



Iberia Building

1645 PALM BEACH LAKES BOULEVARD
WEST PALM BEACH, FL 33401



EXCEPTIONAL AMENITIES

OUTSTANDING I-95 ACCESS

NEW CONFERENCE CENTER/COVERED PARKING

IBERIA BUILDING

FEATURES

- Quoted Base Rent ranges: \$18.00/SF, (OPEX 12.17/SF)
- Class A office building with luxurious and distinguished lobby with granite floors and light oak accents throughout
- Spec suites available for immediate occupy
- Column free floor plates with floor to ceiling windows
- Excellent visibility along Palm Beach Lakes Blvd.
- Monument/Building Signage Available

AMENITIES

- Covered parking
- Conference room facility
- 24 hour security
- ATM
- On-site property management
- Walking distance to Palm Beach Outlets

AVAILABLE SUITES

SUITE	RSF	COMMENTS
220	2,393 RSF	VACANT, NEW SPEC SUITE
230	2,297 RSF	VACANT, NEW SPEC SUITE
420	1,731 RSF	AVAILABLE 11/1/17
450	1,604 RSF	VACANT, NEW SPEC SUITE
650	4,400 RSF	VACANT, SHELL CONDITION, LANDLORD WILL BUILD TO SUIT

Key Features



On-site property management and full time on-site manned security



Covered parking



Close proximity to I-95

Travel Times



Palm Beach
International Airport
10 MINUTES



Palm Beach
10 MINUTES



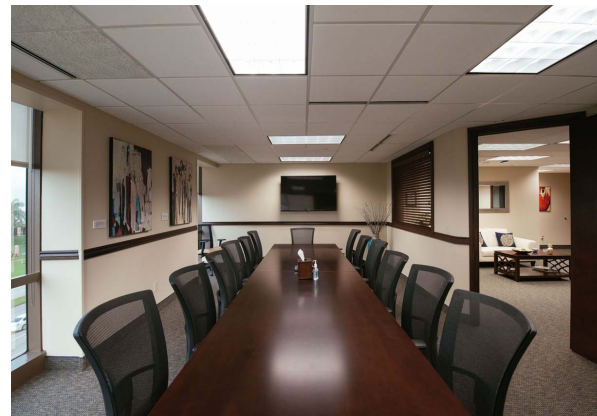
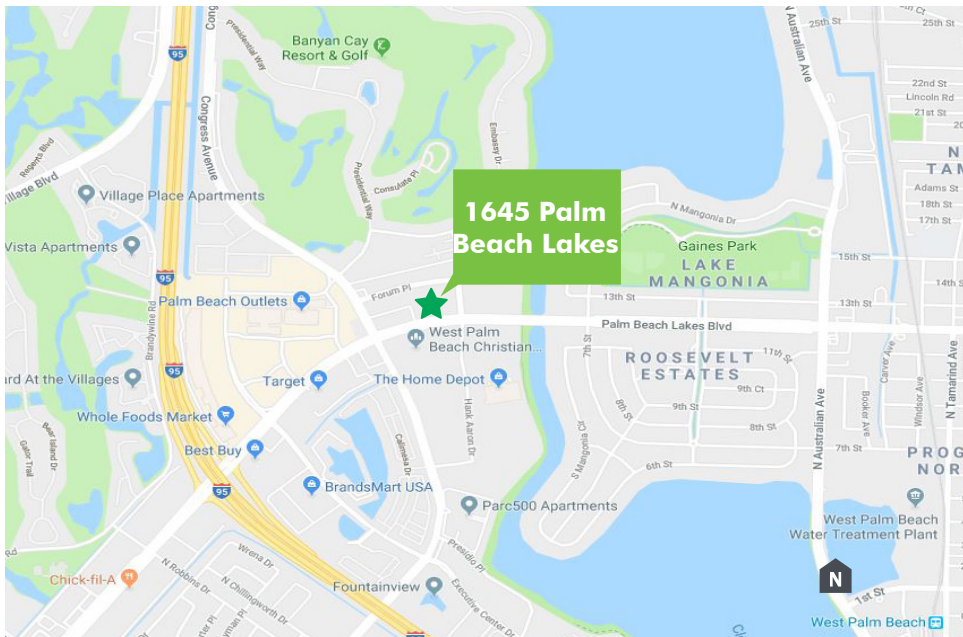
Downtown Miami
1 HOUR

EXCEPTIONAL AMENITIES & ACCESS



SPECIFICATIONS

AVAILABLE SPACE	12,425 SF	FiberNet, tw
YEAR BUILT	1980	telecom and
SIZE	114,182 SF	AT&T
PARKING RATIO	3.5/1,000	12
TELECOM	Comcast, FPL	TYPICAL FLOOR PLATE
		9,785 SF



Leasing Information

CBRE

Kevin McCarthy
+1 561 227 1808
kevin.h.mccarthy@cbre.com

Kevin Probel
+1 561 847 8603
kevin.probel@cbre.com

CBRE | LICENSED REAL ESTATE BROKER
4200 NORTHCORP PARKWAY | SUITE 220 | PALM BEACH GARDENS, FL 33410 |
CBRE.COM



About Brookwood Financial Partners, LLC — Brookwood is a nationally-recognized private equity investment firm that specializes in acquiring and managing value-add commercial real estate and related operating businesses on behalf of a select group of institutional investors, family offices and high net worth individuals. Since its founding in 1993, Brookwood has raised over \$810 million of equity to acquire a portfolio of 199 commercial real estate and convenience store properties, with a realized and unrealized value in excess of \$2.2 billion. The portfolio has spanned multiple asset classes, geographical markets and industries across the United States.
brookwoodfinancial.com