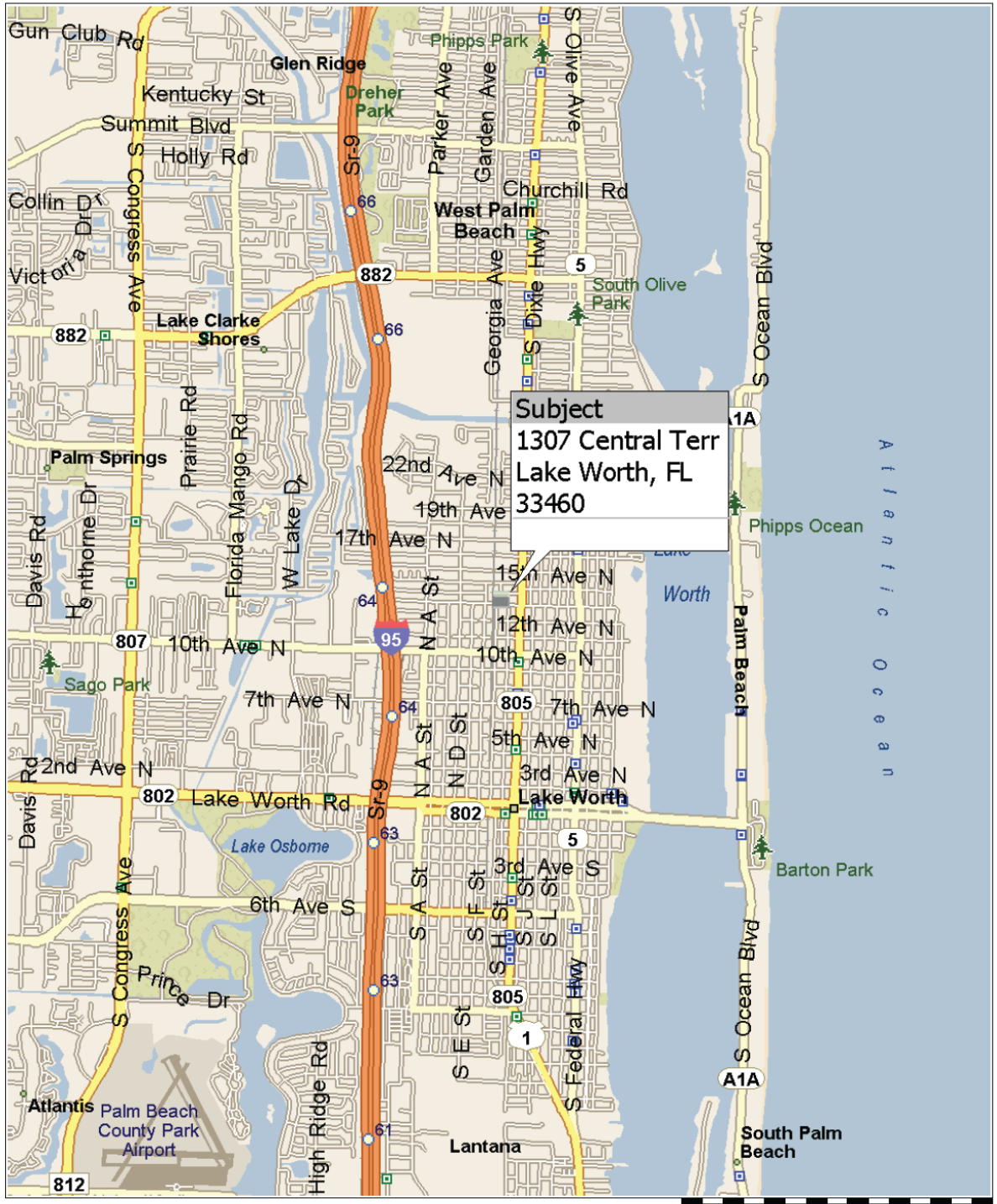


Sec. 23.3-17. - MU-DH—Mixed use-Dixie Highway.

- a) *Intent.* The MU-DH mixed use - Dixie Highway district is designed for Dixie Highway, Lake Worth's commercial spine. The MU-DH district is intended to provide the establishment and expansion of a broad range of office and commercial uses, including higher density residential use. Certain commercial uses are not permitted in the district because they will be detrimental to the shopping or office functions of the area. The establishment of certain uses is subject to conditional use review to ensure they will not have a negative impact on nearby residential uses or on the commercial viability of their neighbors. The district implements in part the downtown mixed use land use category of the Lake Worth Comprehensive Plan.
- b) Use restrictions and development regulations for residential uses in the MU-DH district. Multiple-family residential uses, excluding single-family and two-family uses, may be established and expanded in the MU-DH district subject to the provisions of section 23.3-10 for uses on the east side of Dixie Highway and section 23.3-11 for uses on the west side of Dixie Highway. Provided however that residential uses shall not be permitted at the ground floor of any building fronting on Dixie Highway.
 1. Minimum living area shall be as follows:
 - A. Efficiency units: Four hundred (400) square feet.
 - B. One-bedroom units: Six hundred (600) square feet.
 - C. Two-bedroom units: Seven hundred fifty (750) square feet.
 - D. Three-bedroom units: Nine hundred (900) square feet.
 - E. Four-bedroom units: One thousand three hundred fifty (1,350) square feet.
- c) *Use restrictions for nonresidential uses in the MU-DH district .* Refer to the permitted use table at section 23.3-6 for a complete list of uses.
 1. *Principal nonresidential uses permitted by right.*
 - A. Commercial - low intensity.
 - B. Office - low intensity.
 - C. Low intensity retail uses - low intensity.
 - D. Personal services uses - low intensity.
 - E. Cultural and artisanal arts uses - low intensity.
 - F. Institutional uses - low intensity.
 - G. Automotive vehicular - low intensity.
 - H. Eating and drinking establishments without drive through facilities.
 - I. Essential services.
 - J. Mixed use developments between major intersections.
 - K. Stand alone commercial uses within one (1) block of major intersections. The major intersections in this district are 10th Avenue North, 6th Avenue south and 12th Avenue south.
 2. *Principal uses permitted as either administrative or conditional uses.*
 - A. Commercial - medium to high intensity.
 - B. Office - medium to high intensity.
 - C. Low intensity retail uses - medium to high intensity.
 - D. Personal services uses - medium to high intensity.

- E. Cultural and artisanal arts uses - medium to high intensity.
 - F. Institutional uses - medium to high intensity.
 - G. Automotive vehicular - medium to high intensity.
 - H. Open air retail operations.
 - I. Parking facilities.
 - J. Places of worship (see Article 4, Development Standards).
 - K. Hotels and motels, subject to the following requirement: Each guest room and bath unit shall have a minimum area of two hundred fifty (250) square feet measured from the interior face of the exterior walls and the interior face of the demising walls of the unit.
3. *Accessory uses permitted by right.*
- A. Home occupations.
 - B. Any use accessory to and customarily incidental to a principal use permitted by right.
4. *Accessory uses permitted as either administrative or conditional uses.*
- A. Day care centers and nursery school uses accessory to places of worship.
 - B. Restaurants accessory to motels.
 - C. Establishments selling alcoholic beverages, whether for consumption on or off the premises, accessory to motels having accessory restaurants.
 - D. Residential apartments as secondary uses in structures with office uses as primary uses.
 - E. Any use accessory to and customarily incidental to a principal use permitted as either an administrative or conditional use.

North G - Area View



Subject
1307 Central Terr
Lake Worth, FL
33460

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