

# HISTORIC

CLEMATIS STREET IN  
WEST PALM BEACH

# THE ANTHONY BUILDING

312 CLEMATIS ST  
WEST PALM BEACH, FL 33401

\$10,500,000



COMMERCIAL REAL ESTATE SERVICES

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PRESENTED BY:

C. Todd Everett, SIOR

*Principal*

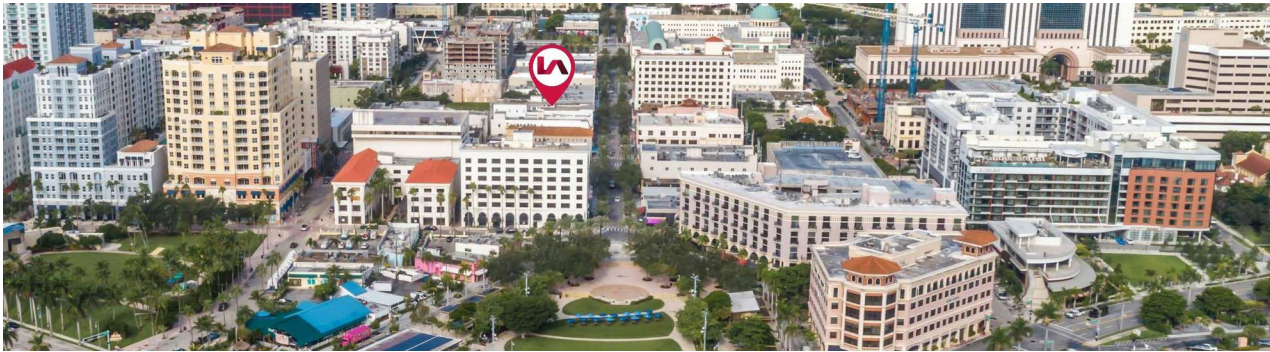
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# PROPERTY SUMMARY

## PROPERTY OVERVIEW

Lee & Associates as exclusive Advisor is pleased to present The Anthony Building, an iconic trophy asset comprising of a 23,078 rentable square foot retail and office building located directly on Historic Clematis Street in the heart of Downtown West Palm Beach's thriving high-energy entertainment and business district. The five-story building features the first two floors converted to a prime, ground-floor retail suite fronting Clematis with 18-foot high ceilings and approximately 850 square feet of mezzanine space and currently housing the very popular tenant Fitness Hub. The top three floors consist of conventional and loft offices with original hardwood flooring and two floors that cover the entire footprint of the building and a penthouse floor that covers approximately 40% of the footprint on the south end of the building with a large rooftop patio accented by three sets of French doors. The buildings façade maintains its original historic and prominent design with three-story decorative columns and carved concrete architectural cornices, moldings and gold-leafed lettering that give the Property tremendous street presence in this trendy location. Currently 31.7% leased to two tenants, the Property represents valuable upside to the well below market ground floor retail as well as the lease-up of the 3rd and 4th floors. Highly flexible office floors allow for multiple smaller tenants or single floor tenants. This is an ideal opportunity for a partial owner/user or investor looking to take advantage of the rising tide market and "Wall Street South" migration trends fueling unseen levels of new development in one of the Southeast's hottest cities.



For more information, please contact one of the following individuals:

## MARKET ADVISORS

### C. TODD EVERETT, SIOR

Principal  
561.414.8567  
cteverett@lee-associates.com

## ASKING: \$10,500,000

- Heart of thriving Downtown West Palm Beach CBD, in a micro-market dubbed "Wall Street South", by major media outlets.
- Frontage along iconic Clematis Street that hosts major annual events like SunFest Music Festival, Palm Beach Boat Show, and weekly "Clematis By Night" and award winning West Palm Beach GreenMarket festivities.
- Prime opportunity for Owner/Users or Investors to acquire a high-vacancy asset, capitalize on its potential through cosmetic enhancements, and benefit from rising demand.



### 5-Story Historic Office Building:

23,078 Rentable SF.  
Ground Floor Retail 100% Occupied.  
Office Suites Fully Vacant.  
Features high ceilings, hardwood floors, & large windows.



### West Palm Beach Location:

Iconic Clematis Street Frontage.  
Walk to Brightline High Speed Rail.  
Surrounded by affluent Downtown dining, shopping, entertainment, and landmarks including CityPlace & The Waterfront area attractions.



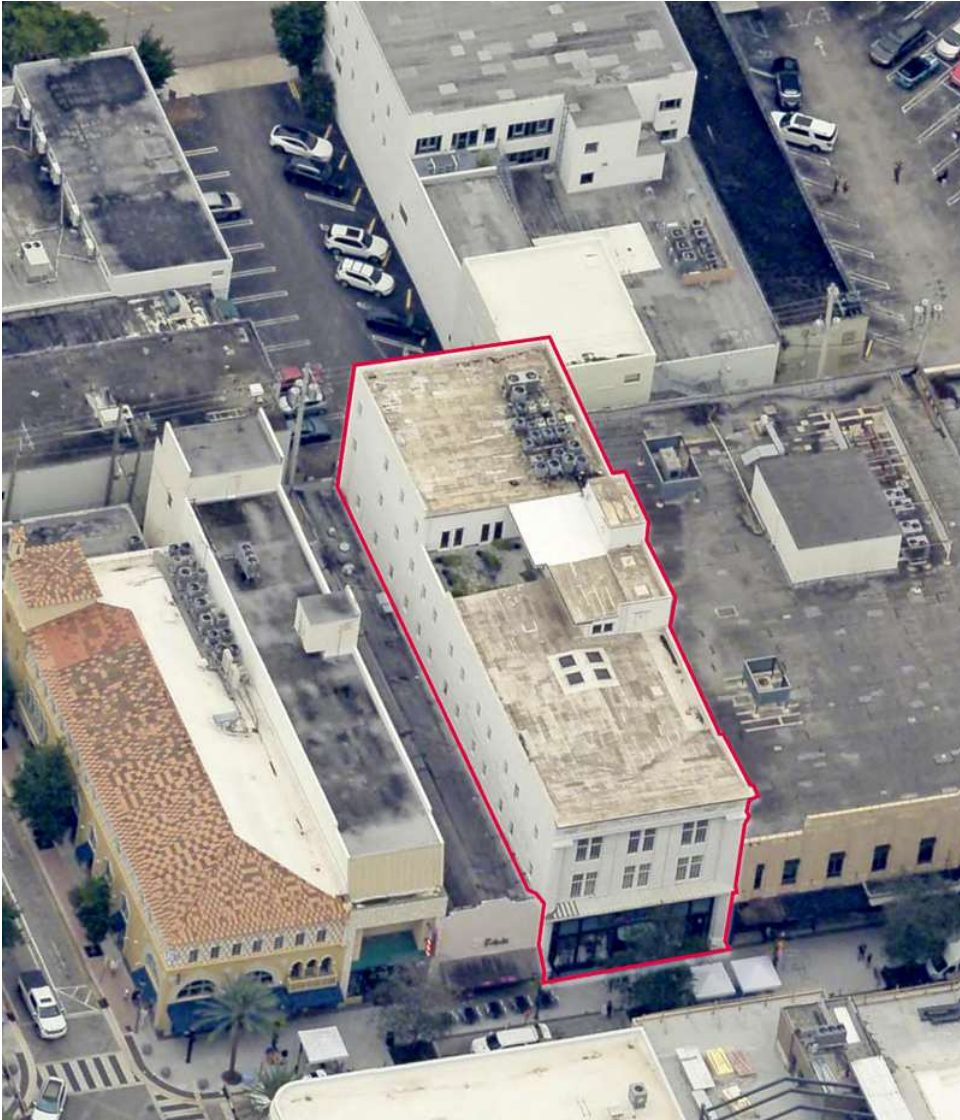
### Exceptional Access:

1 Block to US-1  
1.5 miles to I-95

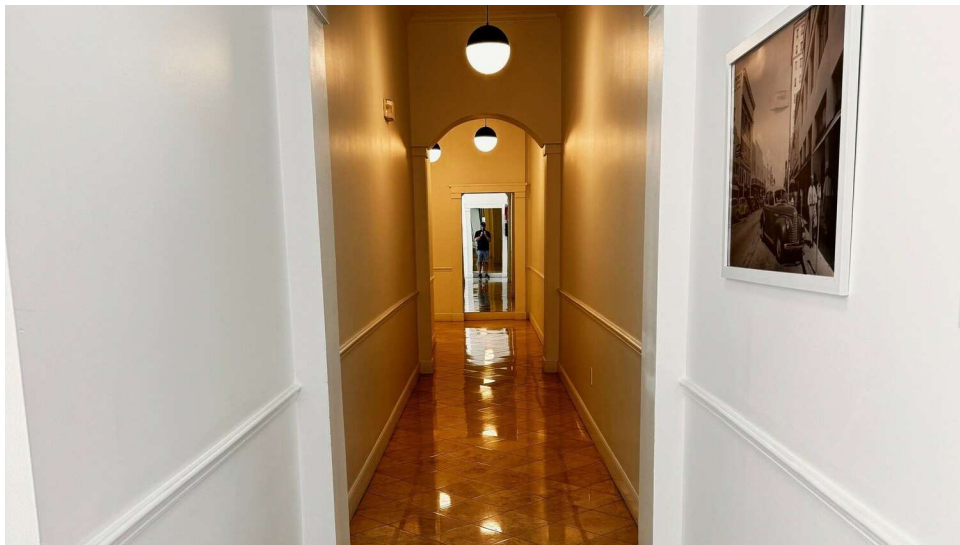
# GROUND FLOOR RETAIL STOREFRONT



# DIRECT ACCESS TO STREET & PUBLIC PARKING LOT



# SPACIOUS OFFICE INTERIORS & ROOFTOP TERRACE



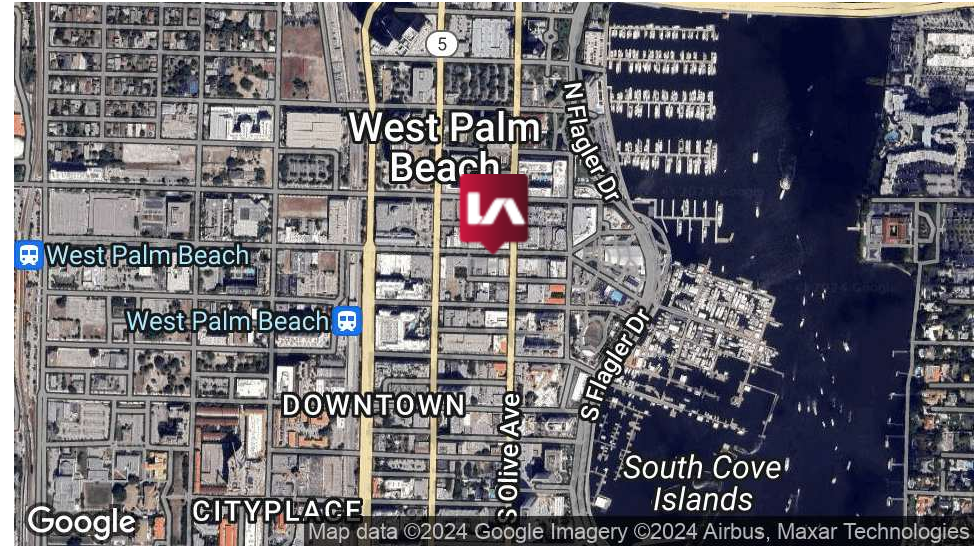
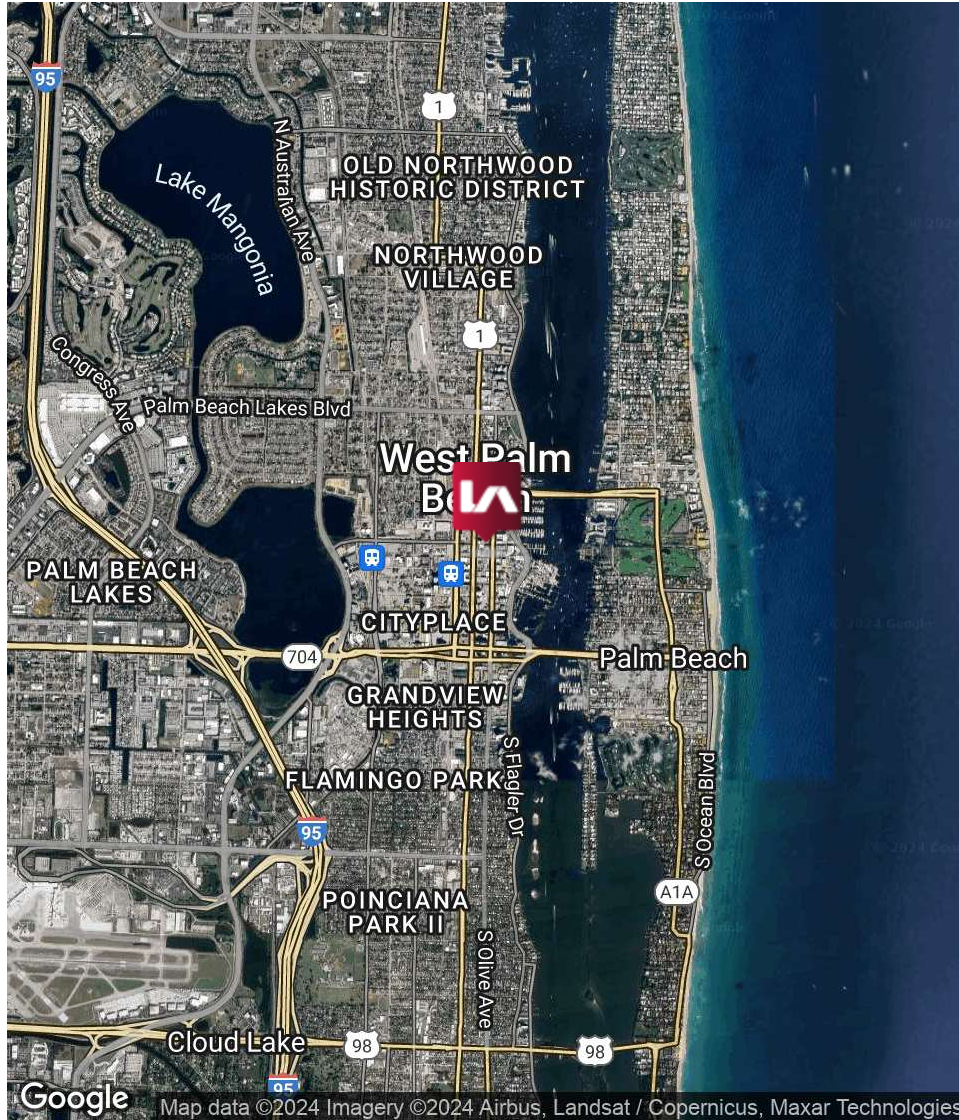
# A PRIZED PIECE OF WEST PALM BEACH HISTORY



# VIBRANT DOWNTOWN LOCATION



# REGIONAL MAPS



## LOCATION OVERVIEW

Located in the thriving West Palm Beach CBD, just one block from US-1 and 1.5 miles from I-95, offering close proximity to key landmarks such as the Palm Beach County Courthouse, Cityplace, and The Waterfront. With a Walk Score of 98 and convenient access to public transportation, including the Brightline High-Speed Rail station, it provides tenants with unparalleled convenience and connectivity within the vibrant urban center.

## CITY INFORMATION

<b>SUBMARKET:</b>	West Palm Beach CBD
<b>CROSS STREETS:</b>	S Olive Ave & Clematis St
<b>NEAREST AIRPORT:</b>	Palm Beach International



# DOWNTOWN WEST PALM RETAILERS



# DEMOGRAPHIC PROFILE

## — KEY FACTS —

**14,935**  
Total Population

**\$116,337**  
Average Household Income

**41.6**  
Median Age

**1.7**  
Average Household Size

### EDUCATION

5% No High School Diploma

14% High School Graduate

22% Some College

58% Bachelor's/Grad/Prof Degree

### Drive time of 5 minutes

Map labels: Northwood Hills, Pleasant City, West Palm Beach, Prospect Heights, Northwood Park Historic District.

### EMPLOYMENT TRENDS

9% White Collar

72% Blue Collar

19% Services

Unemployment Rate: 4.6%

### DAYTIME POPULATION

Total Daytime Population	Daytime Population: Workers	Daytime Population: Residents
<b>44,288</b>	<b>37,302</b>	<b>6,986</b>

### BUSINESS

<b>3,593</b> Total Businesses	<b>40,532</b> Total Employees	<b>4,071,121,227</b> Total Sales
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### COMMUTING TRENDS

4% Took Public Transportation

8% Carpooled

7% Walked

1% Bicycled

### NEARBY AMENITIES

**175** Number of Restaurants

**482** Retail Businesses