



WEST PALM BEACH, FL

THE COMEAU BUILDING

LEASE A PART
OF HISTORY

319 Clematis St.
West Palm Beach, FL 33401

CBRE

PROPERTY HIGHLIGHTS

ASKING RATE:
\$45.00-\$50.00 NNN

OPEX:
\$17.00 (2026 Budget)

PARKING:
Monthly spaces available
at two nearby garages

SECURITY FEATURES
Patrolling security personnel

Bluetooth enabled and keycard entry
access. Additional surveillance at
entry points



TIMELESS CHARM
TASTEFULLY REIMAGINED



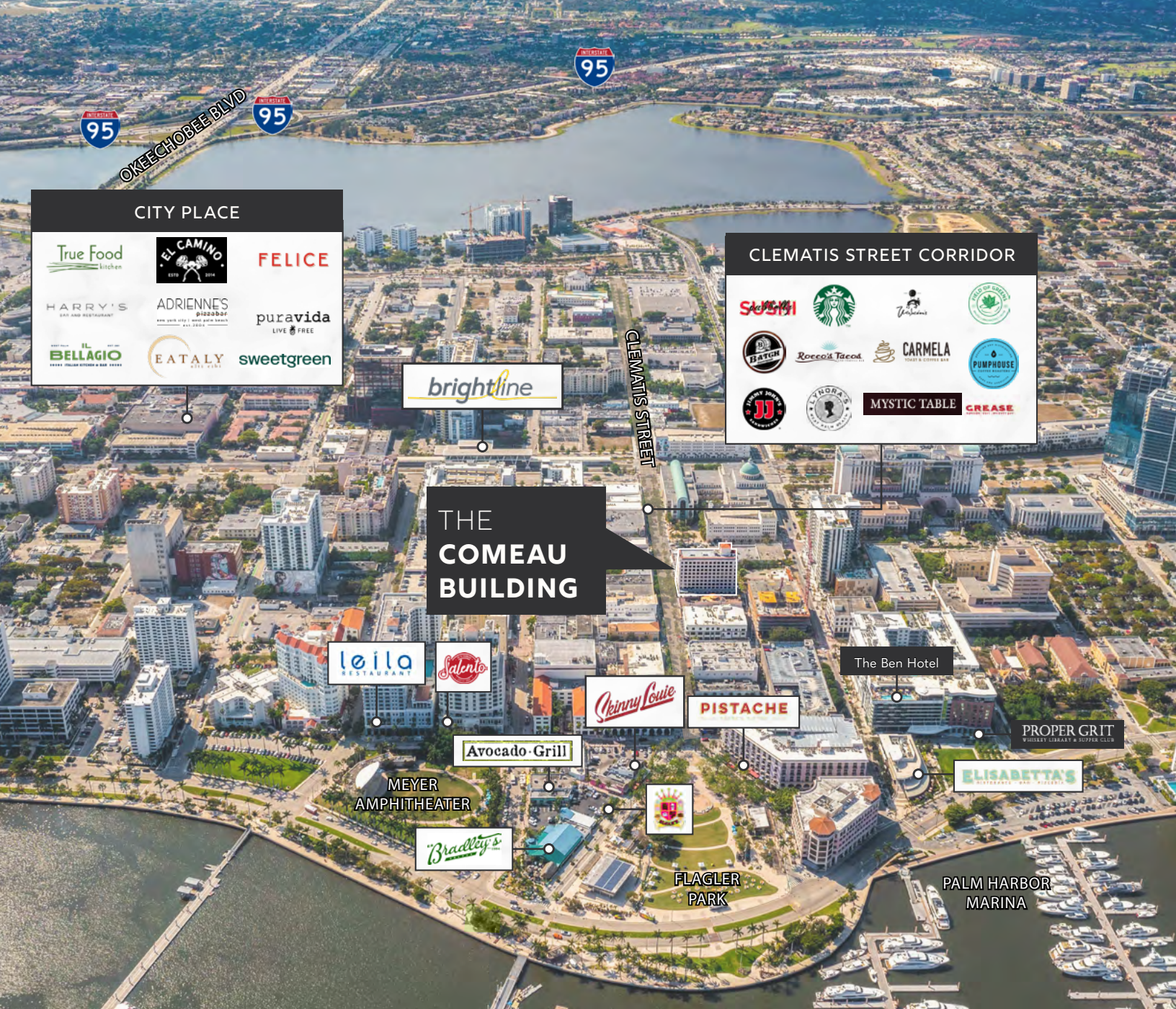
AMENITIES

- Tenant Lounge & coworking area
- Three conference rooms for on-demand Tenant use
- Fitness facility with showers
- Unmatched walkability to numerous restaurants.
- Carmela Toast & Coffee Bar on ground floor

AVAILABILITY

Suite 207	281 SF	Spec Suite
Suite 212	376 SF	Spec Suite
Suite 500	9,892 SF	Full Floor
Suite 600	2,501 SF	Spec Suite
Suite 614	998 SF	
Suite 909	911 SF	Spec Suite





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