



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
- Building Security
- Structured Parking
- +/- 40,500 cars per day on Palm Beach Lakes Boulevard
- Close Proximity to I-95
- Walking Distance to Shopping, Restaurants and Hotels

AMENITIES

- Conference Center

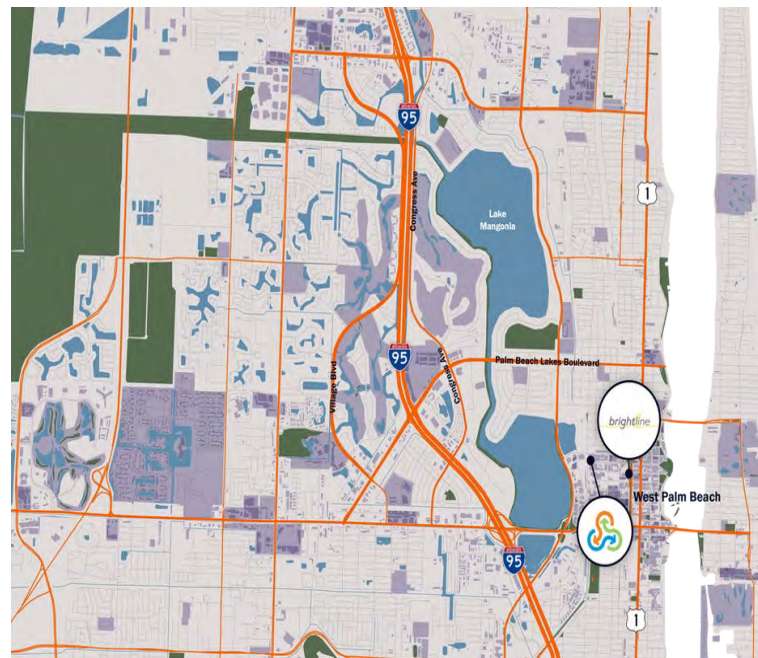
AVAILABILITIES

SUITE	RSF	NOTES
320	1,418	
400	3,287	
420	1,731	SPEC SUITE
480	922	
9TH FLOOR	9,795	FANTASTIC PANORAMIC VIEWS
1000	2,631	
1010	7,188	AVAILABLE 12/1/24
400/420/480	CONTIGUOUS 5,940 R.S.F	
10TH FLOOR	CONTIGUOUS 9,819 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



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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LICENSED REAL ESTATE BROKER

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About Brookwood Financial Partners, LLC—Brookwood is a nationally-recognized private equity investment firm that specializes in acquiring and managing value-add commercial real estate and related operating businesses on behalf of a select group of institutional investors, family offices and high net worth individuals. Since its founding in 1993, Brookwood has raised over \$810 million of equity to acquire a portfolio of 199 commercial real estate and convenience store properties, with a realized and unrealized value in excess of \$2.2 billion. The portfolio has spanned multiple asset classes, geographical markets and industries across the United States.
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