

500 AUSTRALIAN



MOVE IN READY OFFICE SPACE FOR LEASE: 1,885 RSF & 3,163 RSF
500 S Australian Avenue, West Palm Beach, FL



BUILDING FEATURES

- Unobstructed water views
- Building signage available
- New interior & exterior renovations
- Manned Security
- Parking Garage for tenants and visitors
- On site management
- Executive suites
- EV car charger
- Centennial Bank ATM



WITHIN WALKING DISTANCE TO

- Marriott Hotel
- Multiple Restaurants & Bistro cafe
- Montecito Apartments
- The Edge Apartments
- Pet Resort
- Train station



PROPERTY INFORMATION

102,087 SF

TOTAL SPACE

10

FLOORS

\$38.00 NNN

ASKING RATE

2 MINUTE

DRIVE TO I-95

7 MINUTES

TO PALM BEACH INTERNATIONAL AIRPORT

WALL STREET SOUTH

Bloomberg

"Hedge Funds head for Florida with Taxes on Rich Rising Elsewhere"

THE WALL STREET JOURNAL.

"Florida's Sunshine & Tax Benefits Beckon Billionaires"

The Miami Herald

"The Floodgates Have Opened: 2020 Sees Surge of Business Transplants to South Florida"



DOWNTOWN WEST PALM BEACH WITHOUT THE TRAFFIC



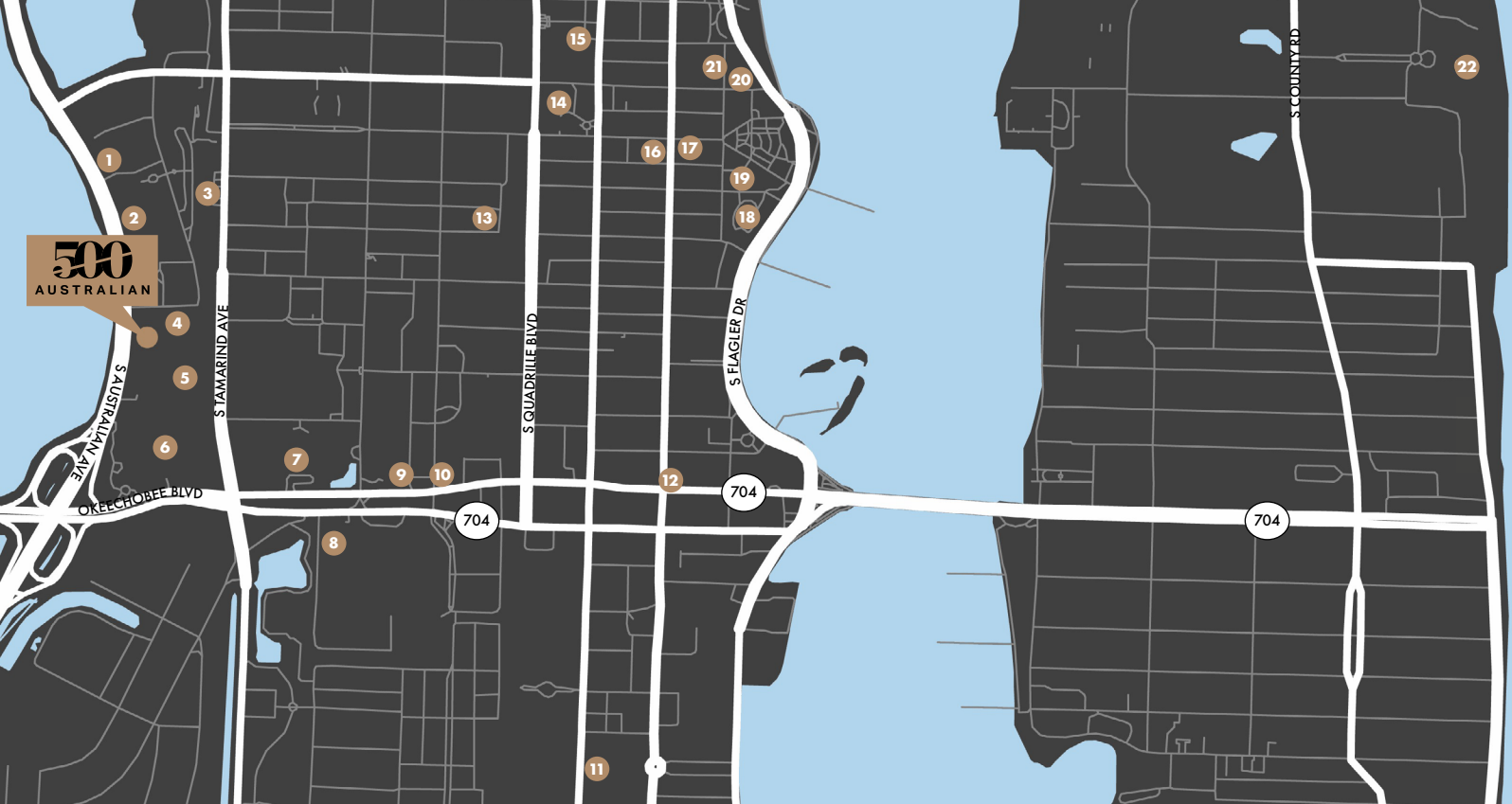
COMMUTE TIMES

I-95: 2 MIN DRIVE

TRI-RAIL: 1 MIN WALK

DOWNTOWN: 5 MIN DRIVE

BRIGHTLINE: 5 MIN DRIVE



LOCAL AMENITIES

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| 1. CLEARLAKE CAFE | 12. HYATT PLACE |
| 2. THE EDGE APARTMENTS | 13. BRIGHTLINE |
| 3. TRAIN STATION | 14. CITY HALL |
| 4. OHANA PET RESORT | 15. COUNTY COURT HOUSE |
| 5. MONTECITO APARTMENTS | 16. KABUKI SUSHI THAI TAPAS |
| 6. MARRIOTT | 17. ROCCO'S TACOS AND TEQUILA BAR |
| 7. KRAVIS CENTER | 18. MEYER AMPHITHEATRE |
| 8. PALM BEACH COUNTY CONVENTION CENTER | 19. AVOCADO GRILL |
| 9. RUTH'S CHRIS STEAK HOUSE | 20. ELISABETTA'S RISTORANTE |
| 10. THE SQUARE | 21. THE BEN WEST PALM, AUTOGRAPH COLLECTION |
| 11. NORTON MUSEUM OF ART | 22. THE BREAKERS PALM BEACH |

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