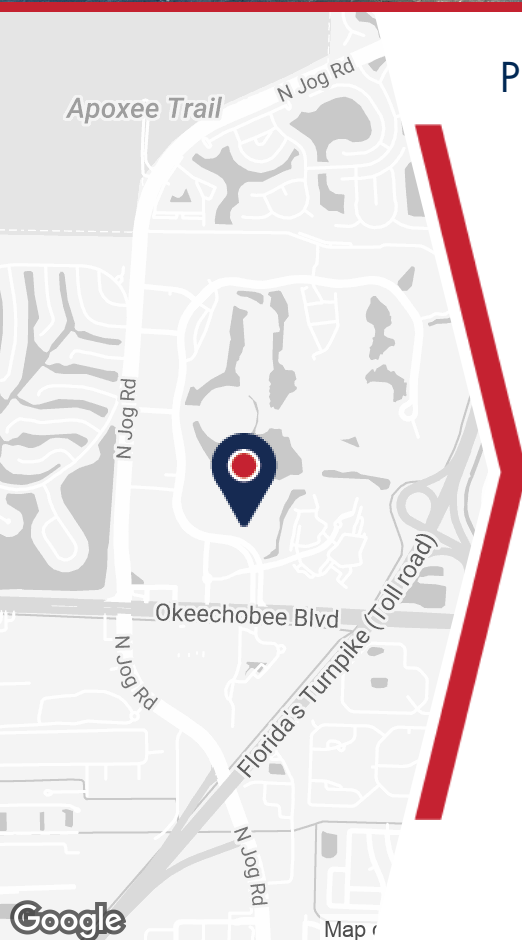


OFFICE SPACE FOR LEASE

2050 VISTA PARKWAY, WEST PALM BEACH



PROPERTY DETAILS

- Ready for immediate occupancy
- Office space with a shipping/receiving area
- One (1) grade-level roll up door
- Rental Rate: \$16.00 PSF
- Operating expense estimated at: \$6.00 PSF
- 8,952 SF
- Monument signage available
- Free abundant parking
- Regional location with Turnpike access at Okeechobee Blvd.
- Located near the entrance of First Class Business Park
- Near restaurants, lodging, banking, and shopping
- Zoning PIPD

ABOUT PROPERTY



PRICE

\$16.00 SF/yr (NNN)



YEAR BUILT

1995



AVAILABLE SF

8,952



PARKING

Free Surface



LOCATION

Central Business WPB

For more information:

Brian Batchelder

561.430.2302 | Bbatchelder@Bergercommercial.Com
bergercommercial.com

Joseph Byrnes

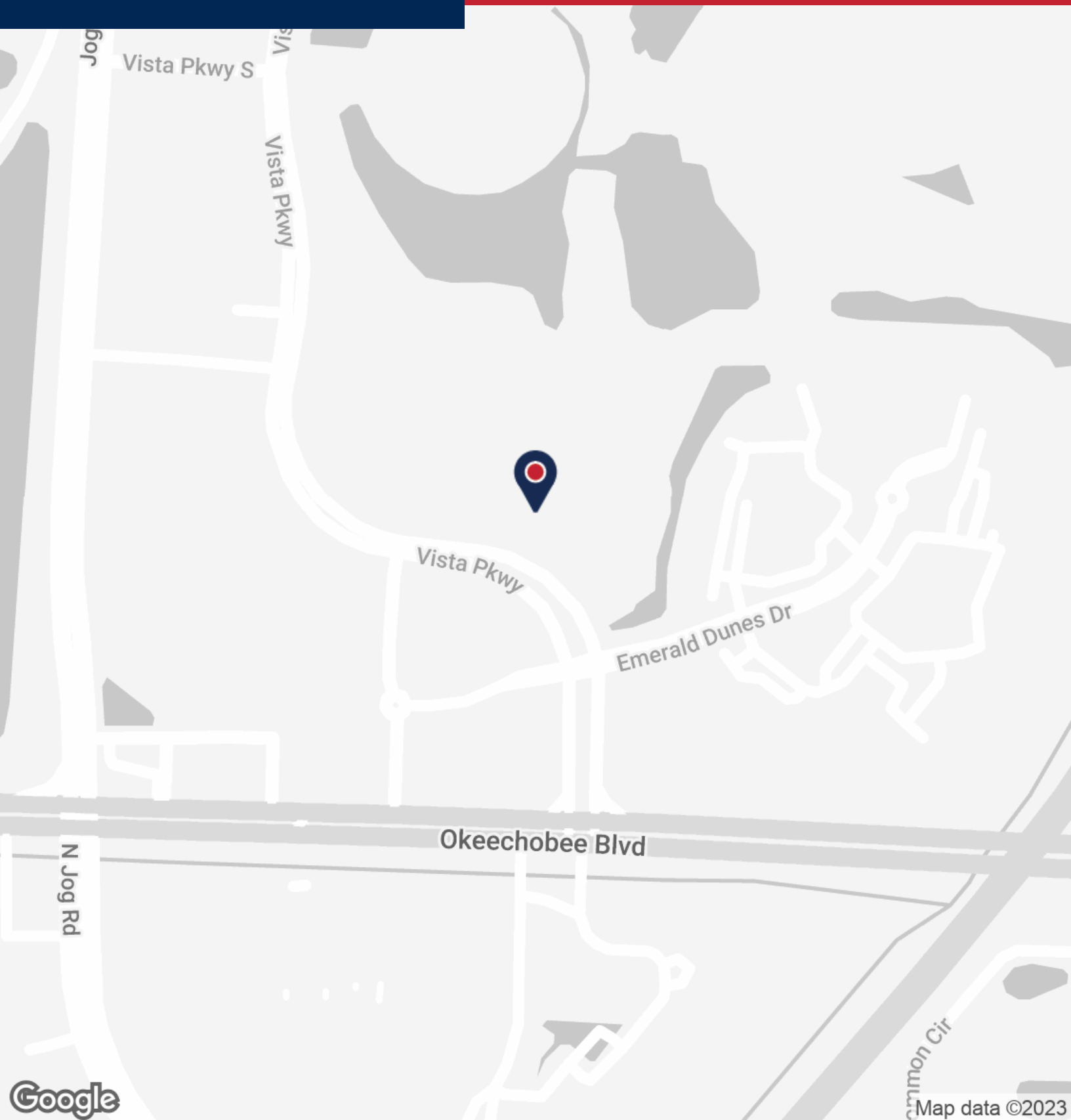
954.652.2048 | Jbyrnes@Bergercommercial.Com



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OFFICE SPACE FOR LEASE

LOCATION MAP



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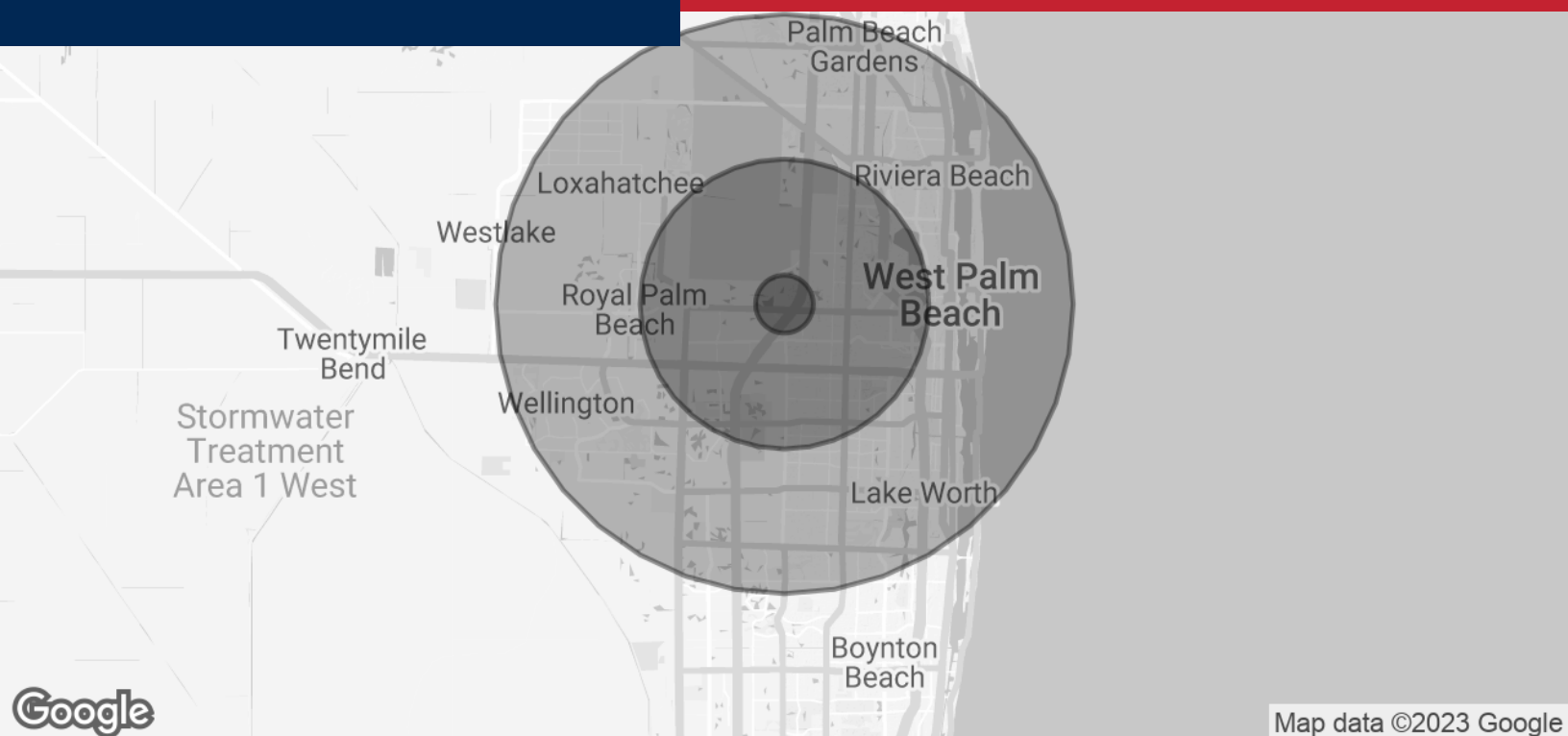
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OFFICE SPACE FOR LEASE

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,984	216,325	719,420
Average Age	48.6	38.2	41.2
Average Age (Male)	48.2	36.4	39.9
Average Age (Female)	49.0	39.7	42.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,584	87,094	304,228
# of Persons per HH	1.6	2.5	2.4
Average HH Income	\$37,722	\$60,356	\$74,881
Average House Value	\$96,743	\$184,123	\$304,901

* Demographic data derived from 2020 ACS - US Census

For more information:

Brian Batchelder

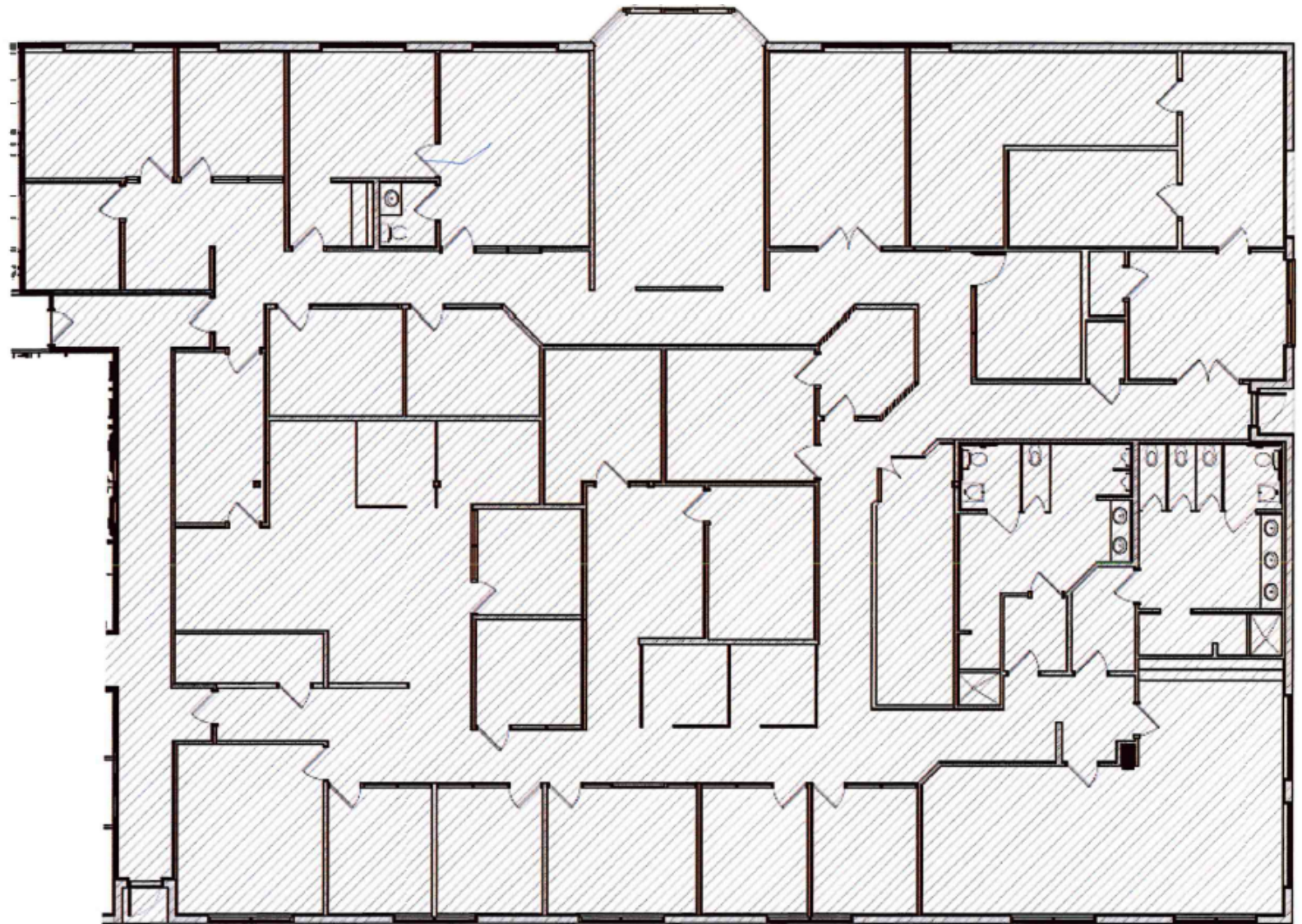
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SITE PLAN