



the 1645
AT PALM BEACH LAKES



COMMON CONFERENCE CENTER & STRUCTURED PARKING

1645 Palm Beach Lakes Blvd.

WEST PALM BEACH, FL, 33401

FEATURES

- Class A office building
- Spec suites available for immediate occupancy
- Column free floor plates with floor to ceiling windows
- Excellent visibility from Palm Beach Lakes Blvd.
- ATM

AMENITIES

- Conference Center

AVAILABILITIES

SUITE	RSF	NOTES
150	1,327	AVAILABLE 9/1/23
160	2,062	AVAILABLE 9/1/23
230	2,297	
400	3,287	AVAILABLE 1/1/23
420	1,731	SPEC SUITE AVAILABLE 9/1/23
480	922	
570	1,742	SPEC SUITE
8TH FLOOR	9,765	AVAILABLE 9/1/23
150/160	CONTIGUOUS TO 3,389 R.S.F	
400/480	CONTIGUOUS TO 4,209 R.S.F	

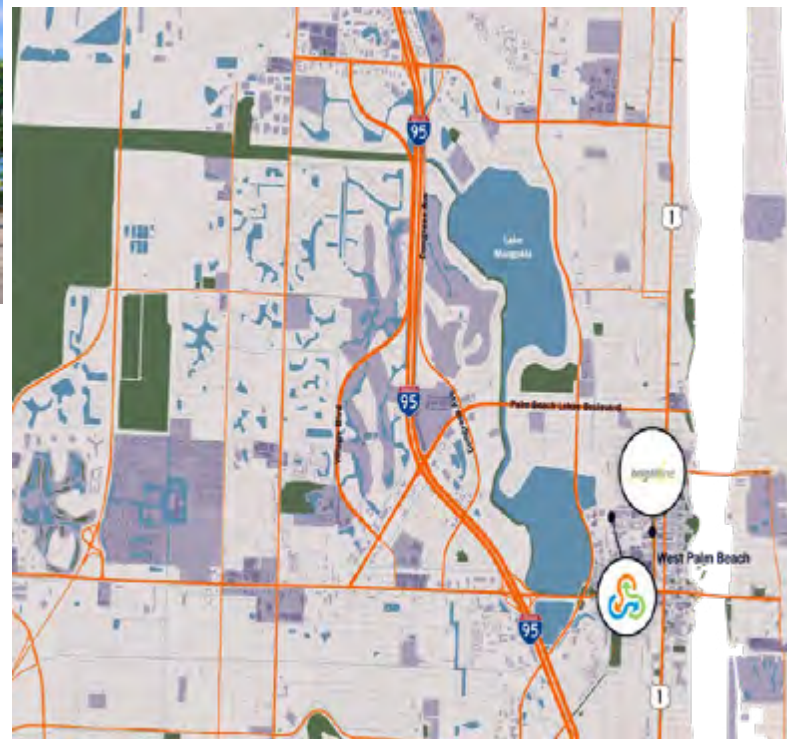


BUILDING SPECIFICATIONS

BUILDING SIZE	114,182 SF
YEAR BUILT	1980
RENOVATED	2012
TYPICAL FLOOR PLATE	9,785 SF
NUMBER OF FLOORS	12
CONNECTIVITY	COMCAST, FPL FIBERNet, TW TELECOM, AND AT&T
PARKING RATIO	3.5/1,000 SF

KEY FEATURES

- Building security
- Monument signage available
- Structured parking
- ±40,500 cars per day on Palm Beach Lakes Blvd
- Close proximity to I-95
- Walking distance to shopping and restaurants



INTERIOR PHOTOS





Drive times



Walking distance to shopping and restaurants at Palm Beach outlets
5 MINUTE WALK



Palm Beach International Airport
10 MINUTES
Fort Lauderdale International Airport
45 MINUTES



Downtown Palm Beach
10 MINUTES
Downtown Boca Raton
25 MINUTES
Downtown Fort Lauderdale
45 MINUTES



Brightline and Tri-Rail stations
10 MINUTES



Clematis Street, the heart of downtown West Palm and home of high-end retail, restaurants and entertainment
5 MINUTES

Leasing Information



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