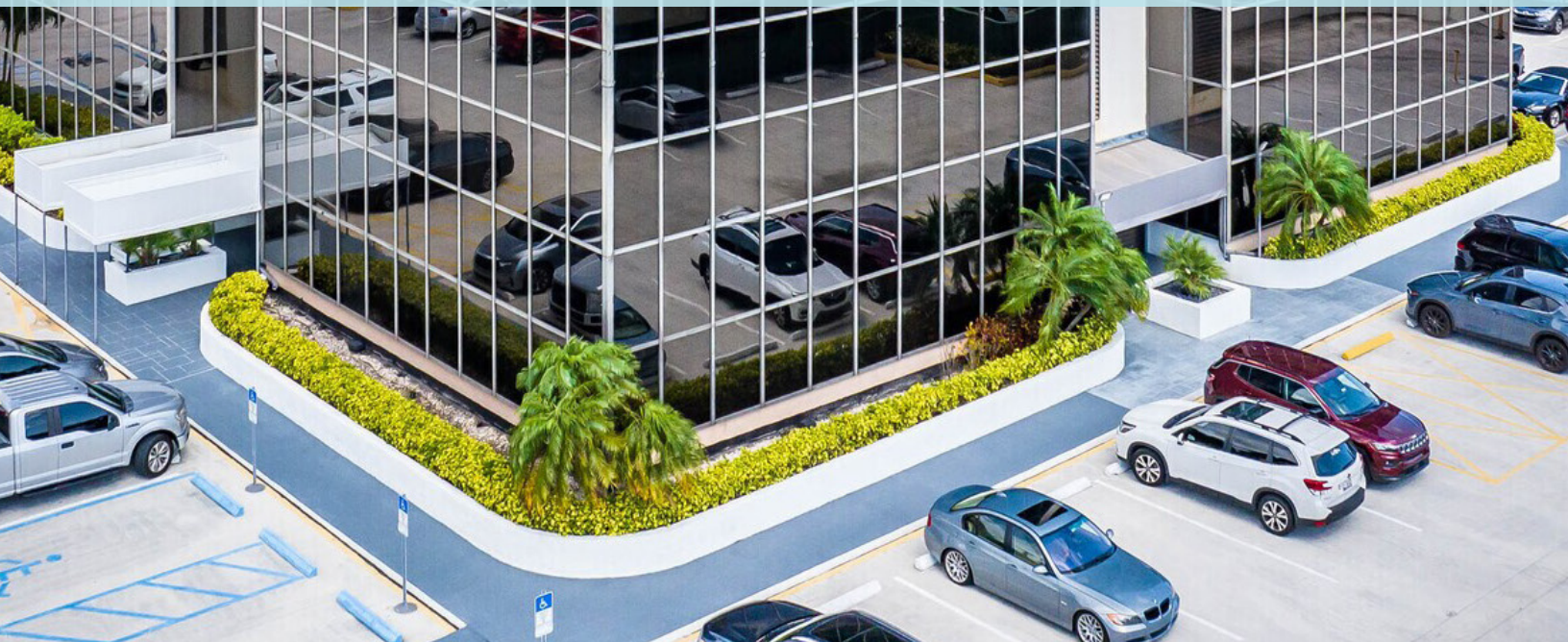


11300 US HIGHWAY 1
PALM BEACH GARDENS, FL 33408



LOST TREE VILLAGE FINANCIAL CENTER

1,600 - 15,000+ SF AVAILABLE





*ONSITE
MANAGEMENT TEAM
& MAINTENANCE*

PANORAMIC
VIEWS



HIGH-END
FINISHES

Property Highlights

Located on the southeast corner of PGA/US 1, surrounded by Lost Tree Village, Seminole, Golf Club, Water Club Living, The Benjamin School and multiple amenities.



±60,000 SF Total
Building Size



±1,200 - 5,000
SF Available



US 1 Signage
Available



Onsite Owner/
Manager



Water
Views



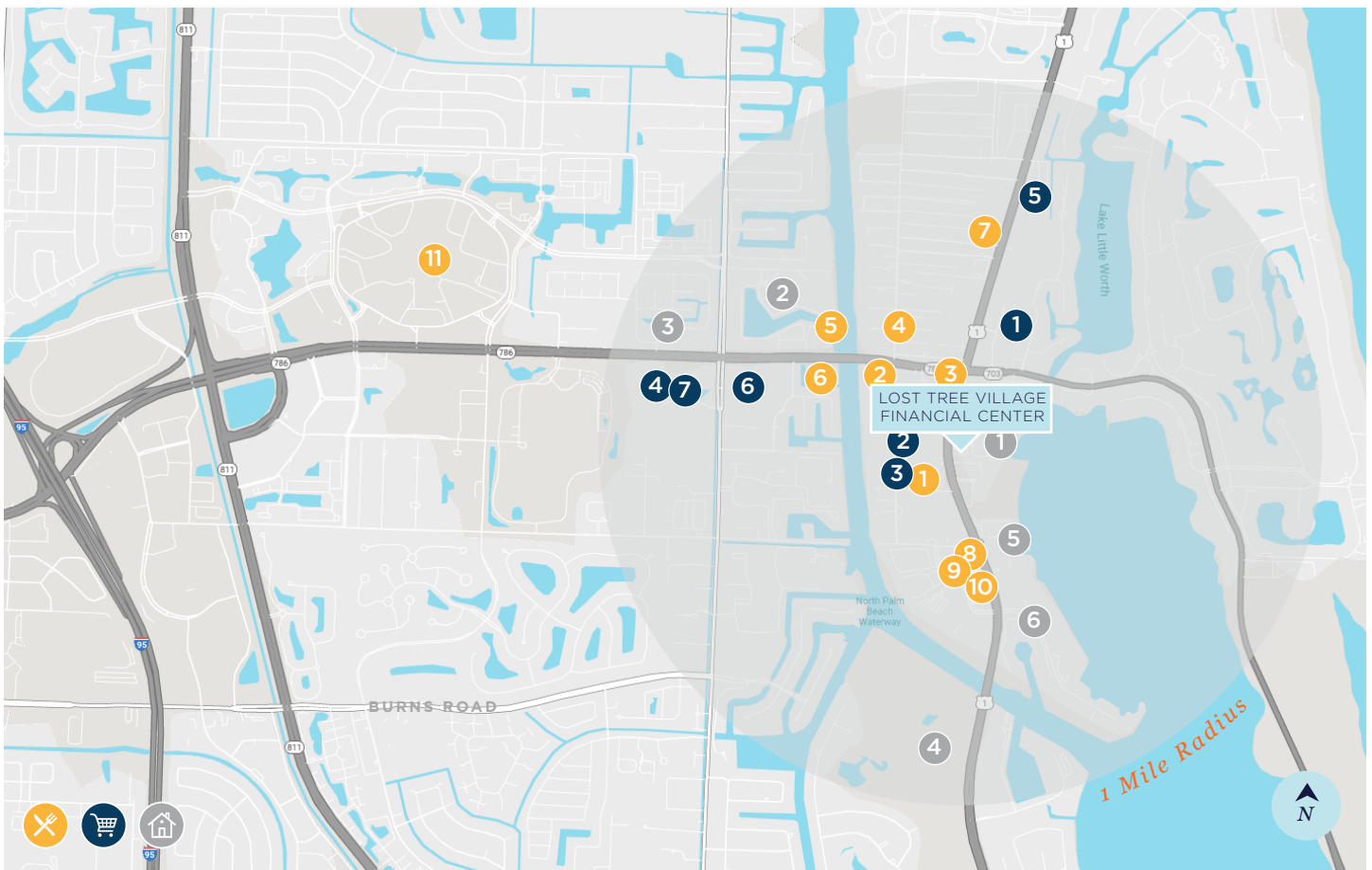
Close to
Amenities



\$38.00/NNN
2026 OPEX estimated at \$16.85 psf
plus electric and janitorial



Underground & Surface Available
4/1,000 Parking Ratio
Underground unreserved available at \$50/
space/mo and reserved at \$100/space/mo



Area Amenities

RESTAURANTS

1. Carabba's Italian Grill
2. Stage Kitchen & Bar PGA
3. Paris in Town Cafe
4. Seasons 52
5. River House
6. Waterway Cafe
7. Melting Pot
8. Cod & Capers Seafood
9. Zeera Indian Cuisine
10. Stormhouse Brewing
11. Coopers Hawk Winery & Restaurant

RETAIL OPTIONS

1. Shoppes of Oakbrook
2. City Centre Shopping Mall
3. Doris Italian Market & Bakery
4. Trader Joe's
5. Tide & Table
6. CVS
7. Marshalls

NEIGHBORHOODS

1. Twelve Oaks Condos
2. Marina Gardens
3. The Meadows
4. North Palm Beach Country Club
5. Water Club North Palm Beach
6. Harbor Village

DEMOGRAPHICS 3 MILES



60,773
POPULATION



45%
BACHELOR'S DEGREE



\$117,457
AVG HH INCOME

PRIME LOCATION



CONTACT INFORMATION

TARA ENGLAND

Senior Director - South Florida

+1 561 441 8541

tara.english@cushwake.com



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