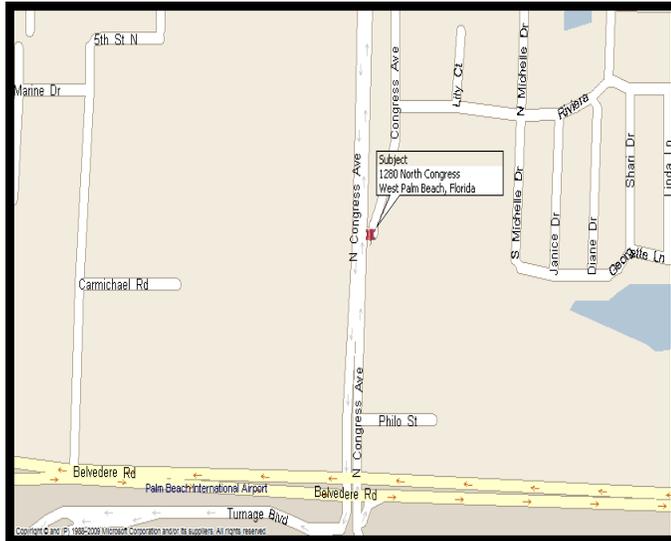


## OFFICE SPACE FOR LEASE NEAR PALM BEACH INTERNATIONAL AIRPORT



**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.**
- **2021 operating expenses: \$6.10 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:**  
**Kerry B. Jackson, SIOR, Vice President**  
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 Palm Beach Gardens, FL 33410  
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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.*

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## **Property Information Sheet**

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**Property:** 22,560 sf, 2 story office building situated on 1.3 acres. 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:** Suites 213 & 214: 1,750 SF

**Lease Rate:** \$12.00 PSF NNN

**Operating Expenses:** Estimated at \$6.10 SF for 2021

**Utilities:** Electric is separately metered for each unit.

**Contact:** **Kerry Jackson, SIOR, Vice President**  
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### **Commercial Real Estate Expertise for Today's Market**

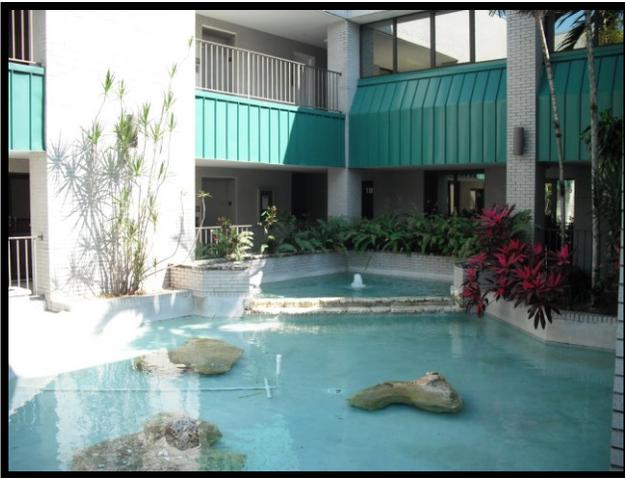
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Congress Avenue Frontage



Congress Avenue Frontage



Central Water Feature



Central Water Feature

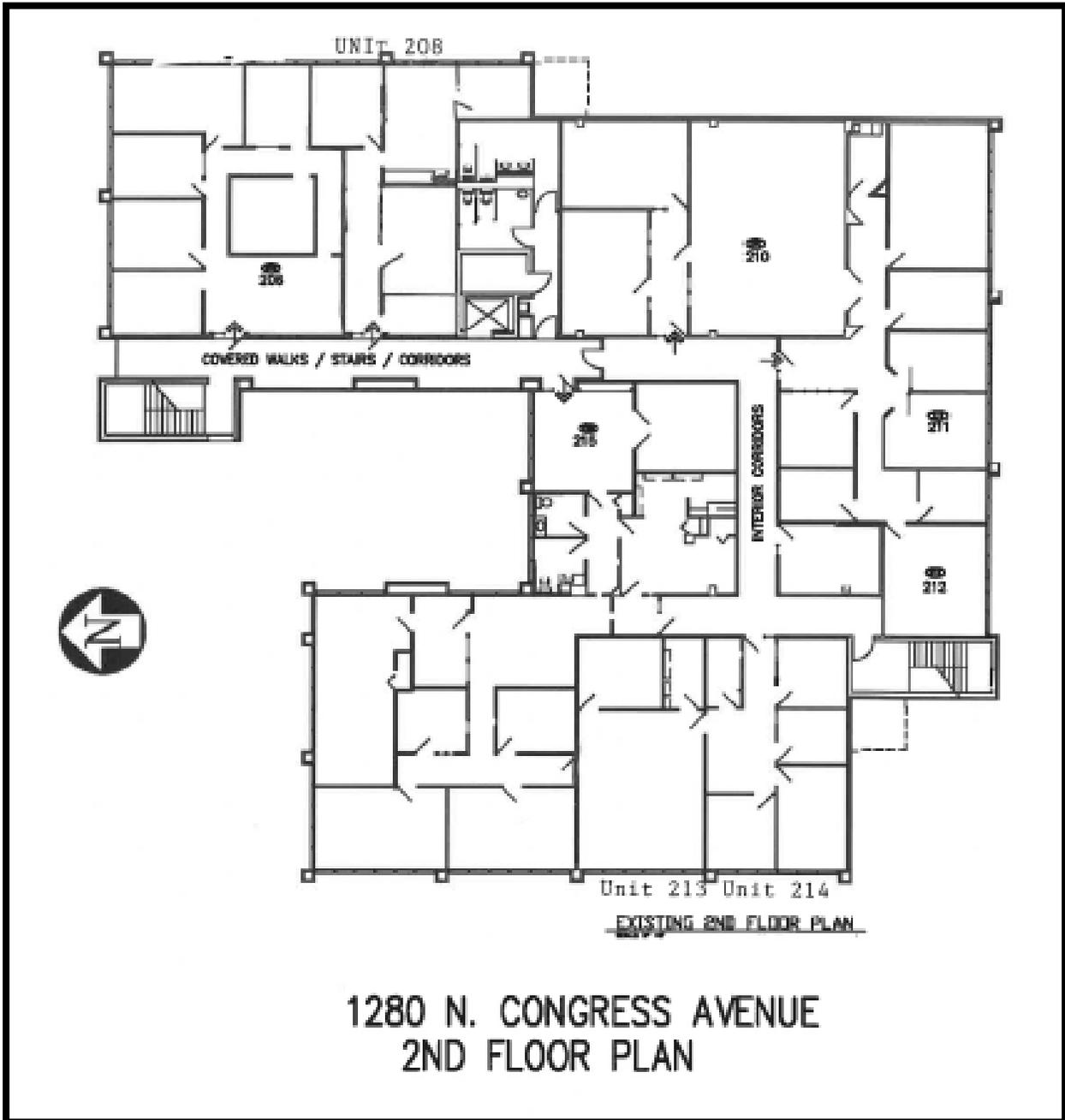


Covered Parking



Covered Parking

# FLOOR PLAN SUITES 208 and 213/214



1280 N. CONGRESS AVENUE  
2ND FLOOR PLAN

# 1280 N. Congress Avenue - West Palm Beach, Florida

