



**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

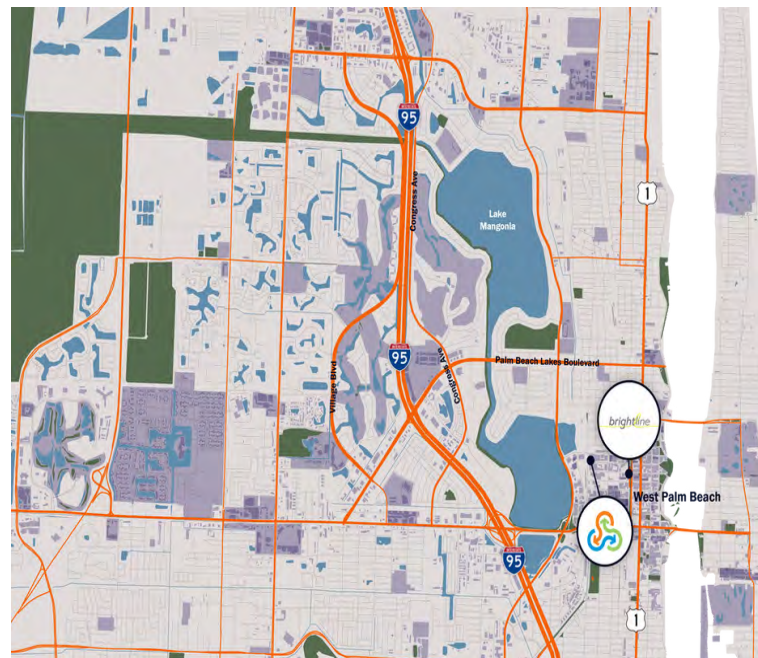
## AVAILABILITIES

SUITE	RSF	NOTES
320	1,418	AVAILABLE 1/1/24
400	3,287	
420	1,731	SPEC SUITE
480	922	
9TH FLOOR	9,795	FANTASTIC PANORAMIC VIEWS
1000	2,631	
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





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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[WWW.THE1645ATPBL.COM](http://WWW.THE1645ATPBL.COM)

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