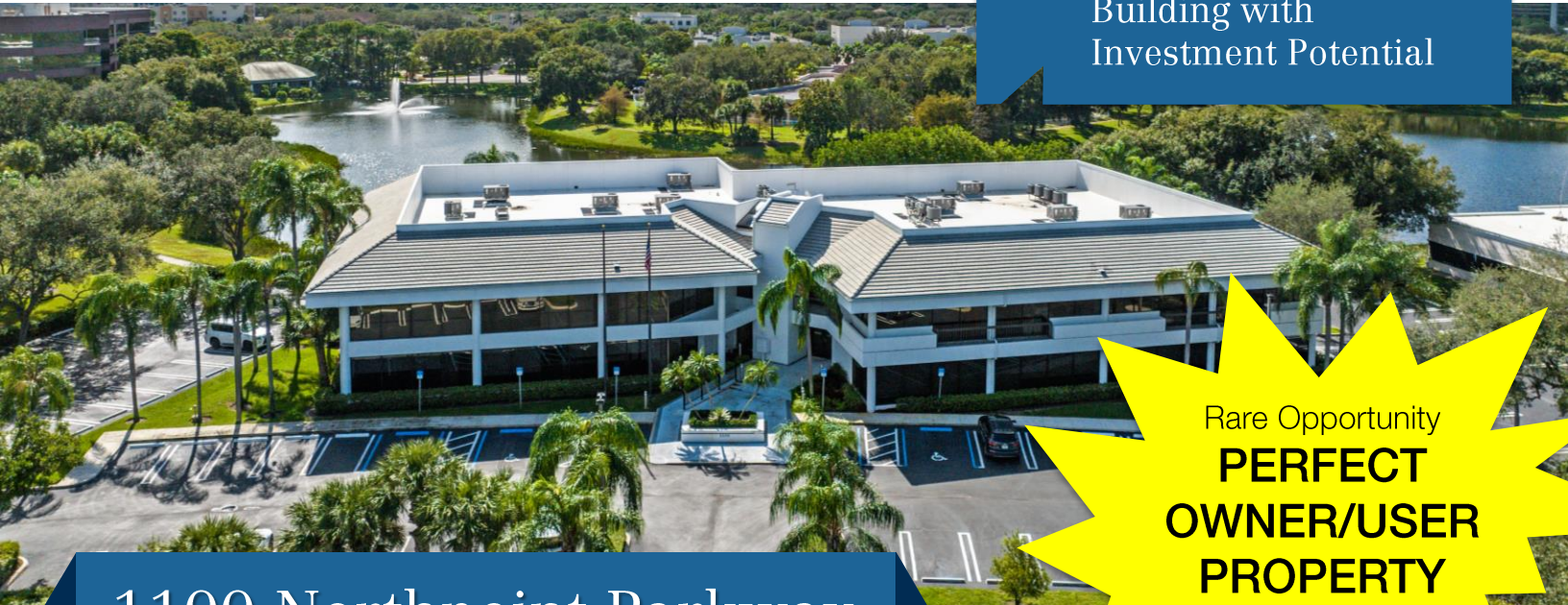


For Sale

±40,000 SF

Owner/User Office  
Building with  
Investment Potential



Rare Opportunity  
**PERFECT  
OWNER/USER  
PROPERTY**

**1100 Northpoint Parkway**

West Palm Beach, FL 33407

Outstanding location and access

## Property Features

- Recently upgraded, two-story, 40,000 SF professional office building
- Perfect owner/user opportunity with a solid and steady income stream through May 2024
- Current owner will consider remaining as a tenant, leasing a portion of their current space
- Well-located in West Palm Beach's Northpoint Corporate Park
- Outstanding central location, no need to pay inflated downtown WPB or PBG rents
- Large floor-to-ceiling windows with abundant natural light, overlooking a beautiful lake
- Free parking; outstanding ratio with ±200 surface spaces

## Key Highlights



Investment potential via in-place tenancy and lease-up potential



Fast, easy commute, directly adjacent to I-95's 45<sup>th</sup> Street exit



Modern lobby and common area upgrades in 2020



Beautiful lake views and 1.5 miles walking trail



Ample parking, newly resurfaced lot

Jason L. Sundook, SIOR, Principal

561-471-8000 | [jsundook@mhcreal.com](mailto:jsundook@mhcreal.com)





## FANTASTIC LAKE VIEWS WITH FLOOR-TO-CEILING WINDOWS & BALCONIES

<b>Address:</b>	1100 Northpoint Parkway West Palm Beach, FL 33407
<b>Year Built:</b>	1990
<b>Building Size:</b>	±40,000 SF on ±3.82 Acres
<b>Stories:</b>	2
<b>Floor Size:</b>	±20,000 SF
<b>PID:</b>	74-43-43-06-10-000-0090
<b>Use Code:</b>	1700 – Office building Non-medical (1-3 stories)
<b>Zoning:</b>	CPD Commercial Planned Development (74-West Palm Beach)
<b>Occupancy:</b>	<ul style="list-style-type: none"> <li>• 26,780 SF leased to Comcast through May 2024.</li> <li>• 13,220 SF leased by current owner can be made fully available or it is are willing to entertain remaining as a tenant, leasing a portion of its space.</li> </ul>
<b>Parking:</b>	±200 surface spaces, parking ratio is over 4/1,000 SF.

<b>Construction:</b>	Concrete masonry walls with painted stucco finish.
<b>Foundation:</b>	Poured concrete slab.
<b>Flooring:</b>	Porcelain tile throughout common areas.
<b>Paint:</b>	Exterior painted 2018.
<b>Elevators:</b>	One passenger elevator, modernization and interior upgrades completed in 2018.
<b>HVAC:</b>	Approximately 28 package units service the building. Very well maintained with many units replaced within the last five years.
<b>Roof:</b>	New roof installed 2021. Modified bituminous. Roof warranty through 1/29/29.
<b>Parking Lot:</b>	Resurfaced in 2021.
<b>Security:</b>	Interior and exterior cameras.
<b>Improvements:</b>	Common area improvements made in 2020 included new restrooms and lobby finishes.
<b>Tenant Suites:</b>	All recently upgraded and improved.



**Sales Price: \$14,900,000**

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West Palm Beach, FL 33401



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FOR SALE: 1100 NORTHPOINT PKWY, WEST PALM BEACH

## Contemporary Upgrades Completed in 2020

NEW RESTROOMS, LOBBY FINISHES AND SUITE UPGRADES



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# FOR SALE: 1100 NORTHPOINT PKWY, WEST PALM BEACH



**In the heart of it all.  
A fast, easy commute.**



- 1 Mile I-95
- 6 Miles Florida's Turnpike



- 3 Miles Tri-Rail Magnolia Park
- 7 Miles Brightline West Palm Beach Station



- 7 Miles Downtown West Palm Beach
- 7 Miles West Palm Governmental Center
- 8 Miles Downtown at the Gardens



- 8 Miles Palm Beach International Airport
- 28 Miles Boca Raton Airport
- 54 Miles Fort Lauderdale International Airport

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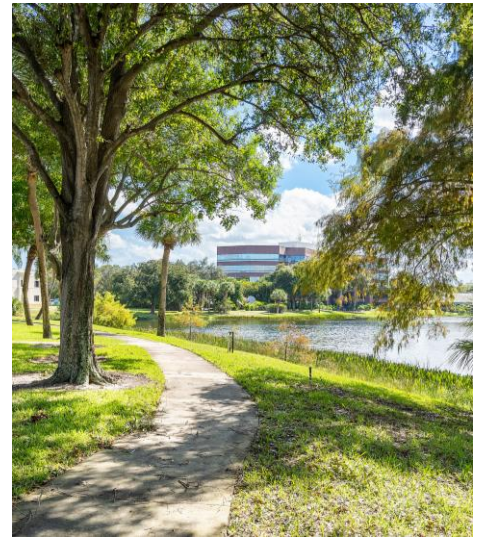
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# DON'T PAY INFLATED RENTAL RATES!

MODERN UPGRADES | CONVENIENT LOCATION | FLEXIBLE OWNER OPTIONS



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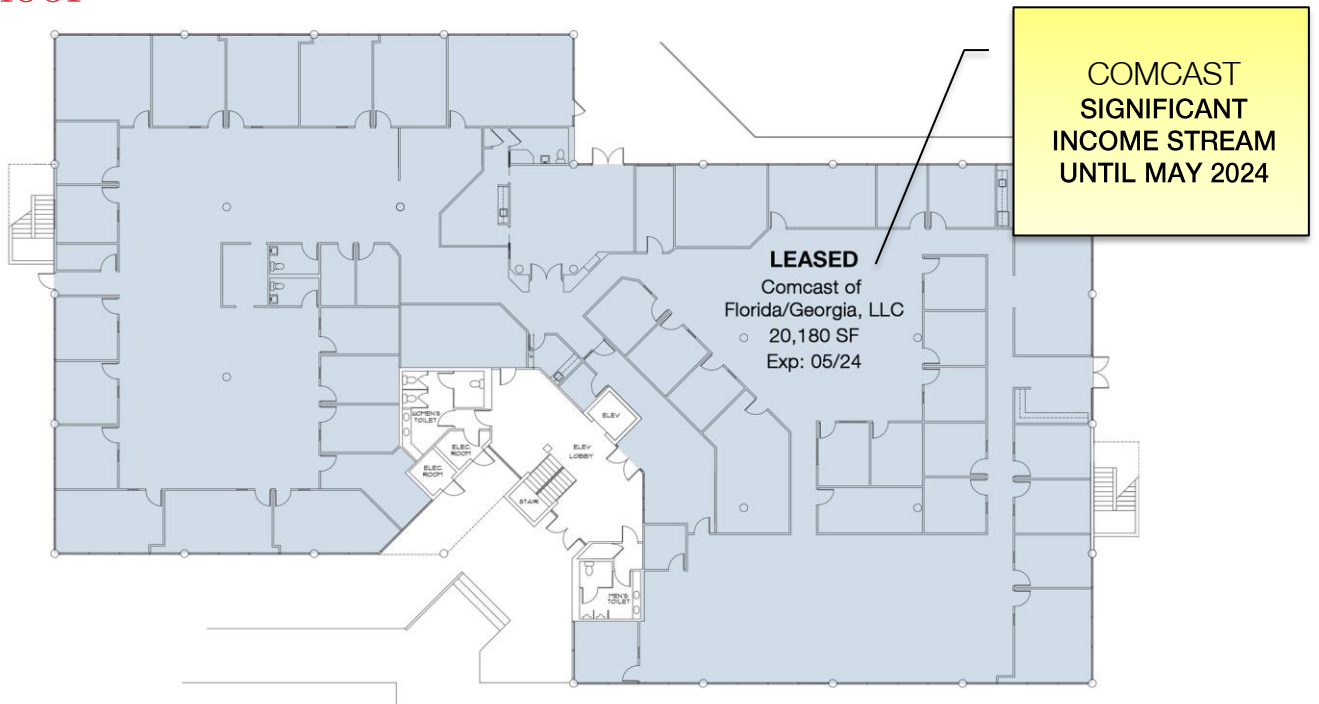


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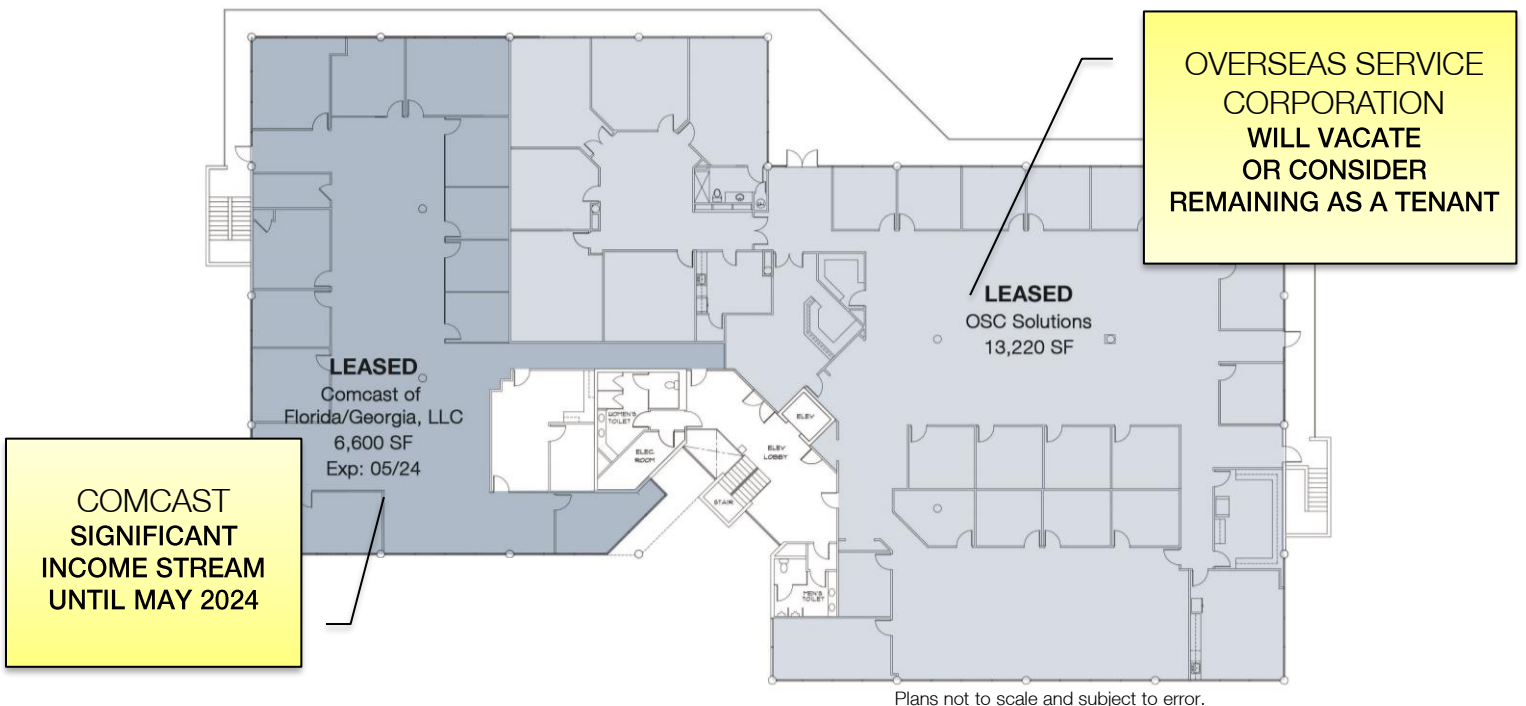
# RARE OWNER/USER OPPORTUNITY

WITH A STEADY INCOME STREAM THROUGH 2024

## First Floor



## Second Floor



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