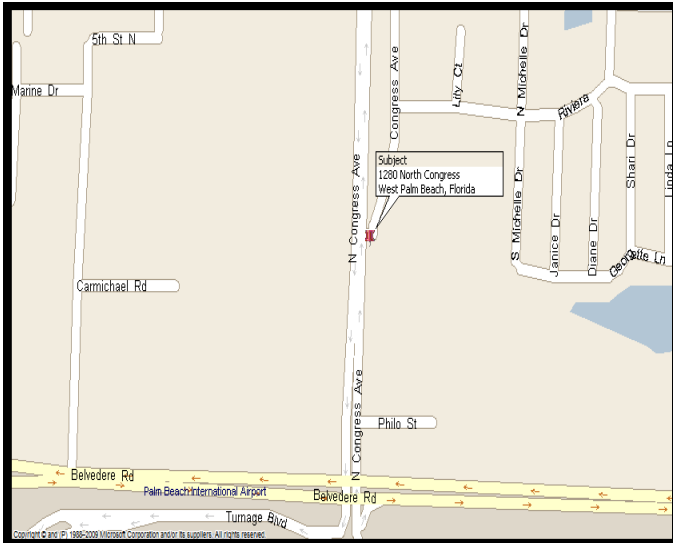


OFFICE SPACE FOR LEASE NEAR PALM BEACH INTERNATIONAL AIRPORT



**1280 North Congress Avenue
West Palm Beach, Florida**

- 22,560 sf, 2 story office building
- Spaces from 865 sf available
- Lease Rate: \$12.00 PSF NNN
- 2019 operating expenses: \$5.41 PSF
- Electric is separately metered for each tenant
- Over 5/1000 parking ratio
- Covered parking available
- Monument signage available to a large user
- Located across from the Palm Beach Kennel Club on North Congress Avenue
- Less than one mile from Palm Beach International Airport Entrance on Congress Avenue.
- Local ownership occupies a portion of the building (Engenuity Group).
- Other Tenants in the building include The Westgate/Belvedere Homes CRA, Universal Health Services, and Metro Traffic Safety Institute.
- Professionally managed and leased by Reichel Realty & Investments, Inc.



For More Information Contact:
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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.

Property Information Sheet

Property: 22,560 sf, 2 story office building situated on 1.3 acres. The building features a variety of suites ranging in size from 865 to 1,450 SF. The building features an attractive block facade with green metal accent, a central water feature and 5/1000± parking ratio.

Location: Approximately ½ mile north of Belvedere Road and 1 mile south of Okeechobee Blvd. on the east side of North Congress Avenue (directly across from the Palm Beach Kennel Club.)

Current Vacancy:

Suite 108:	1,450 SF (includes private restroom)
Suite 208:	865 SF
Suites 213 & 214:	1,750 SF

Lease Rate: \$12.00 PSF NNN

Operating Expenses: Estimated at \$5.41 SF for 2019

Utilities: Electric is separately metered for each unit except 208 (shared).

Contact: **Kerry Jackson, SIOR, Vice President**
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Congress Avenue Frontage



Congress Avenue Frontage



Central Water Feature



Central Water Feature

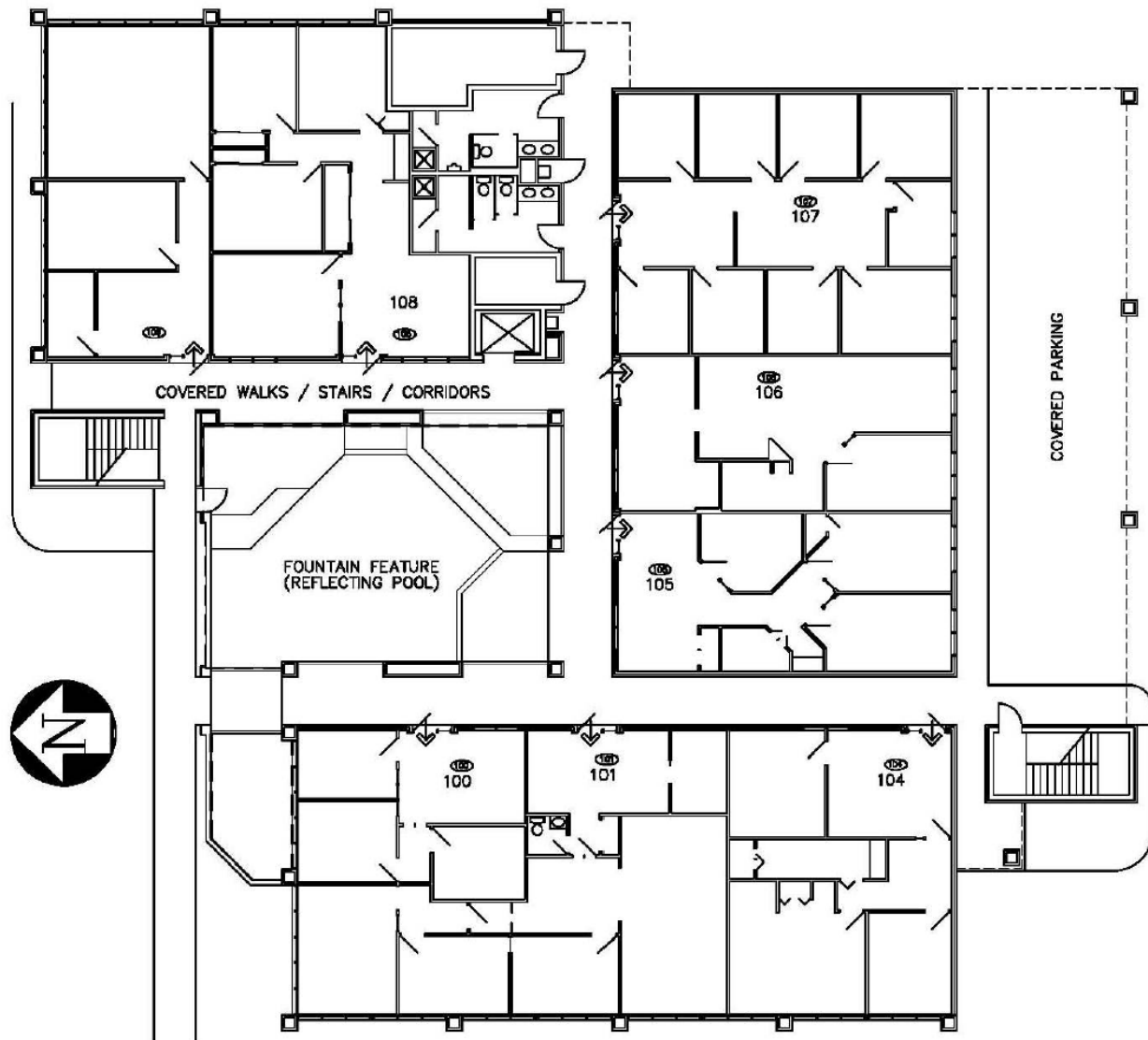


Covered Parking



Covered Parking

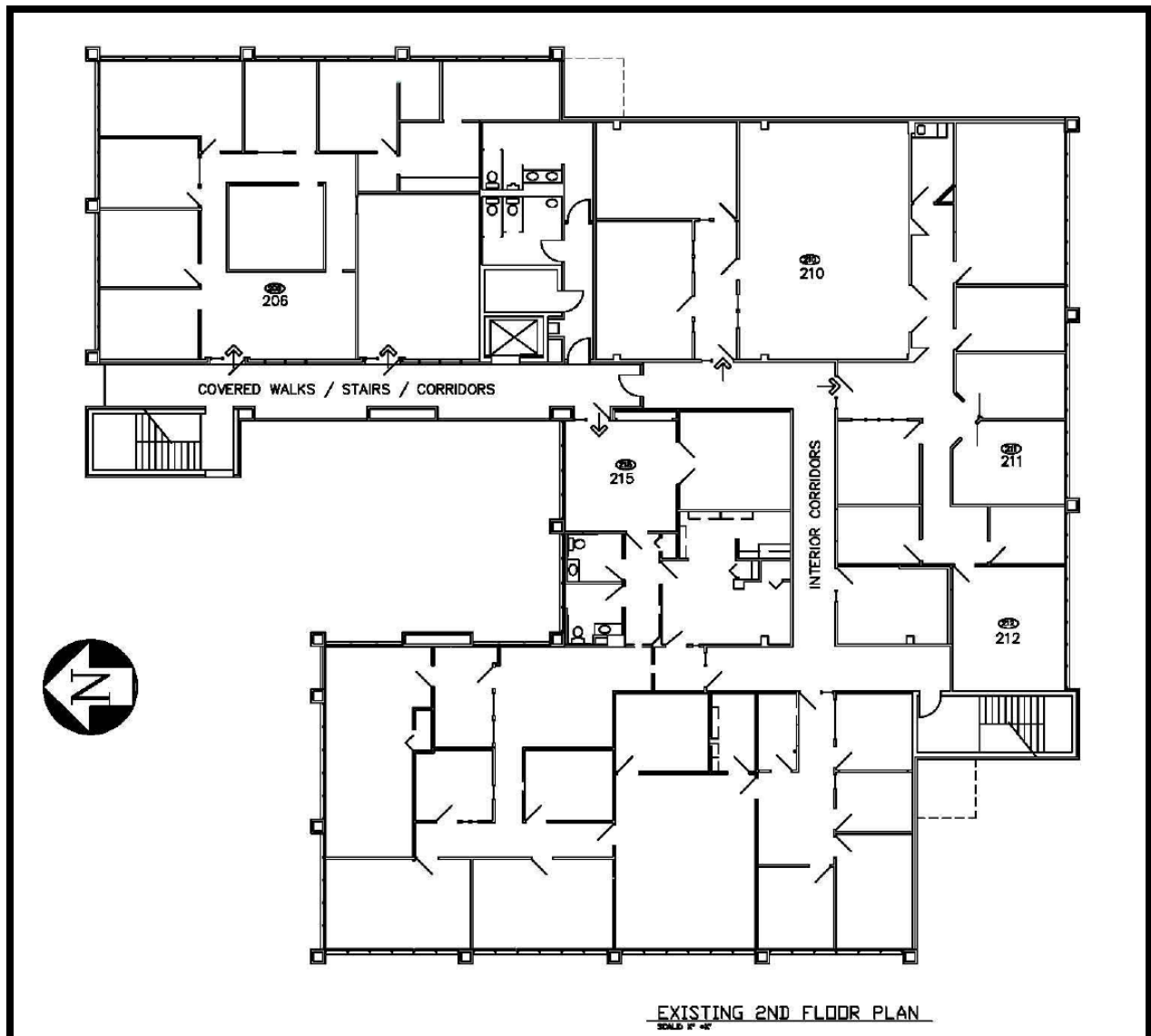
Floor Plan Suite 108 (now includes bathroom)



EXISTING 1ST FLOOR PLAN
SOLID 1/8" = 1'-0"

1280 N. CONGRESS AVENUE
GROUND FLOOR PLAN

FLOOR PLAN SUITE 208 (Right of 206)



1280 N. Congress Avenue - West Palm Beach, Florida

