



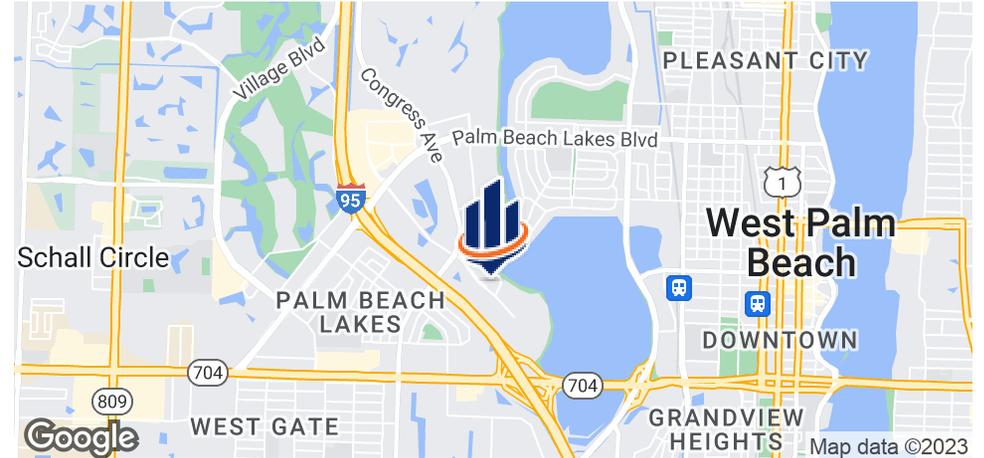
# SUITE 203

400 EXECUTIVE CENTER DRIVE  
WEST PALM BEACH, FL 33401

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# Suite 203 - Second Floor Office Space For Lease



## OFFERING SUMMARY

Available SF:	1,124± SF
Lease Rate:	\$18.00 SF/yr
Lease Term:	2+ Years
Lease Type:	Modified Gross
Year Built:	1985
Zoning:	Office

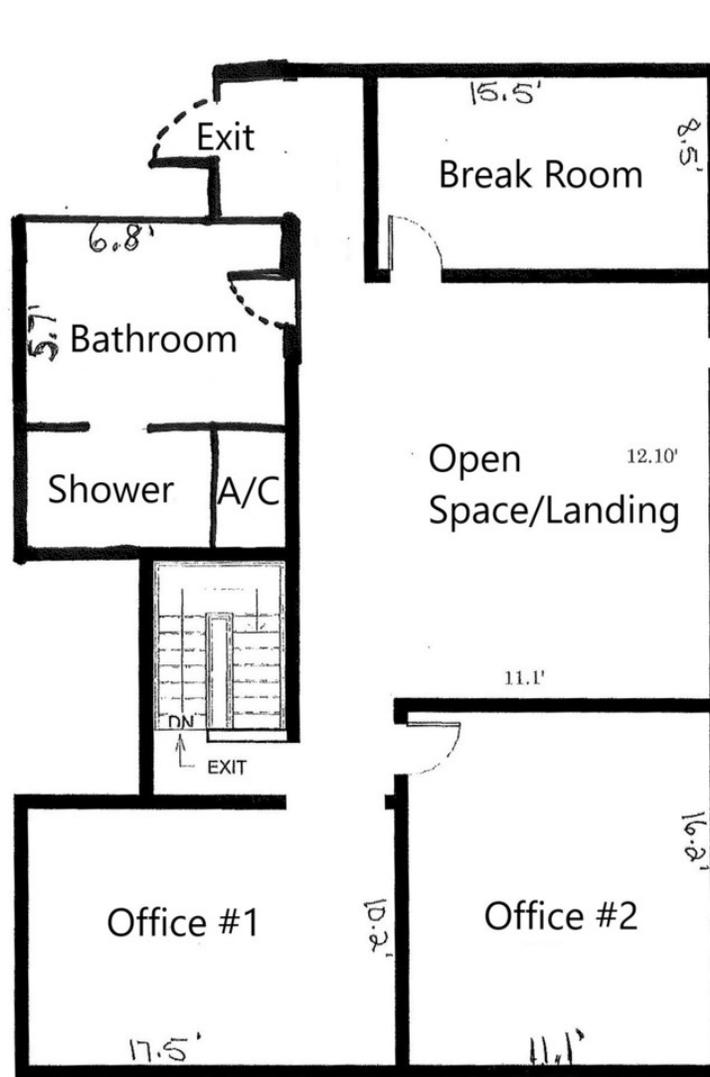
## PROPERTY OVERVIEW

1,124± SF second floor office space in a shared two-story office condo. The first floor is currently occupied by the owner, a CPA. The second floor includes a private entrance in the rear of the building. The tenant can utilize the main entrance and receptionist on the first floor. The space includes two private offices, a kitchen/breakroom (no plumbing, just cabinets and refrigerator), which can also be utilized as a third office or small conference room, plus a bathroom with a shower. An IT closet and conference room are located on the first floor, both of which are shared with the property owner. Use of the receptionist and conference room are included in the base rent. There is one covered parking space available for the second floor tenant. All CAM charges are shared with the new Tenant.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,858	38,708	82,373
Total Population	12,409	95,348	207,530
Average HH Income	\$42,771	\$61,326	\$61,054

# Floor Plan



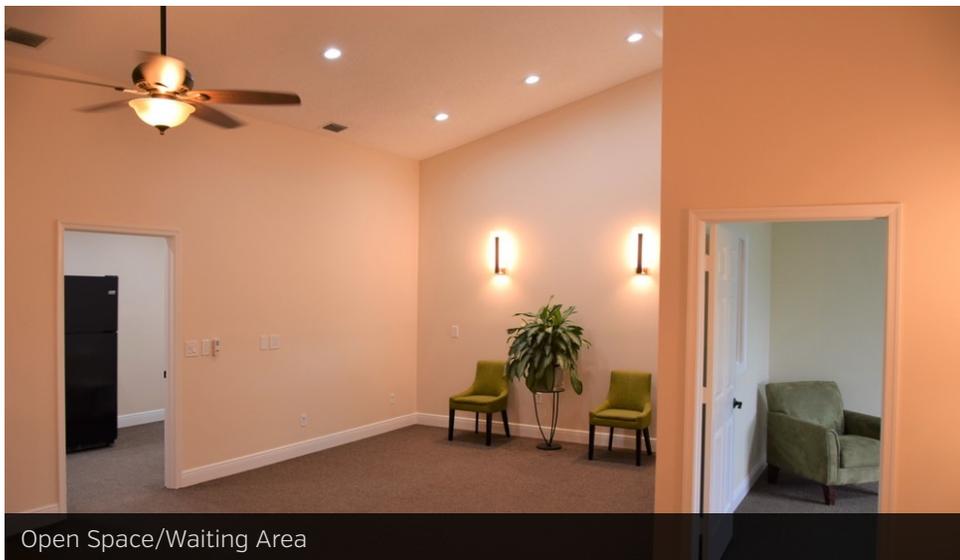
# Interior Photos



Second Floor Landing



Second Floor Landing



Open Space/Waiting Area



Office #1

# Interior Photos



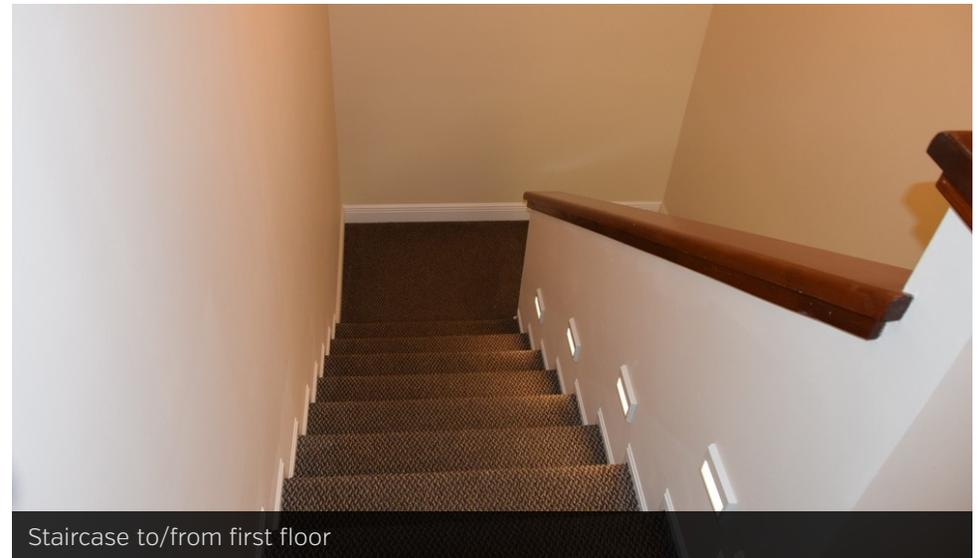
Office #2



Office #2



Kitchen/Breakroom [NO PLUMBING] Possible 3rd office or small conference room



Staircase to/from first floor

# First Floor Interior Photos



Shared Downstairs Conference Room



Shared Downstairs IT closet

# Property Outline

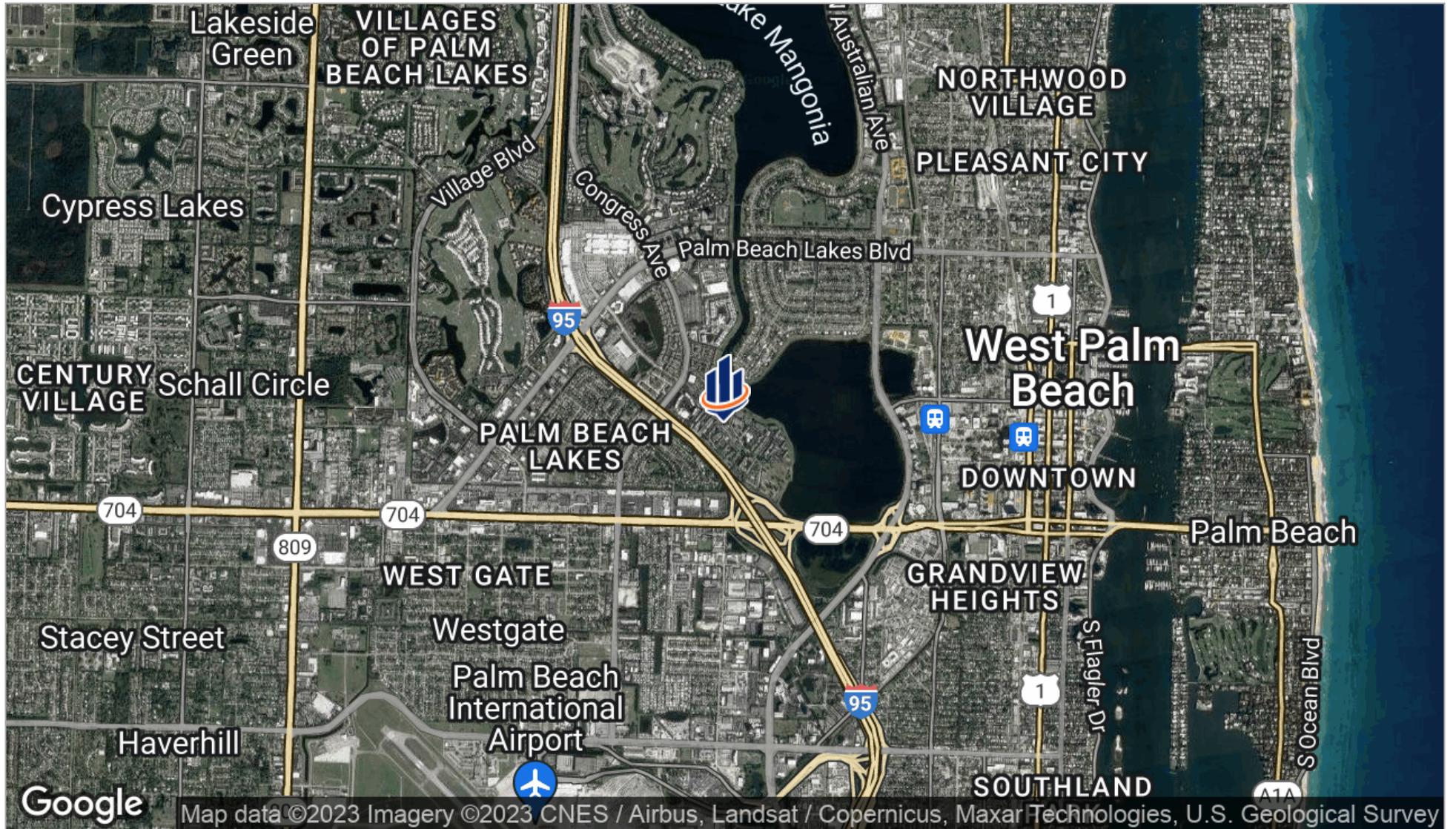


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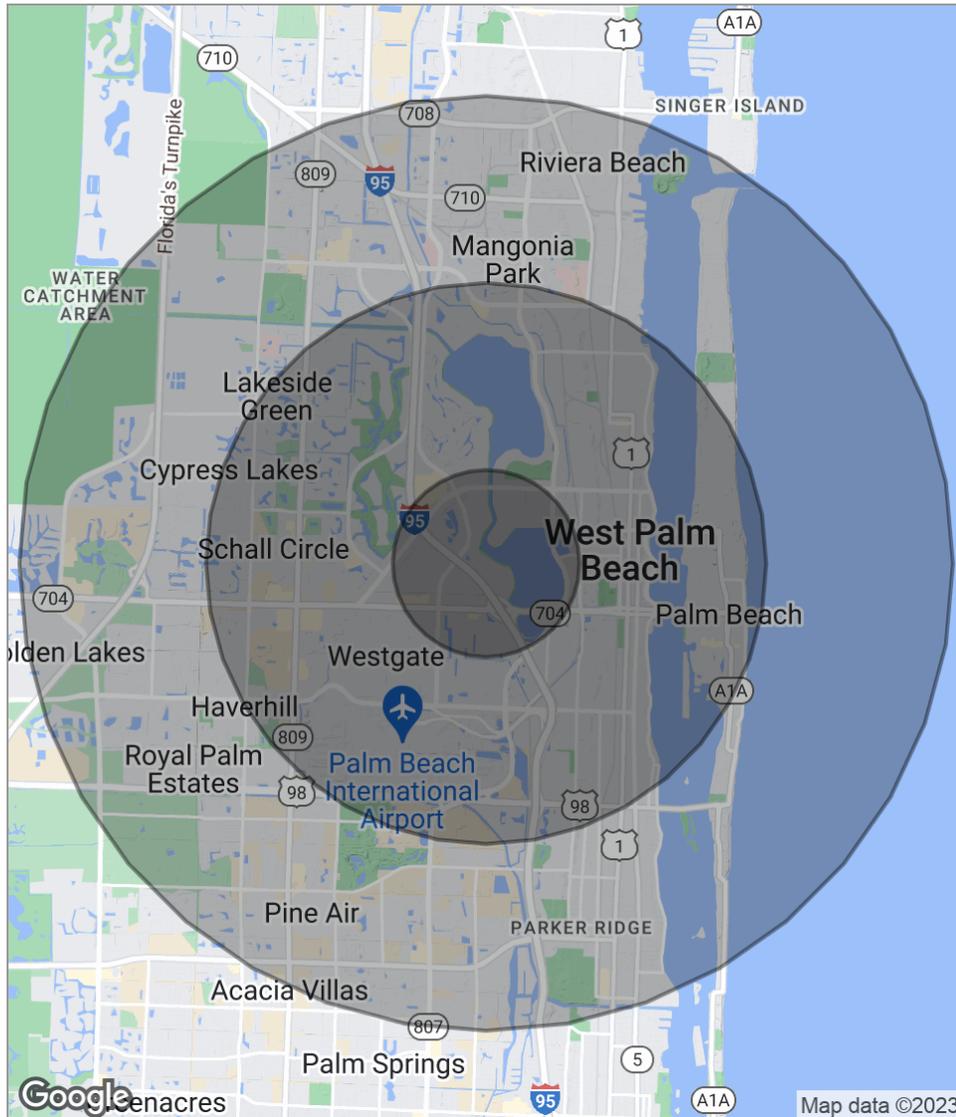
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*The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.*

# Location Map



# Demographics Map



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	12,409	95,348	207,530
Median age	33.0	37.0	37.8
Median age (Male)	34.5	36.1	36.5
Median age (Female)	35.7	38.0	39.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	4,858	38,708	82,373
# of persons per HH	2.6	2.5	2.5
Average HH income	\$42,771	\$61,326	\$61,054
Average house value	\$207,340	\$314,174	\$271,466
<b>ETHNICITY (%)</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Hispanic	18.3%	23.7%	26.2%
<b>RACE (%)</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
White	38.0%	54.5%	58.4%
Black	52.9%	34.6%	31.3%
Asian	1.6%	2.0%	1.9%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.2%	0.2%	0.3%
Other	5.1%	7.2%	6.9%

\* Demographic data derived from 2020 ACS - US Census



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