

REICHEL REALTY & INVESTMENTS

**For Lease:
West Palm Beach
Office Space**



Reflections I & II

400 & 450 S. Australian Avenue
West Palm Beach, FL 33401

Property Features

- Two 8-story office building with panoramic water views.
- Multiple Full Floors Available.
- Move in Ready and Build-to-Suit opportunities.
- Common area renovations underway
- Surface & Canopied Parking.
- Premier West Palm Beach location with easy access to I-95, Brightline Train Station, Tri-Rail, Palm Beach International Airport and the Palm Beach County Courthouse.
- Local amenities including numerous dining, shopping and banking options.
- Separately metered electric. No overtime HVAC charges.

For more information:

Steve Paige

Executive Director

561-719-0949

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Commercial Real Estate Expertise for Today's Market

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.

Reflections I & II

400 & 450 S. Australian Avenue
West Palm Beach, FL 33401

**For Lease:
From 1,676 to over
50,000 SF Available**



Lease Term: 3-10 years.

| Available Space: | 400 S. Australian Ave. | 450 S. Australian Ave. |
|------------------|------------------------|---------------------------|
| | Suite 175: 1,676 SF | Suite 100: 1,500-6,982 SF |
| | Suite 200: 7,919 SF | Suite 300: 7,148 SF |
| | Suite 300: 7,919 SF | Suite 600: 7,148 SF |
| | Suite 421: 2,070 SF | |
| | Suite 422: 2,065 SF | |
| | Suite 500: 7,919 SF | |
| | Suite 700: 2,215 SF | |
| | Suite 750: 2,485 SF | |
| | Suite 800: 7,919 SF | |

Rental Rate: \$29.00/SF MG includes Operating Expenses, net of separately metered tenant electric.

Parking: 4 per 1,000 SF leased.

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