

# 201 Clearwater Dr.

COFFEE

LUMAIRE

**Prime Retail  
Opportunity**  
Downtown  
West Palm Beach

**CBRE**

201 CLEARWATER DRIVE WEST PALM BEACH, FL 33401

# PROPERTY HIGHLIGHTS

201 CLEARWATER DRIVE

6,947 SF

TOTAL  
AVAILABLE

2

RETAIL SUITES  
AVAILABLE

40,642

DAYTIME  
POPULATION  
(1 MILE)

\$133,841

AVERAGE  
HOUSEHOLD INCOME  
(1 MILE)

5 min

DRIVE FROM THE  
BRIGHTLINE STATION



# FLOOR PLAN

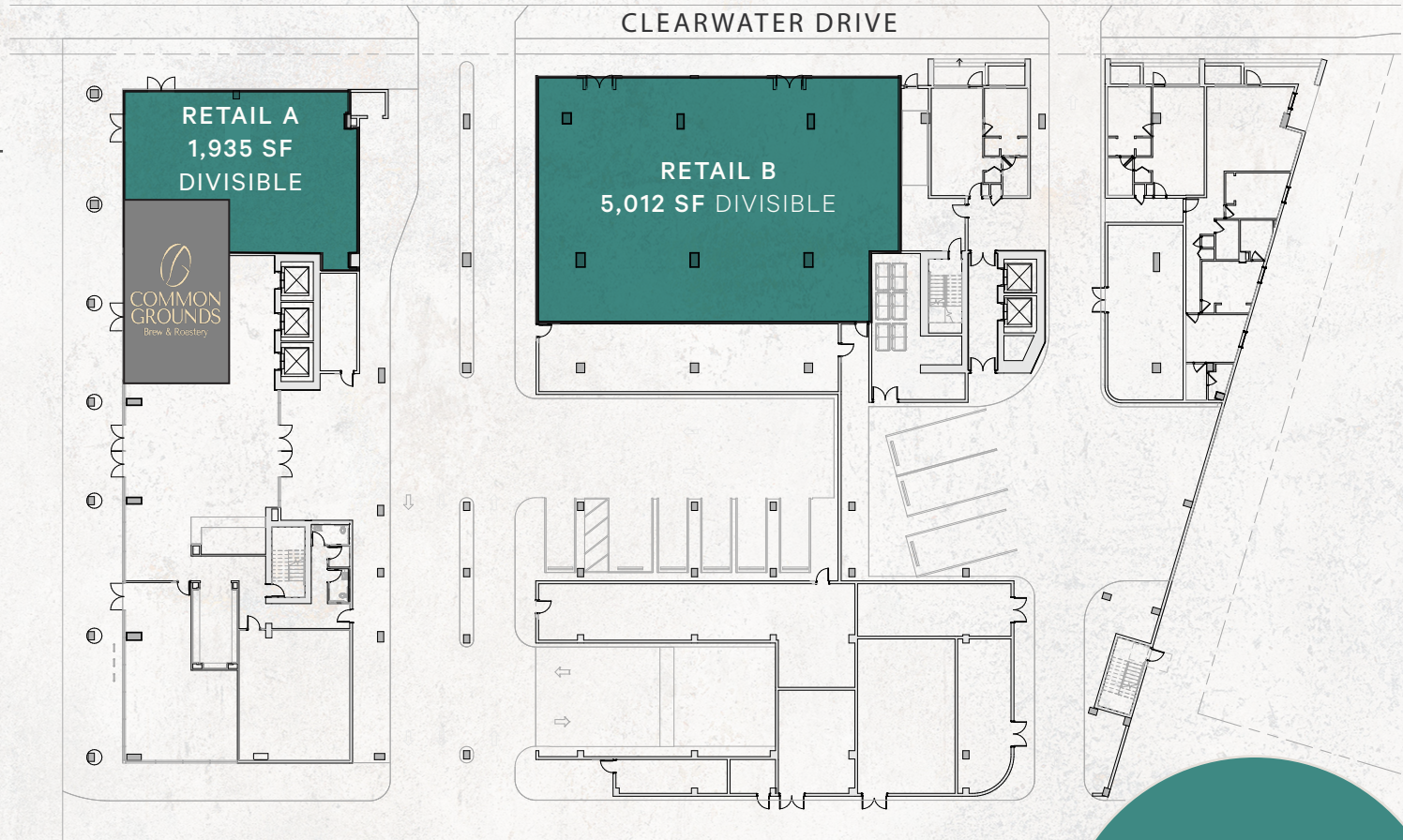
## AVAILABLE SUITES

1,935 SF

**RETAIL A**  
ON CLEARWATER DR

5,012 SF

**RETAIL B**  
ON CLEARWATER DR



**±7,000 SF**  
OF RETAIL  
SPACE AVAILABLE  
FOR LEASE

AROUND THE  
NEIGHBORHOOD:



Approximately 1,160 existing  
and future residential units



Approximately 460,000  
SF of Office Space

# RETAIL A

## Fitness Concept Rendering

1,935 SF



# RETAIL B

## Restaurant Concept Rendering

5,012 SF



# DOWNTOWN West Palm Beach



**Future Transit Village**

- Proposed 980 Unit Residential Tower
- 50,000 SF of Retail
- 108 Key Hotel
- 180,000 SF of office space.





# LUMAIRE

WEST PALM BEACH



# LUMAIRE BUILDING



Retail space available at the base of a luxury 457 unit building



High profile opportunity located in the sought after and rapidly expanding West Palm Beach market



Property situated just off of I-95 and north of Okeechobee Blvd.



Excellent branding and signage opportunities



Garage parking available



Ideal opportunity for a variety of users including fitness, restaurant, service and medical

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CONTACT US FOR MORE INFORMATION:

Jack Siragusa

First Vice President  
+1 561 371 9214

[jack.siragusa@cbre.com](mailto:jack.siragusa@cbre.com)

Sara Williams

Associate  
+1 561 227 1806

[sara.williams@cbre.com](mailto:sara.williams@cbre.com)

**CBRE**