

CLASS A OFFICE SPACES

375 S County Road, Palm Beach FL 33480



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Josh Johnson
772.286.5744 Office
772.631.5805 Mobile
jjohnson@commercialrealestatellc.com

PROPERTY OVERVIEW

- Modern Class A second floor office space located in the heart of the Palm Beach business district.
- The beautiful Mediterranean style building with site improvements done inside and out.
- Generously sized 4,352 sf space with multiple private offices, a reception area, conference room, and electrical room.
- Possibility to subdivide space to accommodate two tenants.
- Ideal for a number of different professional office uses including such as a real estate firm, legal offices, insurance companies, and more.
- In close proximity to the Town Hall building, the Palm Beach International Airport, Downtown West Palm Beach, CityPlace, and the I-95 access ramp.



LEASE RATE	\$90.00/sf + \$20.00 CAM
UNITS AVAILABLE	
SUITE 220	4,352 sf
BUILDING TYPE	Office
ACREAGE	0.55 AC
FRONTAGE	+/- 213'
TRAFFIC COUNT	13,000 ADT
YEAR BUILT	1985
PARKING RATIO	4.70 / 1,000 sf
ZONING	CTS - Commercial Town Serving
LAND USE	Commercial
PARCEL ID	50-43-43-23-05-009-0010

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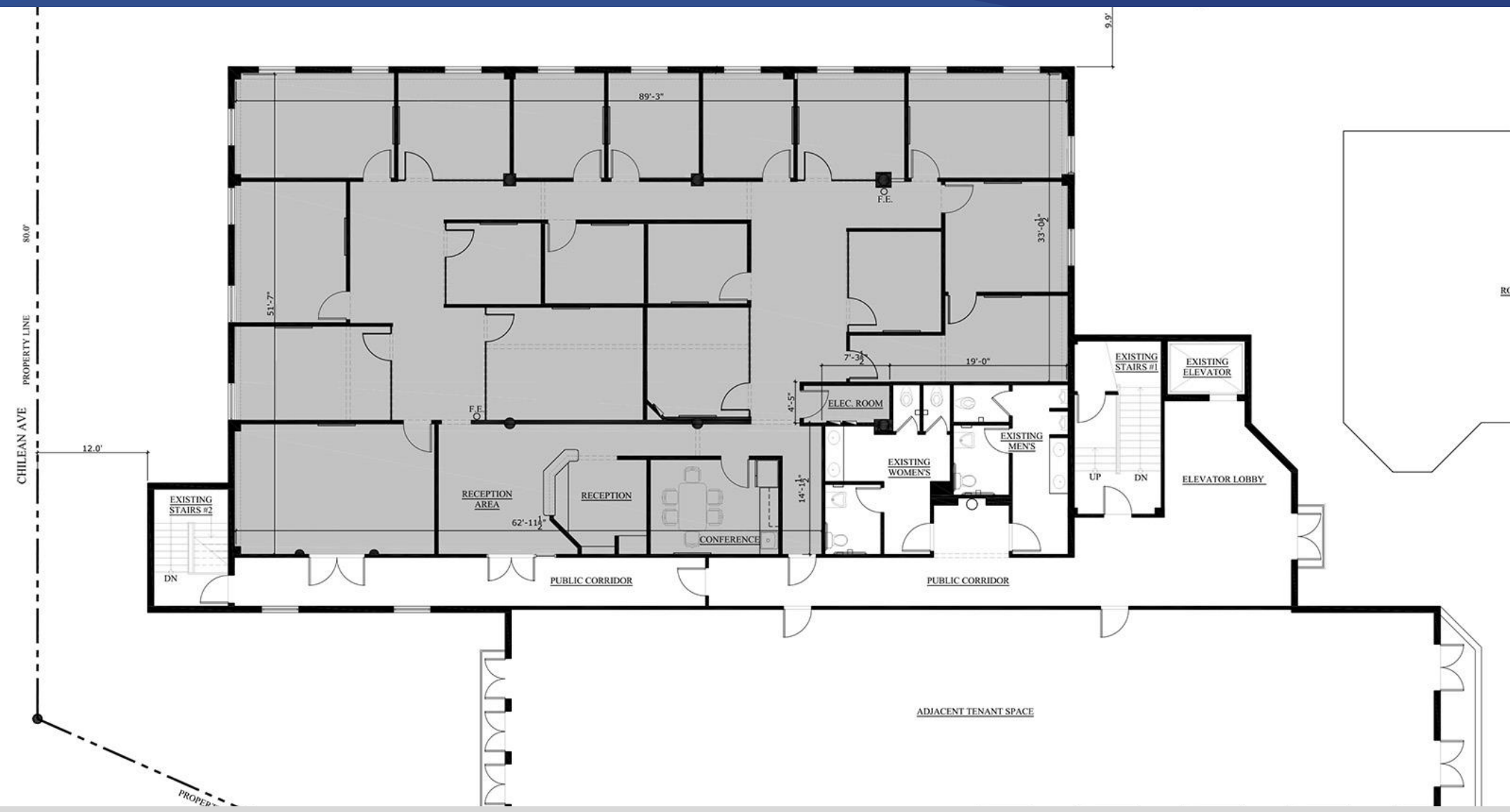
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SUITE 220 FLOOR PLAN



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DEMOGRAPHICS

2020 Population Estimate		2020 Average Household Income		Average Age	
1 Mile	3,266	1 Mile	\$136,849	1 Mile	47.20
3 Mile	49,265	3 Mile	\$80,948	3 Mile	40.40
5 Mile	130,490	5 Mile	\$75,696	5 Mile	39.10

2025 Population Projection		2020 Median Household Income		Median Age	
1 Mile	3,359	1 Mile	\$107,861	1 Mile	49.40
3 Mile	51,755	3 Mile	\$51,233	3 Mile	39.50
5 Mile	137,275	5 Mile	\$50,610	5 Mile	38.30

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ZONING INFORMATION

Sec. 134-1107. - Permitted uses.

(a) Enumeration; maximum gross leasable area. The permitted uses in the C-TS town-serving commercial district, with a maximum of 3,000 square feet gross leasable area (GLA), are as follows:

- (1) Retail and service establishments, such as restaurants, excluding formula restaurants as defined in section 134-2 and bars/lounges, hardware stores, food stores, clothing stores, drugstores, barbershops beauty salons and jewelry stores.
- (2) Offices, executive office suites, professional services, business services, excluding veterinarian offices, and securities and financial brokerage and trust companies above the first floor.
- (3) Offices, professional services, business services and securities and financial brokerage and trust companies in the 200 block of Peruvian Avenue and Bradley Place.
- (4) Nonprofit cultural centers.
- (5) Professional and studio type schools.
- (6) Storage facility related to a permitted or special exception use in the district provided said use meets all additional conditions in section 134-1760 of this chapter.
- (7) Essential services.
- (8) Public parks.
- (9) Residence(s) above the first floor.

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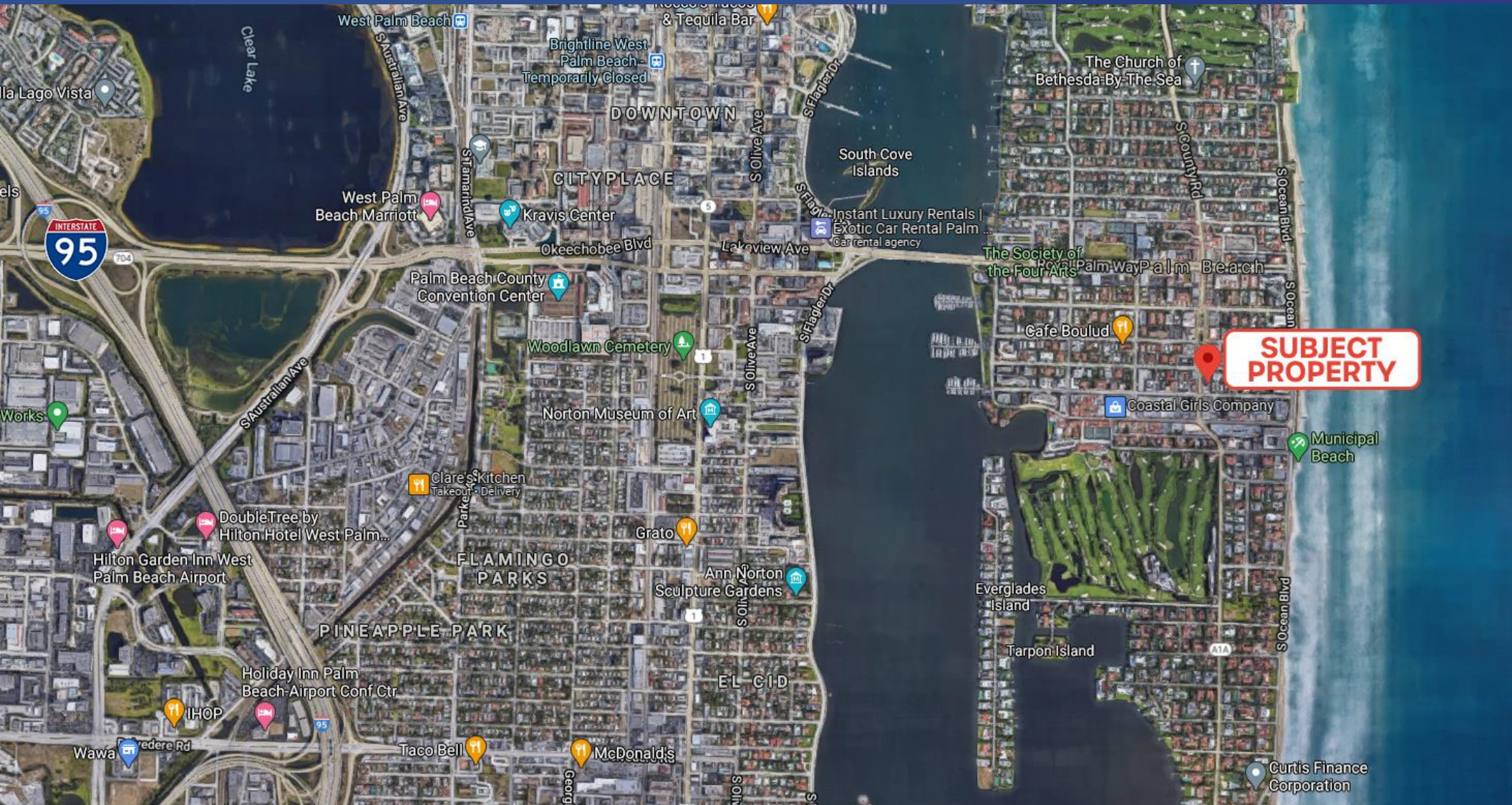
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TRADE AREA MAP



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