

OFFICE AND FLEX SPACE FOR LEASE

2200 NORTH FLORIDA MANGO ROAD, WEST PALM BEACH, FL

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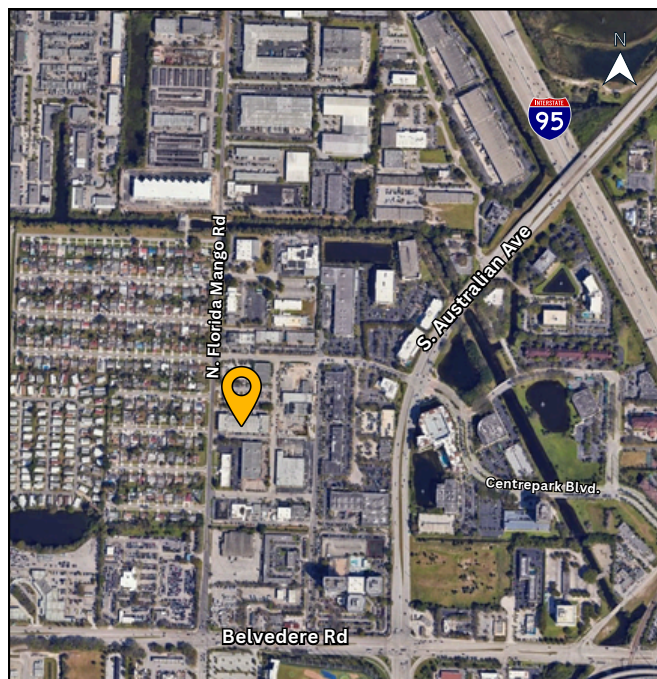
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FOR LEASE - PEARL CORPORATE CENTER



Property Highlights

- ±44,000 SF multi-tenant commercial building for lease.
- Office spaces are located on the east and west endcaps of the building on both the first and second floors.
- Office/warehouse/flex units are in the center of the building between endcaps. All industrial units have storefront offices with rear loaded 10' x 12' grade level overhead doors.
- 18' clear height in warehouse.
- CBS and steel frame construction with a standing seam metal roof system.
- 1 mile from I-95 at Belvedere Road or Okeechobee Boulevard.
- Zoned (I) Industrial - West Palm Beach.
- Current availability: See attached availability list.
- Lease rate: see attached pricing list



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PROPERTY INFORMATION SUMMARY

Property:	44,000 ± sf multi-tenant commercial building with office space and office/warehouse/flex space for lease in central West Palm Beach. The east and west end caps of the building consist of two-story office space divided into suites of various sizes. The center of the building consists of office/warehouse/flex units of various sizes. The industrial units have storefront offices facing south with rear loaded space 10' x 12' grade level overhead doors facing north. The building consists of CBS and steel frame construction with a standing seam metal roof system. The clear height in the warehouse units is 18' clear. The offices and vacant spaces are in excellent condition and show very well. The current owner is meticulous and has maintained the building in an exceptional manner.
Location:	Located minutes from Interstate 95. Less than 2 miles from I-95 at Belvedere Road and Okeechobee Boulevard.
Parking:	There are 87 parking spaces that service 2200 north Florida Mango Road. There is an additional 1-acre paved parking lot contiguous to the north of the Subject Property that is owned by the current building owner and is shared with the small office building to the north resulting in a much higher parking ratio.
Zoning:	(I) Industrial, Palm Beach County. This building is also permitted for office uses since it was built in 1987 before the zoning code changed.
Available Space/Pricing:	Unit 102: 2,805 SF - \$4,675.00 per month + sales tax (if applicable). <i>Space has 7 offices, several storage rooms, a break room, a large open area and 2 bathrooms.</i> *Unit 302: 1,000 SF - \$1,666.67 per month + sales tax (if applicable). <i>Space has 4 offices and 1 bathroom.</i> *Unit 303: 1,455 SF - \$2,425.00 per month + sales tax (if applicable). <i>Space has 4 offices. This tenant is month-to-month. Space can be made available with 60 days notice.</i> Unit 402: 1,399 SF. \$2,331.67 per month + sales tax (if applicable). <i>Space has 3 offices and a large open area with common area bathrooms.</i> *Units 302 and 303 are contiguous and can be combined to create 2,455 SF
Gross Rent:	\$20.00 PSF Modified Gross. Tenant pays electric, janitorial and sales tax (currently 0%)

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PHOTOS



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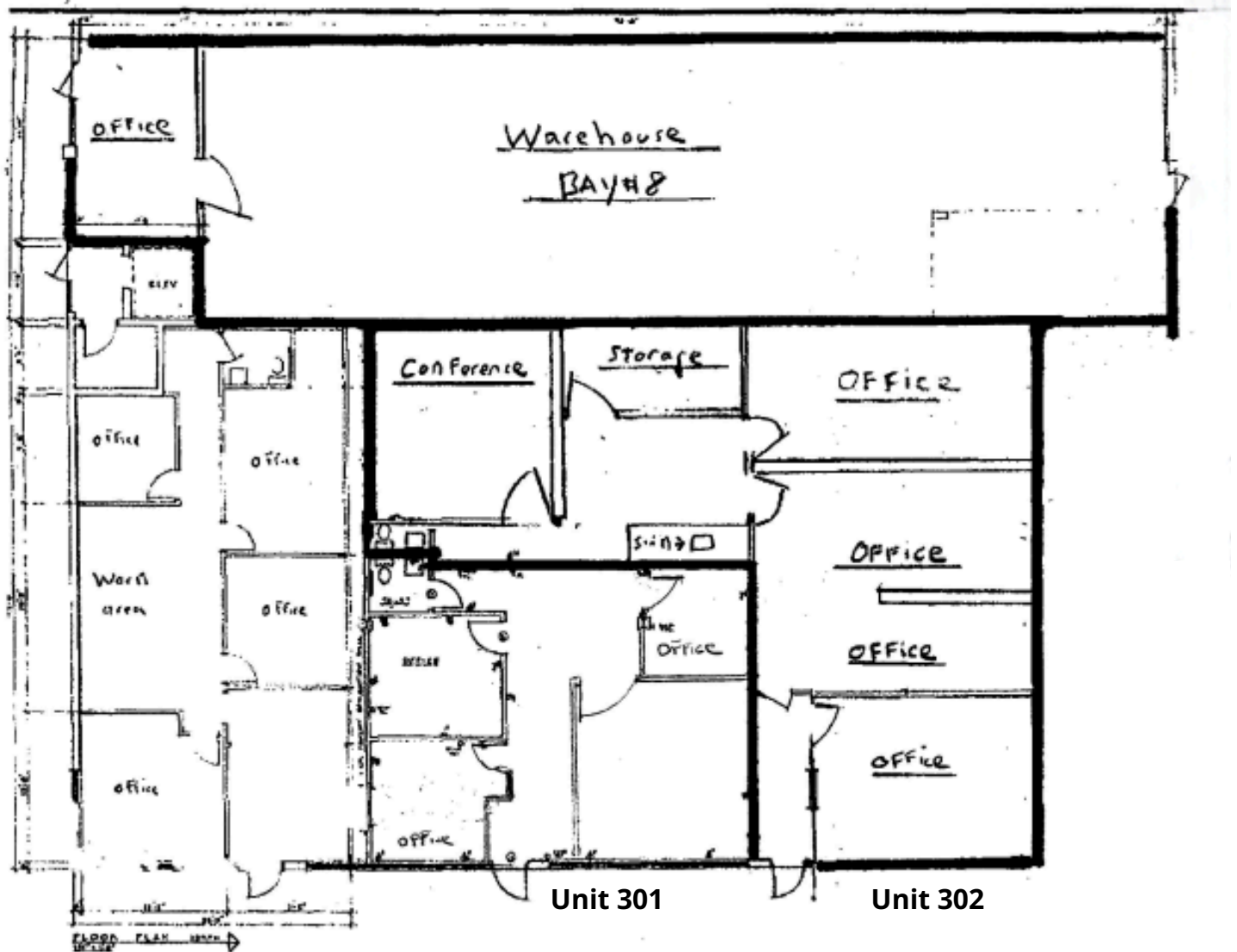
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FLOOR PLAN - SUITES 301 & 302



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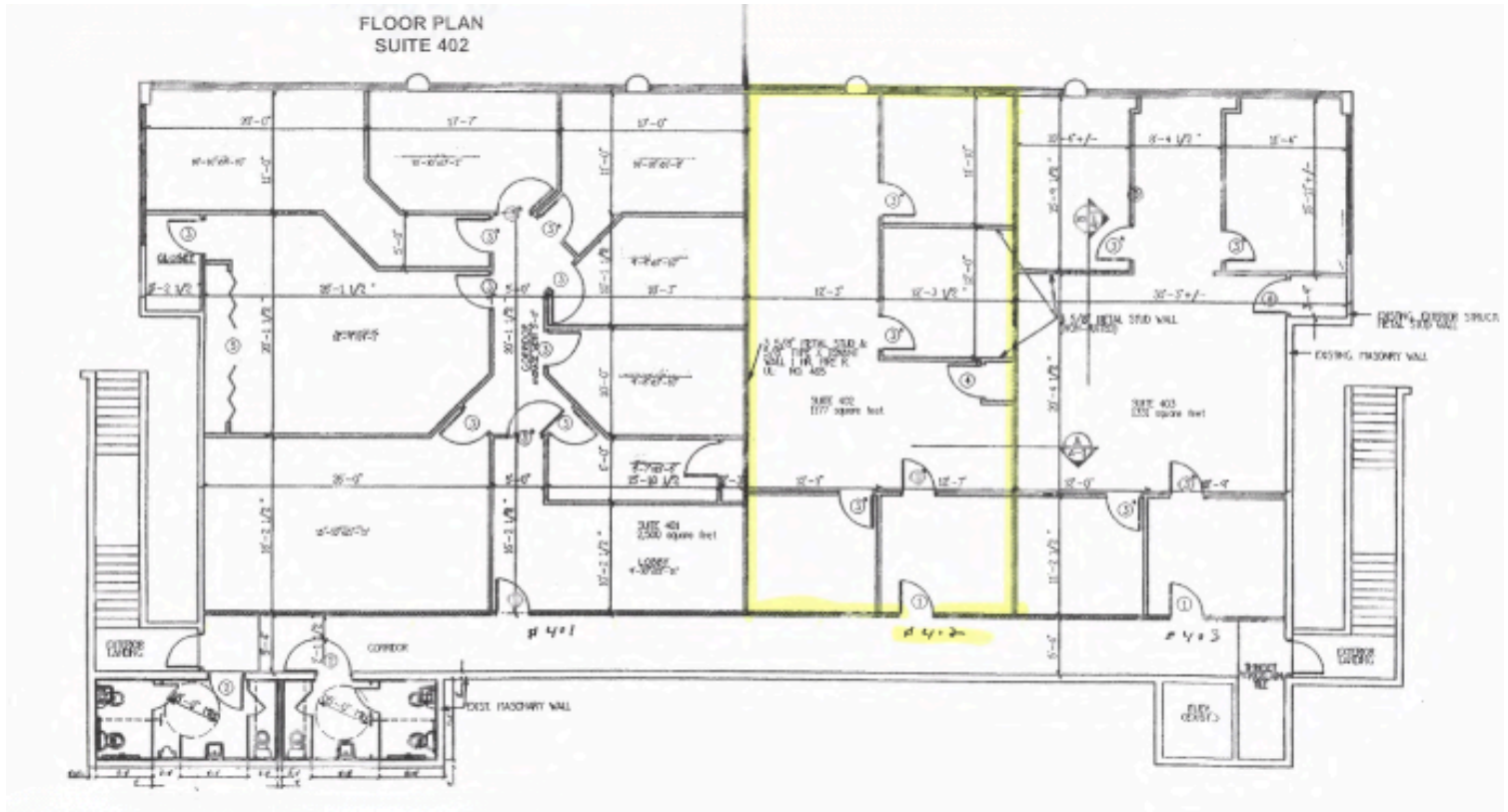
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FLOOR PLAN - SUITE 402



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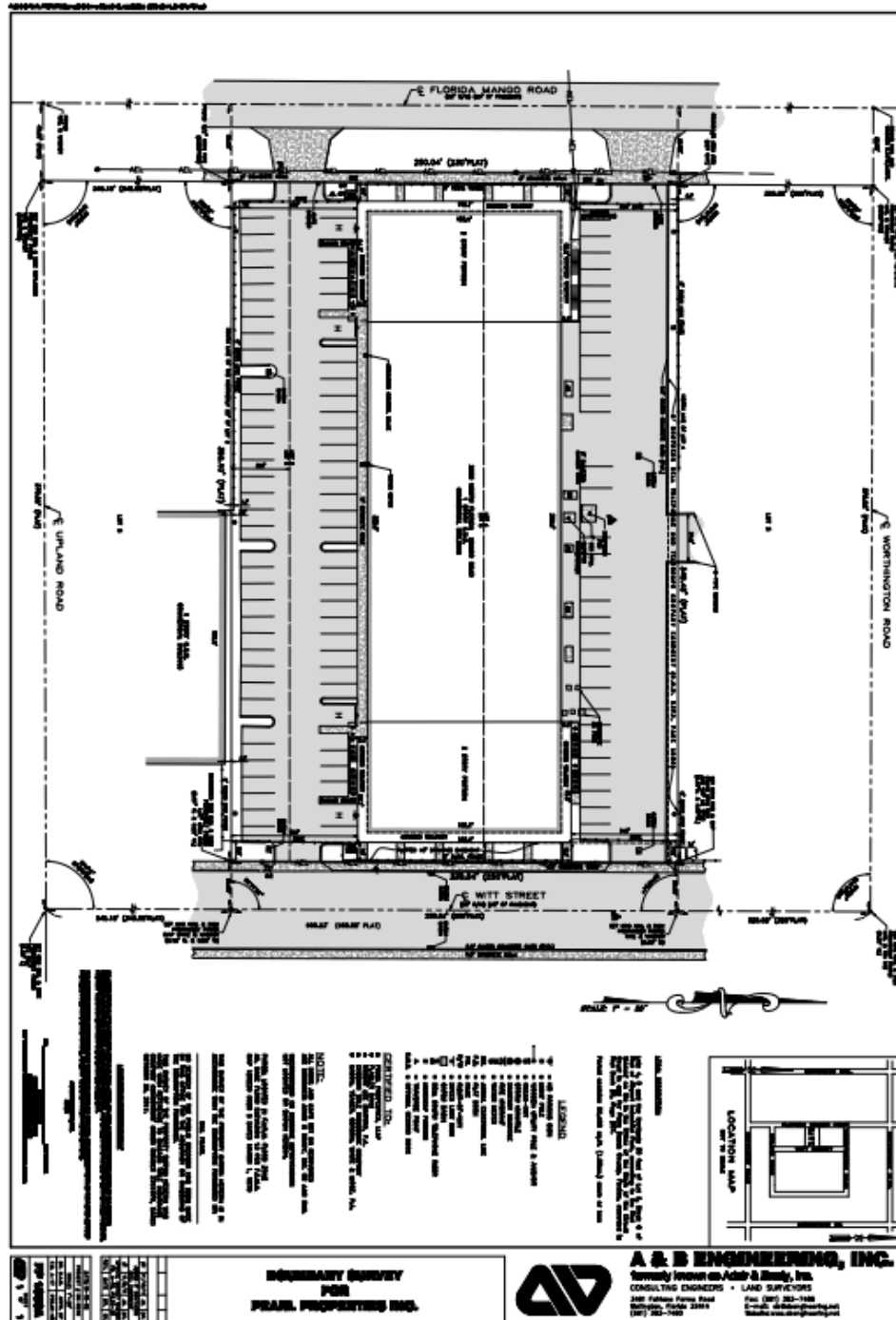
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SURVEY



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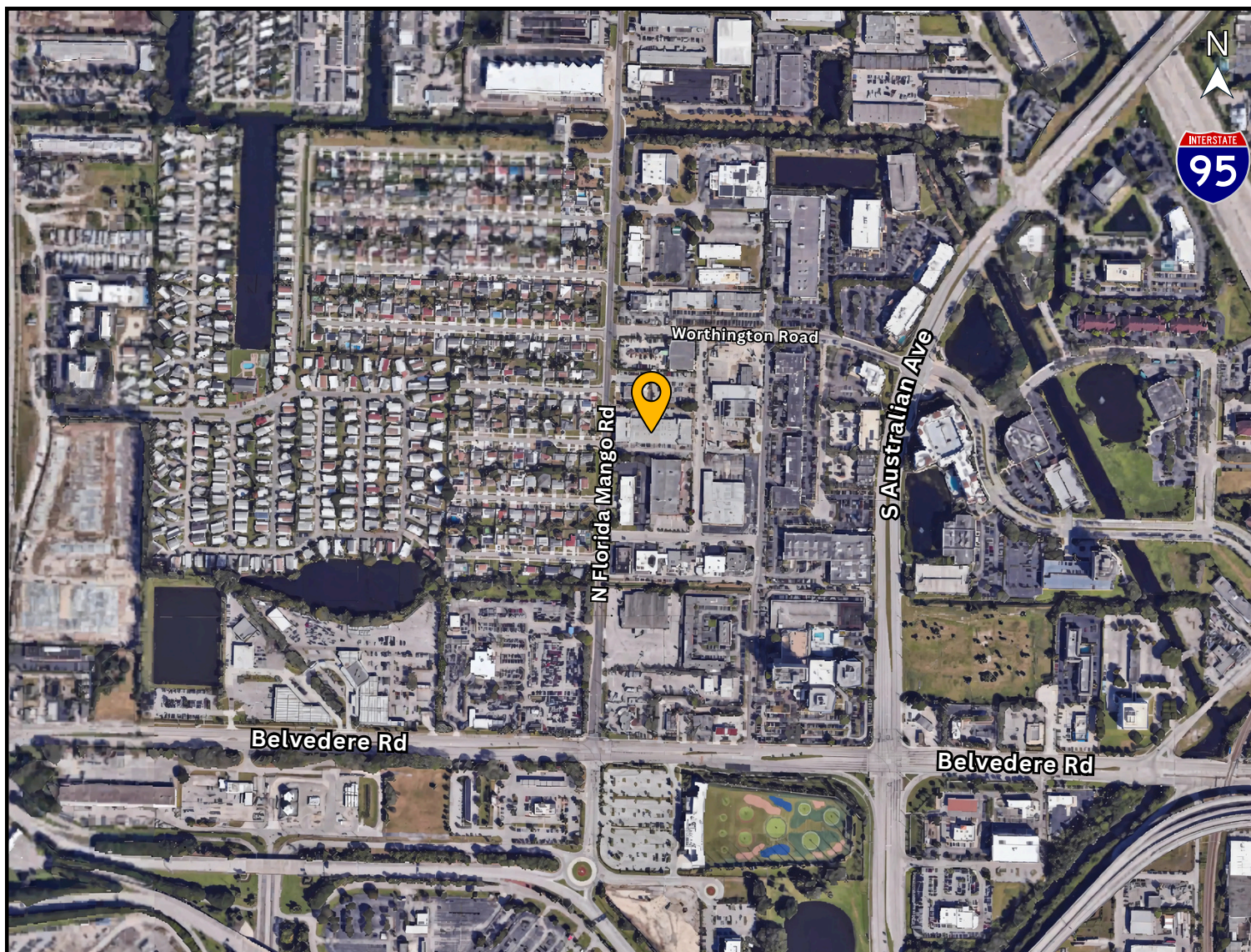
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MAP



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