

OFFERING MEMORANDUM

Jupiter Multi-Purpose Professional Office

±4,000 SF Professional Office Condominium • Three Palms Plaza

📍 2151 S Alternate A1A, Ste 1100, Jupiter, FL 33477

OFFERED AT

\$1,600,000

\$400 / SF

4,000 SF

CONFIDENTIAL

Confidentiality & Disclaimer

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A Rare Owner-User Office Condo in Jupiter

This multi-purpose professional office located at 2151 S Alternate A1A presents an exceptional opportunity to acquire a $\pm 4,000$ SF professional office condominium within Three Palms Plaza, a well-established Class A medical and office complex in the heart of Jupiter's coastal business corridor. Delivered vacant, the unit is ideally suited to an owner-user seeking to control occupancy costs and build equity in one of Palm Beach County's most stable and affluent submarkets. The opportunity to acquire a location of this size and build out quality in a top tier market area are exceptionally rare.

OFFERING CHARACTERISTICS

- Priced at \$400/SF — below comparable in-plaza unit pricing
- Vacant at closing: immediate owner occupancy and build-out flexibility
- Class A complex with property management and $\pm 5/1,000$ SF parking
- Surrounded by Jupiter's premier private communities, restaurants, entertainment and near Jupiter Medical Center
- Only ~25 minutes from West Palm Beach and Palm Beach International Airport

**\$1.6M**

Asking Price

**\$400**

Price / SF

 **$\pm 4,000$**

Rentable SF

**Class A**

Vacant • Owner-User

Offering & Property Details

Property	Jupiter multi-purpose professional office
Address	2151 S Alternate A1A, Ste 1100
City / ZIP	Jupiter, FL 33477
Complex	Three Palms Plaza (Class A)
Property ID	30-43-41-07-41-001-1100
Unit Size	±4,000 SF
Building Class	A • Office Condo / Retail Store
Year Built	1990
Zoning	C2 — General Commercial
Parking	±5 / 1,000 SF (surface)
Sale Type	Owner-User • Delivered Vacant
Asking Price	\$1,600,000
Price / SF	\$400 / SF
CAM	\$3,552.96 / Mo

PROPERTY HIGHLIGHTS

- Prominent frontage on Alternate A1A (SR 811)
- Professionally managed, well-maintained complex
- Flexible layout — office, retail store, or professional use
- Less than 1 mile to Jupiter Medical Center



Three Palms Plaza

Three Palms Plaza is an established Class A office and medical condominium complex located directly on Alternate A1A (State Road 811) in Jupiter, Florida. Built in 1990 and professionally managed, the property offers abundant surface parking (±5 spaces per 1,000 SF), potential monument signage opportunity, and a functional, easily configurable interior suited to professional, medical, or business-services tenancy.

Suite 1100 comprises approximately 4,000 square feet and will be delivered vacant, giving a buyer a clean slate to occupy as-is or reconfigure to suit. The location sits within Jupiter's premier coastal corridor — minutes from Jupiter Medical Center, U.S. Highway 1, the Jupiter Inlet, and the area's most exclusive residential communities.



Building Class

Class A office condo / Store



Suite Size

±4,000 SF, delivered vacant



Parking

±5.0 per 1,000 SF, surface



Zoning

C2 — General Commercial



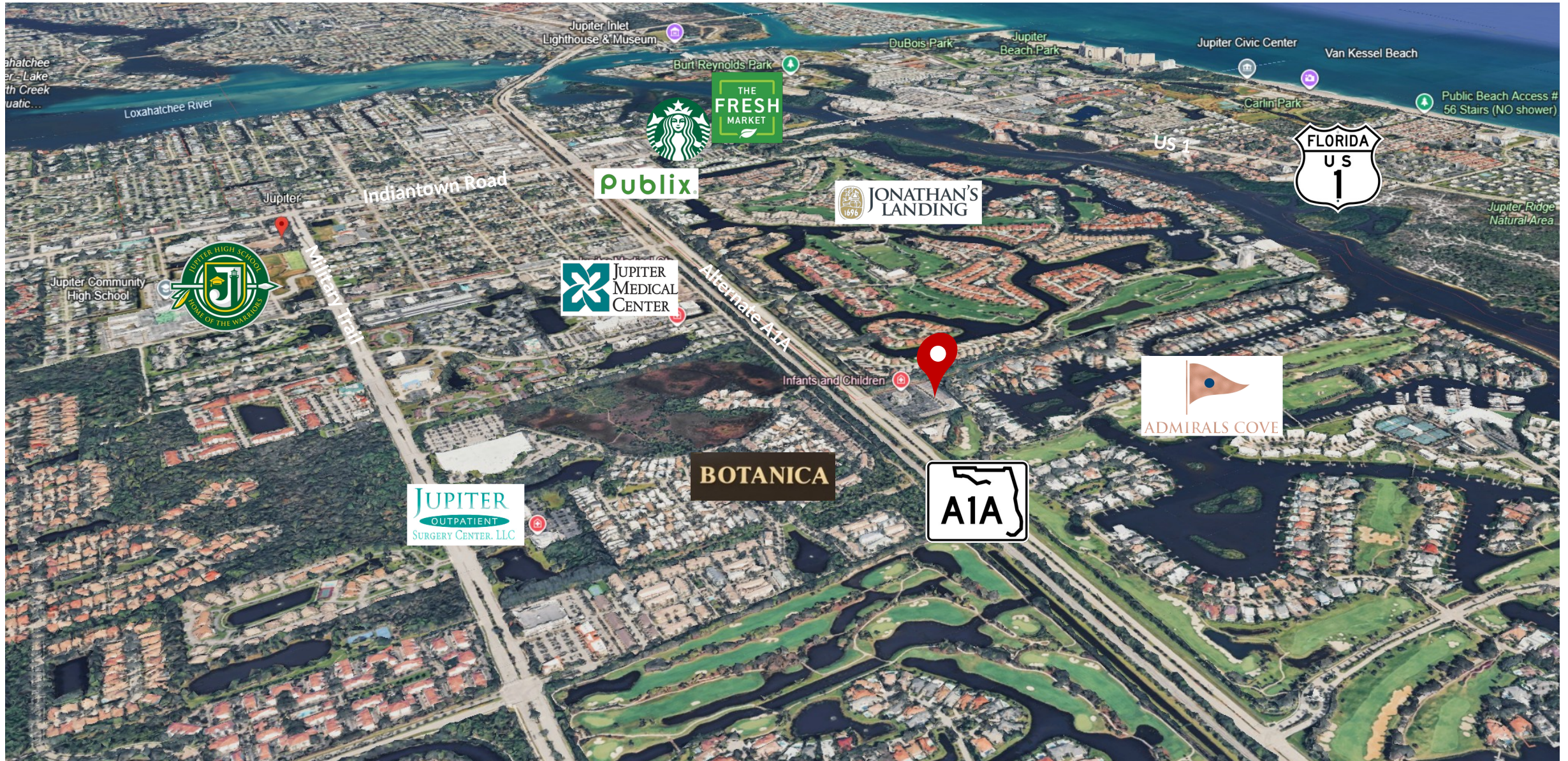
Year Built

1990 • professionally managed



Frontage

Direct on Alternate A1A (SR 811)



Exterior & Common Areas



Interior Spaces



Reception & Front Office



Conference Room



Kitchen



Private Offices



Open Work Area



Bathroom

UTILITY
7'10" x 23'7"

BATH
7'10" x 8'4"

BATH
11'8" x 8'4"

BATH
4'10" x 8'7"

BATH
4' x 4'5"

BATH
5' x 4'4"

BATH
11'8" x 8'7"

KITCHEN
16'10" x 8'7"

ROOM
29'8" x 42'4"

HALL
7'4" x 26'3"

ROOM
11'2" x 9'11"

OFFICE
12'3" x 11'11"

HALL
29'6" x 26'3"

FOYER
14'0" x 32'7"

OFFICE
15'1" x 28'4"

FOYER
29'6" x 7'5"



Visibility on a Primary Artery

Suite 1100 fronts Alternate A1A (SR 811 / Old Dixie Highway), with US Highway 1, one of only two continuous North-South arterials serving Jupiter, Tequesta and Hobe Sound. Alternate A1A runs roughly eleven miles south through Palm Beach Gardens, North Palm Beach and Riviera Beach into West Palm Beach, with Indiantown Road (SR 706) providing the East-West link to I-95 and Florida's Turnpike. Frontage delivers steady daily traffic exposure. Monument signage potential is subject to property management approval and Town of Jupiter code.

±42,000

Alternate A1A (SR-811)

Vehicles per day near site

±62,000

Indiantown Road

Major E-W arterial, ~1 mi south

±25,000+

U.S. Highway 1

Parallel federal route

Sources: FDOT Florida Traffic Online



Jupiter Medical Center

< 1 mile — 327-bed regional hospital



U.S. Highway 1

Immediate access via Alternate A1A



I-95 & Florida's Turnpike

~10-15 min west via Indiantown Rd



Direct Area Residential Communities

Admirals Cove, Frenchman's Reserve, Jonathan's Landing



Palm Beach International Airport

~25 min south

An Affluent, Established Trade Area



47.5

Median Age — Jupiter



\$110,240

Median HH Income — Jupiter



68,000

Population — Jupiter & Tequesta



78.5%

Homeownership — Jupiter

Trade area (est.)	1 mile	3 miles	5 miles
Population	~6,500	~46,000	~95,000
Households	~3,300	~21,000	~43,000
Avg. household income	~\$112,000	~\$118,000	~\$110,000
Median age	60+	52	50

U.S. Census / ZIP & location data.

AREA HIGHLIGHT

Jupiter's 33477 corridor features high household incomes with strong homeownership and median value of \$608,600 — a deep, affluent client pool for professional, medical, and financial-services occupants. Demand drivers are durable and recession-resistant.

Suite 1100 Opportunity



Control your occupancy cost

Owning at \$400/SF fixes your largest fixed expense and removes exposure to rising Class A lease rates and annual escalations.



Build equity, not your landlord's

Mortgage principal and long-term appreciation in a supply-constrained coastal market with favorable market rents.



Vacant & flexible

Delivered empty with C2 General Commercial zoning and a configurable floor plate — occupy as-is or build out for office, store, or professional use.



Prime, durable location

Class A complex on Alternate A1A, minutes from Jupiter Medical Center and the area's most affluent communities.



Tax advantages

Ownership can unlock depreciation, interest deductibility, and potential cost-segregation benefits.



Optional income upside

Lease or hold as investment, local Class A asking rents support attractive yields.

EXCLUSIVELY LISTED BY

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