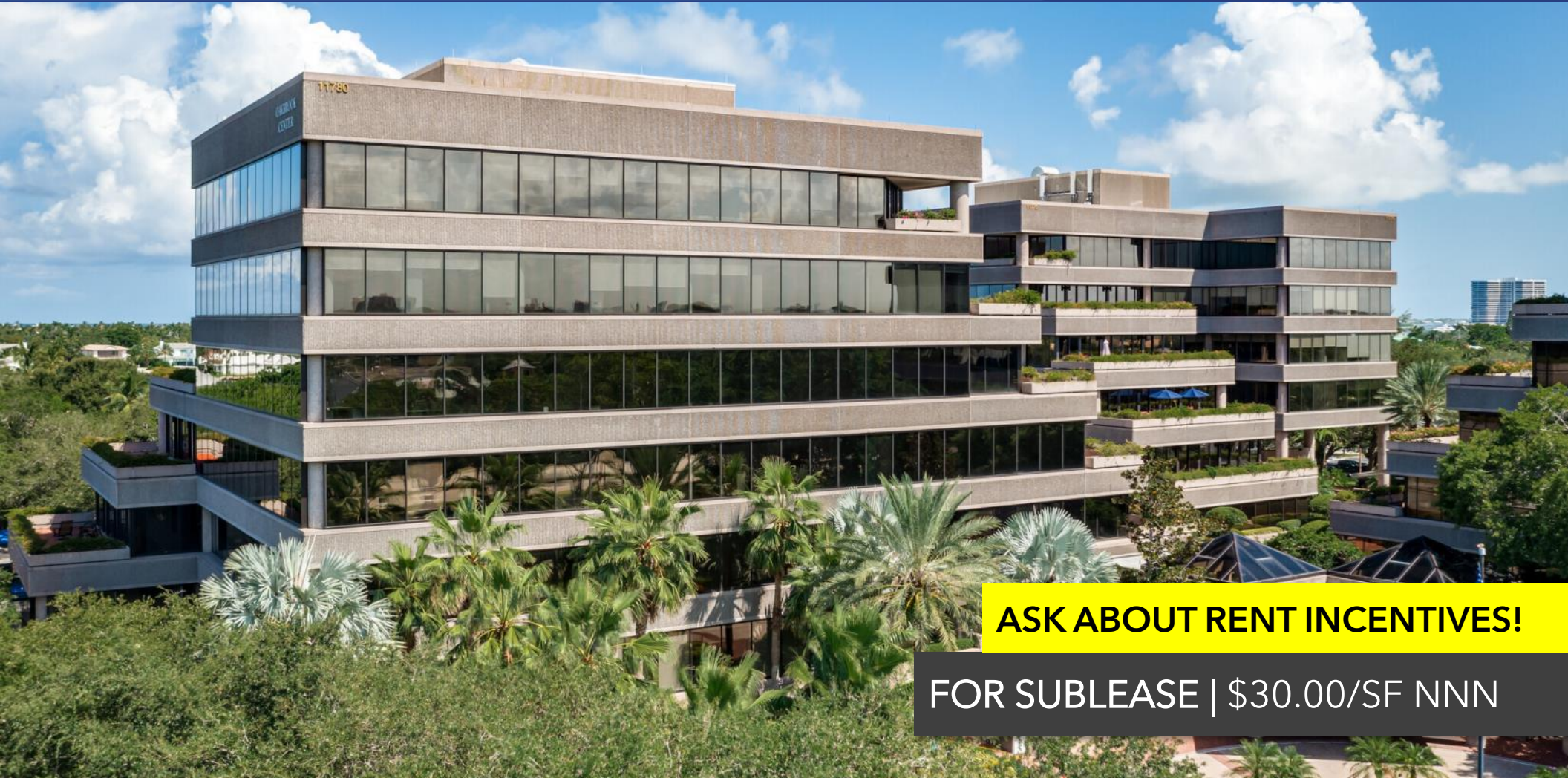


# CLASS A OFFICE SPACE

11780 US Highway 1 Suite N208, North Palm Beach FL 33408



**ASK ABOUT RENT INCENTIVES!**

**FOR SUBLEASE | \$30.00/SF NNN**

**Jeremiah Baron  
& CO.**

**Commercial Real Estate, LLC**

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

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# PROPERTY OVERVIEW

- Class-A office space readily available for sublease located in the prestigious Oakbrook Center in Palm Beach Gardens, Florida.
- Unit available is located in the second floor of the North Tower and features multiple office suites, reception area, and a conference room.
- Tons of great site amenities such floor to ceiling windows with incredible views, ample surface and covered parking, an on-site fitness center, and monument signage.
- Located just minutes away from I-95 and Palm Beach Garden's residential communities and conveniences.



LEASE RATE	\$30.00/SF NNN
SPACE AVAILABLE	1,748 SF
BUILDING SIZE	81,983 SF
BUILDING TYPE	Office
FRONTAGE	+/- 698'
TRAFFIC COUNT	27,000 ADT
YEAR BUILT	1990
CONSTRUCTION TYPE	Masonry
PARKING SPACE	Ample
ZONING	PO-Professional Office
LAND USE	Office
PARCEL ID	52-43-42-04-00-000-3050

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

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# DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	7,024	1 Mile	\$124,377	1 Mile	49.90
3 Mile	49,281	3 Mile	\$117,824	3 Mile	48.00
5 Mile	134,944	5 Mile	\$114,667	5 Mile	46.00

2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	7,476	1 Mile	\$87,948	1 Mile	54.40
3 Mile	51,975	3 Mile	\$85,966	3 Mile	51.50
5 Mile	143,189	5 Mile	\$83,446	5 Mile	48.50

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# ZONING INFORMATION

## PO–Professional Office (Permitted Uses)

Business Incubator	P
Counseling Services	P
Employment Office	
Interior Design, including Sales	P
Office, Medical or Dental	P
Office, Professional and Business	P
Optical, Optician or Optometrist Offices	P
Veterinary Office and Clinic	P
Places of Assembly (100 seats or less)	P

### Sec. 78-145. - PO–Professional and office district.

- (a) Composition and intent. The PO professional and office district is intended to provide suitable space for professional offices. It is intended that these districts are used as a transition between more intensive commercial uses and residential development. These districts are designed to protect the abutting and surrounding residential areas by requiring certain minimum yard and area standards as described in this section be met.
- (b) Permitted uses. Permitted uses are described in the chart in Table 21.
- (c) Property development regulations. Property development regulations, including building site area and width, lot coverage, required setbacks, height limits, etc., are provided in Table 12.

(Ord. No. 17-2000, § 79, 7-20-00)

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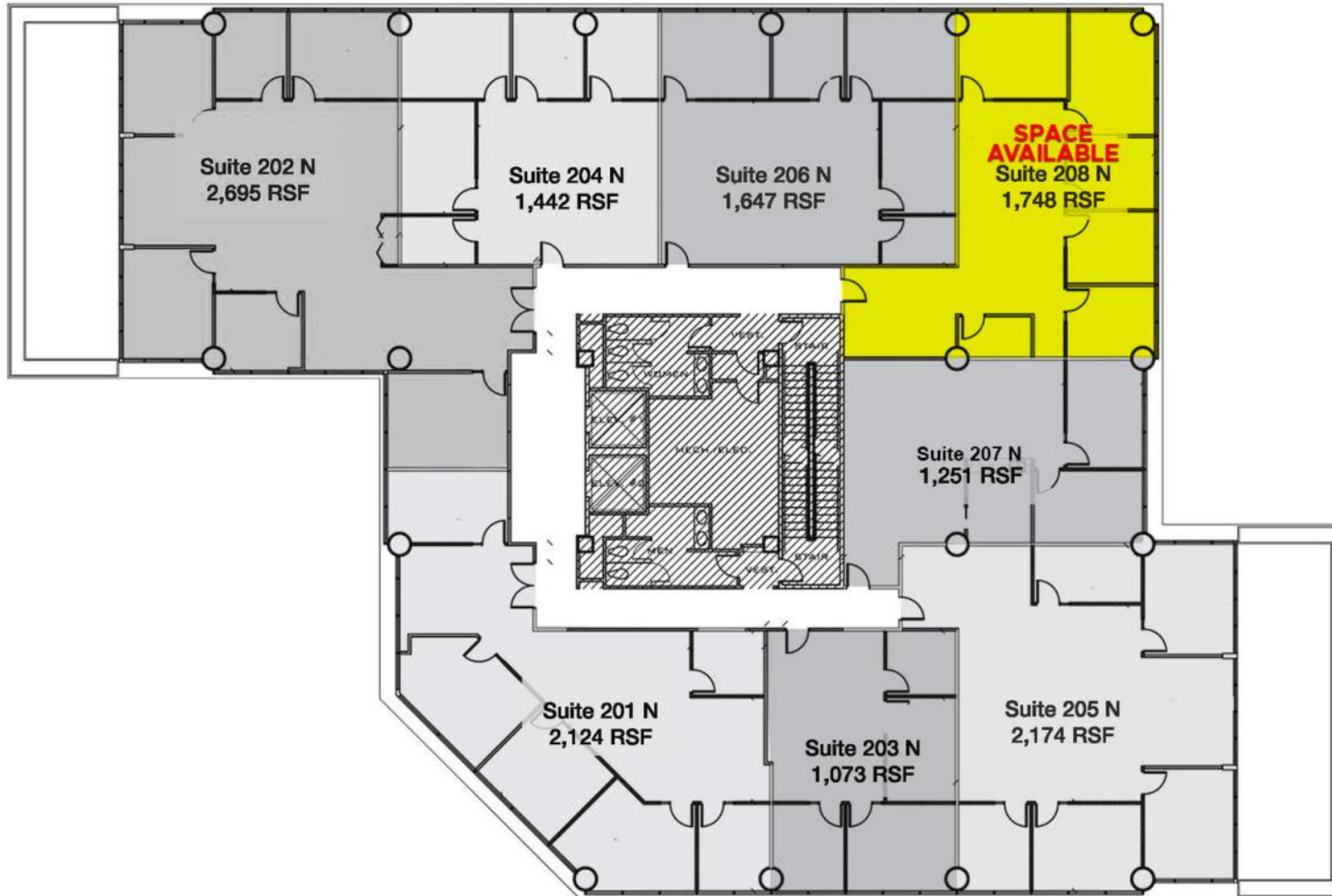
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# FLOOR PLAN



\*Not to scale. Subject to error. Revised 02/14/22.

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# TRADE AREA MAP



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