



## PROPERTY HIGHLIGHTS

901 NORTHPOINT PARKWAY | WEST PALM BEACH | FL

Rare opportunity to lease professional office and small flex/warehouse spaces in West Palm Beach.

New ownership recently completed an extensive ±\$1-million-dollar property improvement plan!

Flexible zoning allows for a broad spectrum of permitted uses!

Well located on the heavily travelled 45<sup>th</sup> Street corridor immediately west of the I-95 on and off ramps. **Some suites have I-95 signage visibility!**

Minutes away from the robust center of Downtown West Palm Beach, and a few miles from Palm Beach International Airport.

*See next page for availability and pricing details!*



## AVAILABILITY AND PRICING

901 NORTHPOINT PARKWAY | WEST PALM BEACH | FL

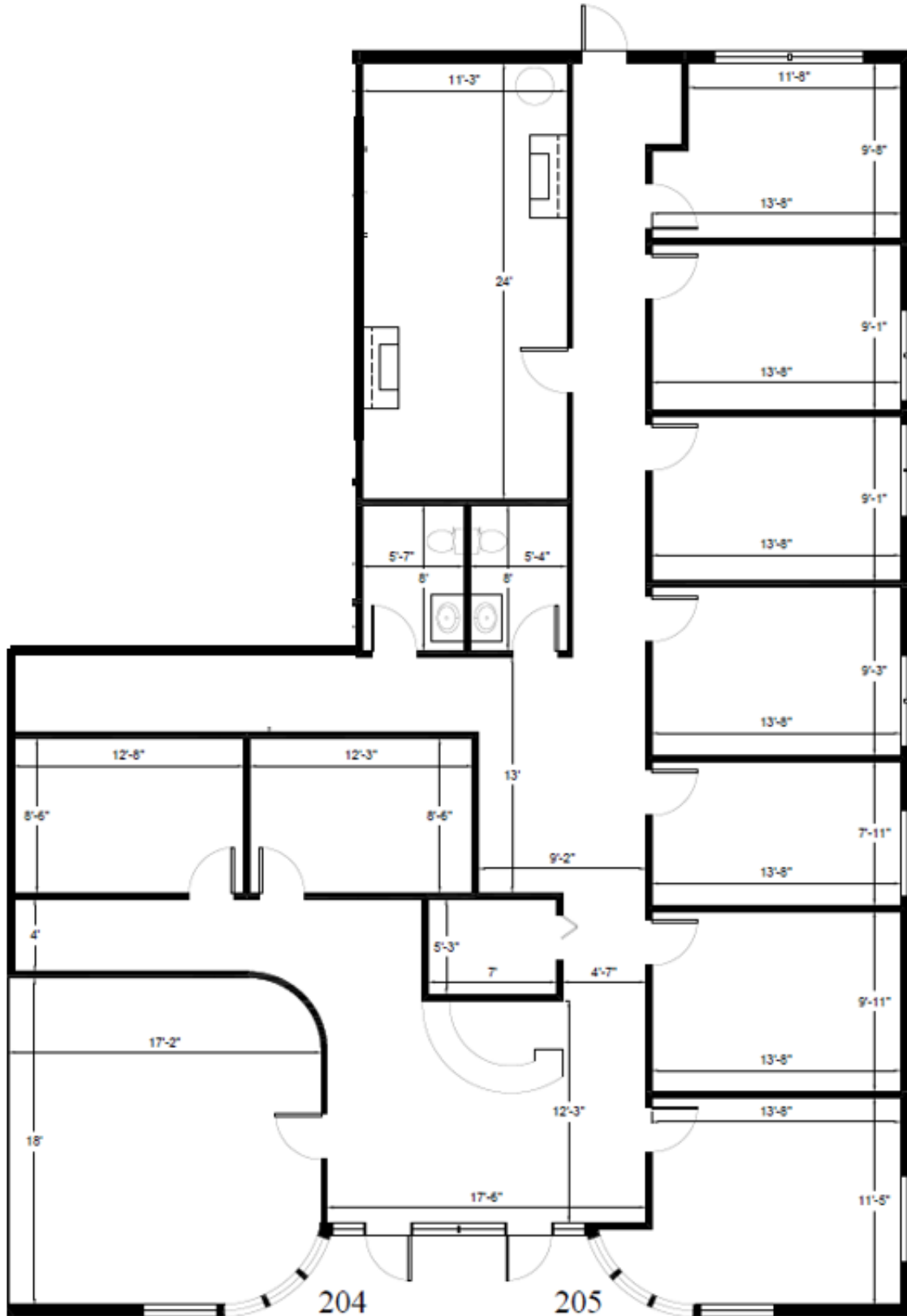
- **Suite 204 • 2,814 Square Feet**
  - **SIGNAGE FRONTING I-95**
  - Built out professional office space.
  - Corner unit with windows on three sides for ample natural light.
  - Nine (9) private offices plus a conference room, breakroom, and reception area.
  - Two (2) bathrooms.
- **Suite 301 • 1,838 Square Feet (spec suite)**
  - Contemplated build out to be half office and half warehouse with a garage door.
  - Build out slated for late Q2 2026.

**Rates starting from \$18.00 PSF NNN + \$8.80 PSF CAM**



# FLOOR PLAN

901 Northpoint Parkway, Suite 204 – 2,814 Square Feet

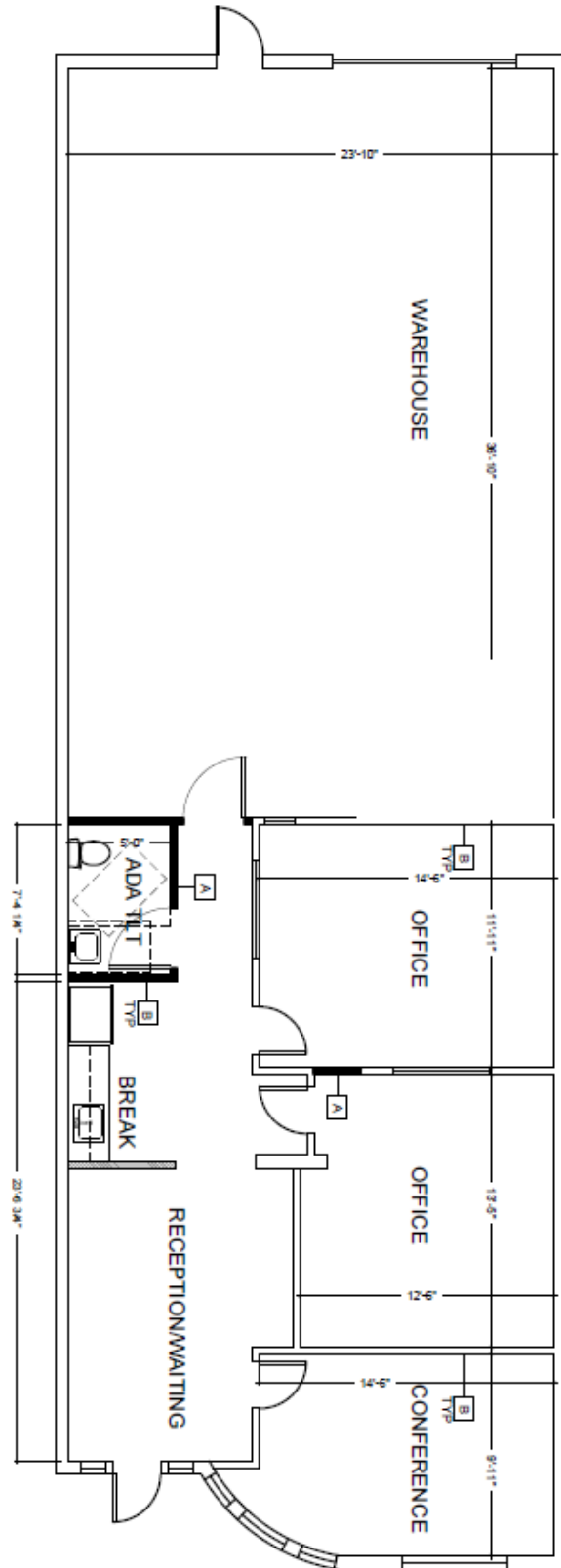


subject to errors, omissions, prior sale or lease, change in price and withdrawal



# CONCEPTUAL FLOOR PLAN

901 Northpoint Parkway, Suite 301 – 1,838 Square Feet



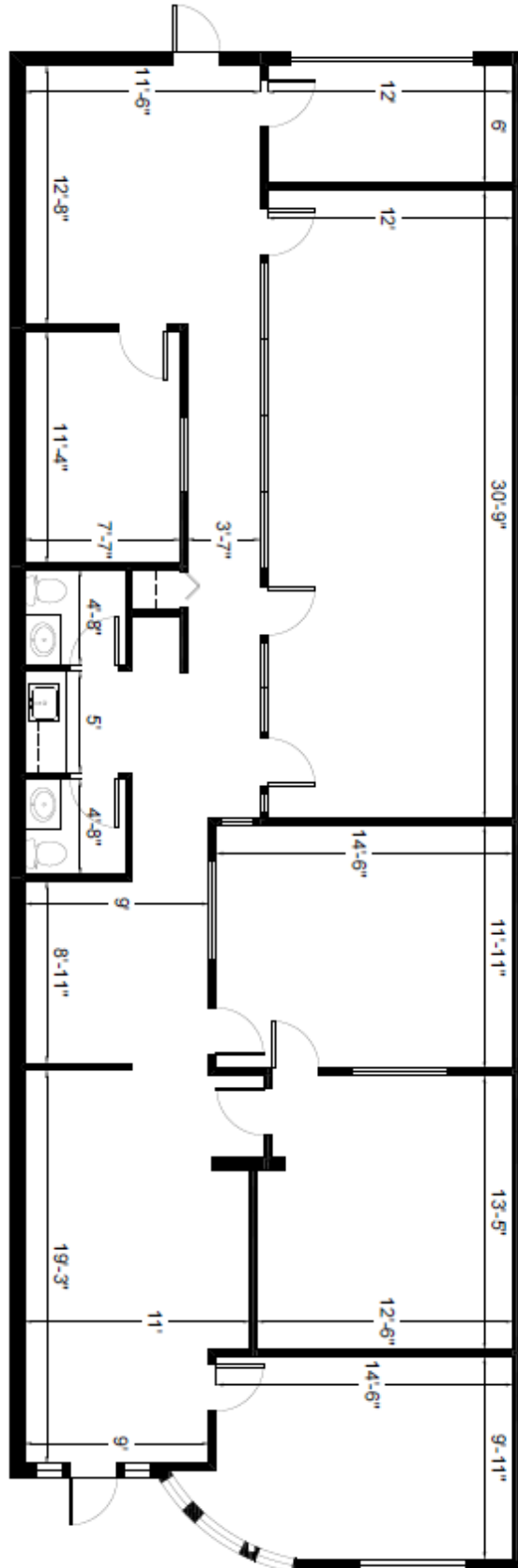
*\*This is a spec floor plan that is not yet built out. Build out slated for late Q2 2026. Revisions possible.*

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# EXISTING FLOOR PLAN

901 Northpoint Parkway, Suite 301 – 1,838 Square Feet



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# LOCATION INFORMATION

## Immediate Access to I-95 at 45th Street



Destinations	Distance (Miles)	Travel Time
Interstate 95	±0.70	2 mins
Florida's Turnpike	±5.0	12 mins
Downtown West Palm Beach	±6.0	10 mins
The Breakers Hotel (Palm Beach)	±6.9	20 mins
Palm Beach International Airport	±7.6	11 mins
Ft. Lauderdale International Airport	±53.2	58 mins

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COMMERCIAL

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