

HISTORIC

CLEMATIS STREET AT
THE WATERFRONT
WEST PALM BEACH

THE CITIZENS BUILDING

105 S NARCISSUS AVE
WEST PALM BEACH, FL 33401

PREMIER OFFICE SPACES FOR LEASE



COMMERCIAL REAL ESTATE SERVICES

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OFFERING MEMORANDUM DISCLAIMER

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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The Owner shall have no legal commitment or obligation to any person reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the



PROPERTY OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Lee & Associates presents The Citizens Building, an 8-story, 49,054 SF concrete block office building with professional office suites available for lease. This historic office building features a ground floor high street restaurant space and is prominently located on Narcissus Ave fronting iconic Clematis Street and The Clematis Splash Park at The Waterfront in the heart of historic downtown West Palm Beach's thriving high-energy entertainment and business district. Renovated in 2009 and impeccably maintained, The Citizens Building boasts unobstructed views of the Intracoastal Waterway and Palm Beach. Common surface lot parking and covered parking in a nearby city garage provide convenience, while the building's prime location on Clematis St. and Narcissus Ave. attracts heavy pedestrian traffic, ideal for events like SunFest and The Palm Beach Boat Show. The property offers proximity to many key landmarks including the Palm Beach County Courthouse, Brightline High Speed Train, CityPlace and The Square. Just one block from US-1 and 1.5 miles from I-95, the location provides unparalleled convenience and connectivity. This presents an excellent opportunity for businesses seeking to capitalize on the thriving market and the influx of companies relocating to 'Wall Street South,' driving unprecedented growth and development in one of the Southeast's most vibrant cities.

AVAILABLE SUITES:

382 - 2,461 SF

\$32.50 - \$50.00 PSF BASE RENT



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AVAILABLE SUITES FOR LEASE!

- Unobstructed views of the Intracoastal Waterway and Palm Beach!
- Attracts heavy pedestrian traffic for events like SunFest and The Palm Beach Boat Show.
- Walk Score of 98 and access to public transportation, including Brightline High-Speed Rail station.



8-Story Historic Office Building:

49,054 SF Rentable SF
382 - 2,461 SF Available Office Space
Ground Floor Restaurant Space
Unobstructed Views of Intracoastal Waterway and Palm Beach!



Prime West Palm Beach Clematis St and Narcissus Ave Location:

Fronting Clematis Splash Park.
Iconic Clematis & Narcissus 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

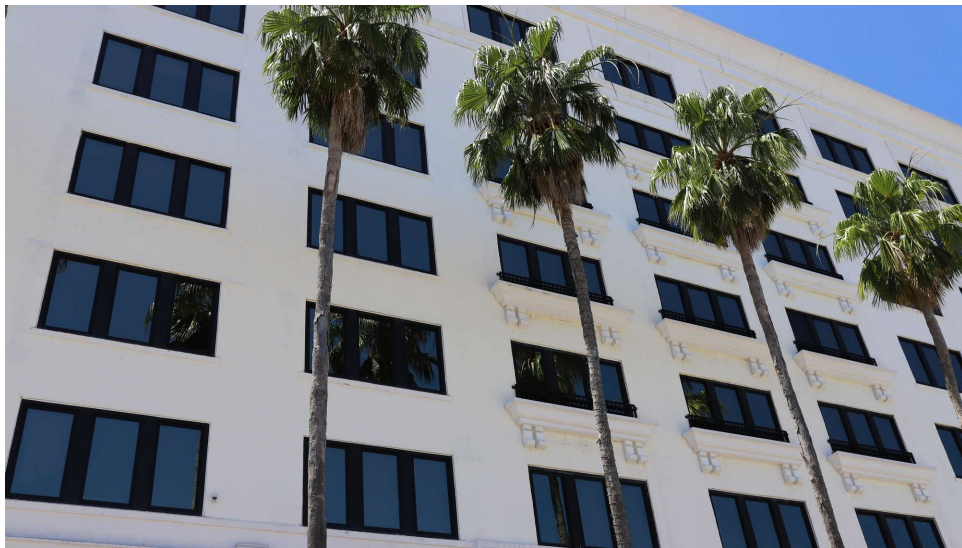
OFFICE TOWER WITH GROUND FLOOR RESTAURANTS



EXCEPTIONAL LOCATION WITH UNOBSTRUCTED VIEWS



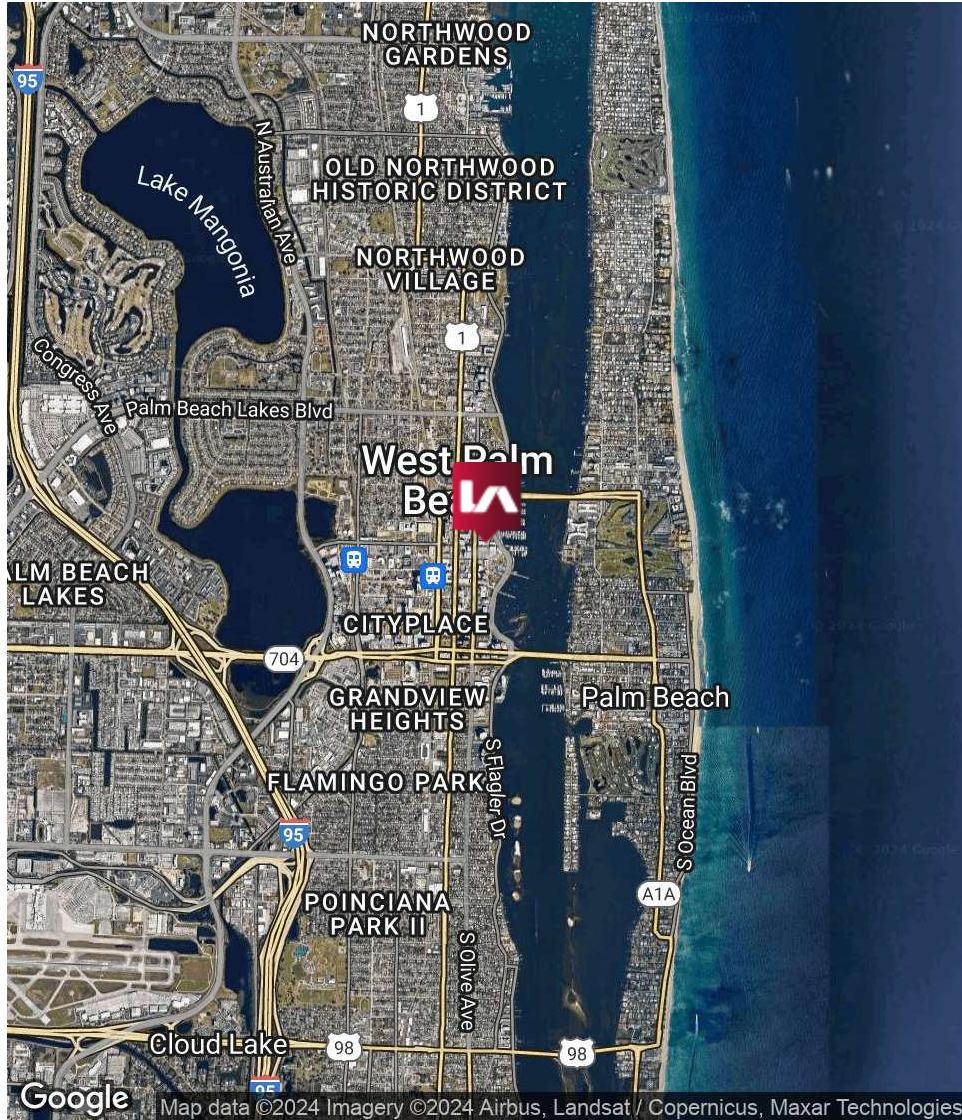
ADDITIONAL PHOTOS





VIBRANT DOWNTOWN LOCATION

REGIONAL MAPS



LOCATION OVERVIEW

Located in the thriving West Palm Beach CBD, right at the Waterfront 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, and Cityplace / The Square. 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

| | |
|-------------------------|-----------------------------------|
| CROSS STREETS: | S Narcissus Ave & Clematis Street |
| NEAREST HIGHWAY: | US-1 & I-95 |
| NEAREST AIRPORT: | Palm Beach International |

AERIAL MAP OF DOWNTOWN WEST PALM BEACH



ABOUT WEST PALM BEACH



LOCATION DESCRIPTION

Located in the northeastern corner of Palm Beach County, Florida, West Palm Beach emerges as a vibrant urban hub amid the sun-drenched landscape. Approximately 60 miles north of Miami and 150 miles southeast of Orlando, this dynamic city beckons with an array of attractions for both locals and tourists. Its picturesque streets adorned with swaying palm trees, coupled with mesmerizing waterfront vistas, create an inviting backdrop for exploration.

Within the heart of the city lies the bustling Downtown Central Business District (CBD), boasting two prominent retail and entertainment zones: Rosemary Square and the Clematis Street District. These lively precincts pulsate with energy, offering an eclectic mix of chic martini bars, hip nightclubs, upscale boutiques, and gourmet dining establishments. Beyond the urban allure, West Palm Beach is characterized by its historic and scenic neighborhoods, providing a glimpse into the city's rich heritage.

Outdoor enthusiasts find solace in the plethora of year-round activities available, while the city's business landscape thrives, fostering a welcoming environment for enterprises. With a population exceeding 111,654 residents and an impressive 12.3 million square feet of office space, West Palm Beach serves as a hub of commerce and culture. Moreover, visitors have their pick from a selection of over 70 hotels, ensuring a comfortable and memorable stay in the vibrant City of West Palm Beach.

DAYTIME POPULATION

108,853

ANNUAL TOURISM

+\$8 Million

CITY AMENITIES

-
- 10 Miles of Waterfront
- Brightline High Speed Train Station connecting to Miami, Fort Lauderdale and Orlando
- 3 Marinas, 4 Golf Courses, & 62 Public Parks
- 65 Public Art Locations
- 400+ Restaurants
- Upscale Shopping and Entertainment Districts Including Clematis Street, The Waterfront,
- CityPlace, The Square Marketplace, Worth Street, Antique Row and more!
- 12 Arts & Culture Venues
- 14,646 Acres of natural reserves

HISTORIC CLEMATIS STREET DISTRICT



Lively night life and live music venues

CLEMATIS WATERFRONT DISTRICT

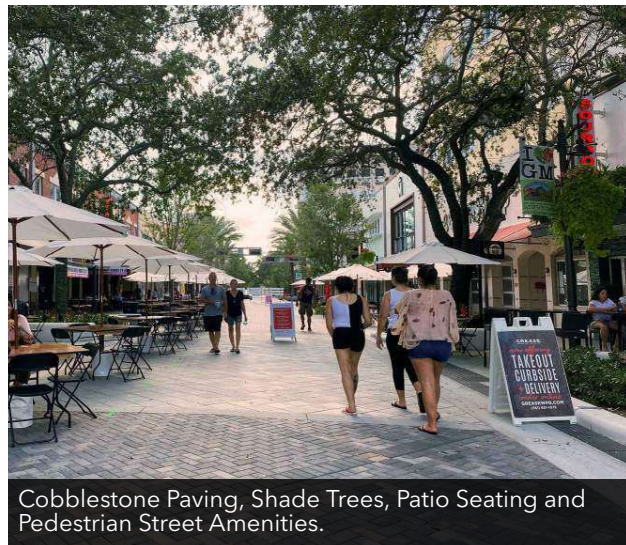
At the core of Downtown West Palm Beach lies the historic Clematis Street, a landmark thoroughfare renowned for its cultural significance and diverse offerings. Spanning from Flagler Drive along the Intracoastal Waterway to Tamarind Avenue, the Clematis District serves as a vibrant hub, boasting an array of colorful boutiques, art galleries, and culinary delights. Visitors can immerse themselves in the area's rich heritage as they explore its cobblestone pathways adorned with architectural gems and antique shops, all while enjoying picturesque views of the waterfront.

Beyond its daytime allure, Clematis Street pulses with energy well into the night, resonating with the lively strains of live music and the bustle of activity.

Throughout the year, the district hosts a variety of events, including a winter farmers market and the acclaimed SunFest in the spring, drawing crowds and fostering a sense of community. With its blend of history, entertainment, and cultural significance, Clematis Street stands as a beacon of West Palm Beach's tourism appeal, attracting visitors and locals alike to experience the dynamic essence of South Florida's premier destination.



Upscale Developments include 300 Banyan & 111 Olive, The Anya Building, The Ben Hotel & more!



Cobblestone Paving, Shade Trees, Patio Seating and Pedestrian Street Amenities.



Waterfront Park & Promenade, Meyer Amphitheater, Open Air Markets, Event and Music Stages

CLEMATIS STREET RETAILERS & ATTRACTIONS



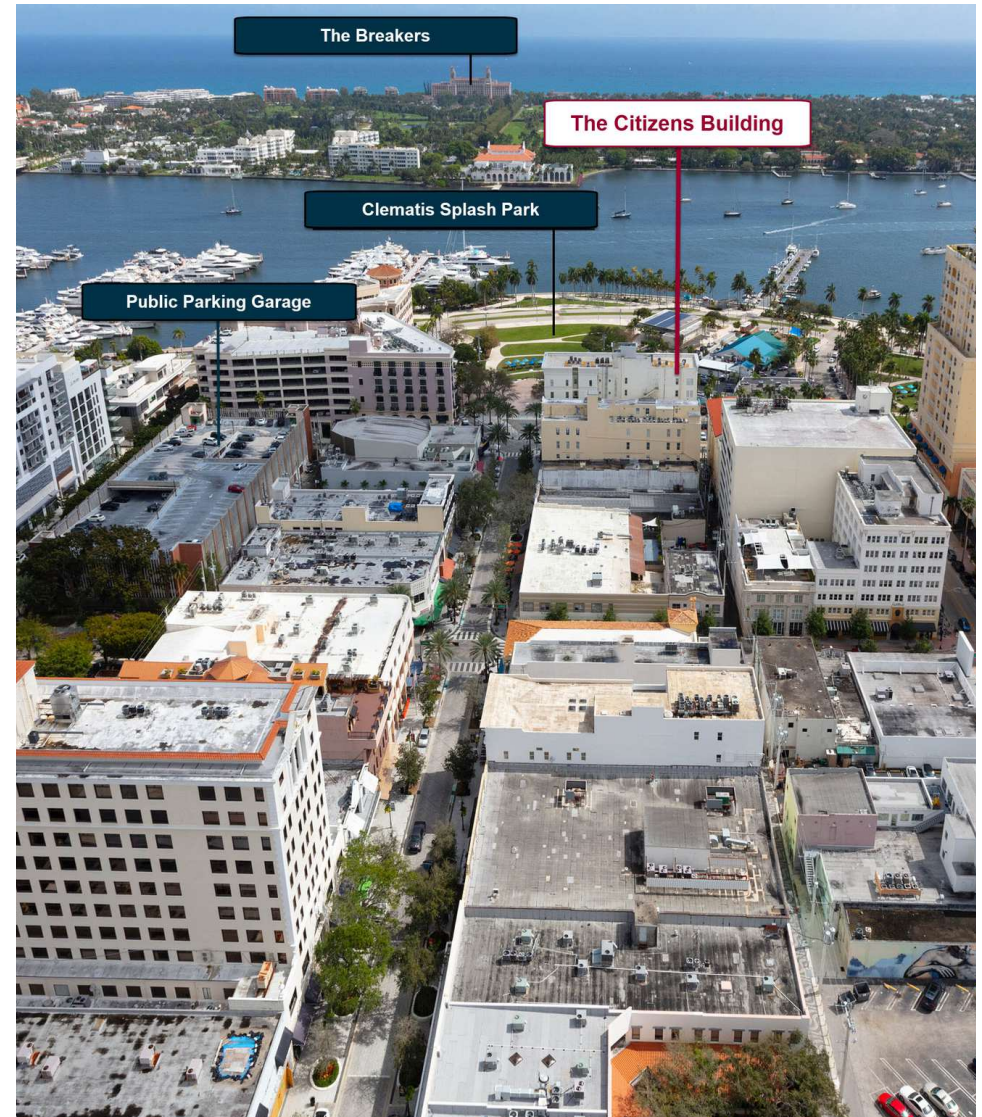
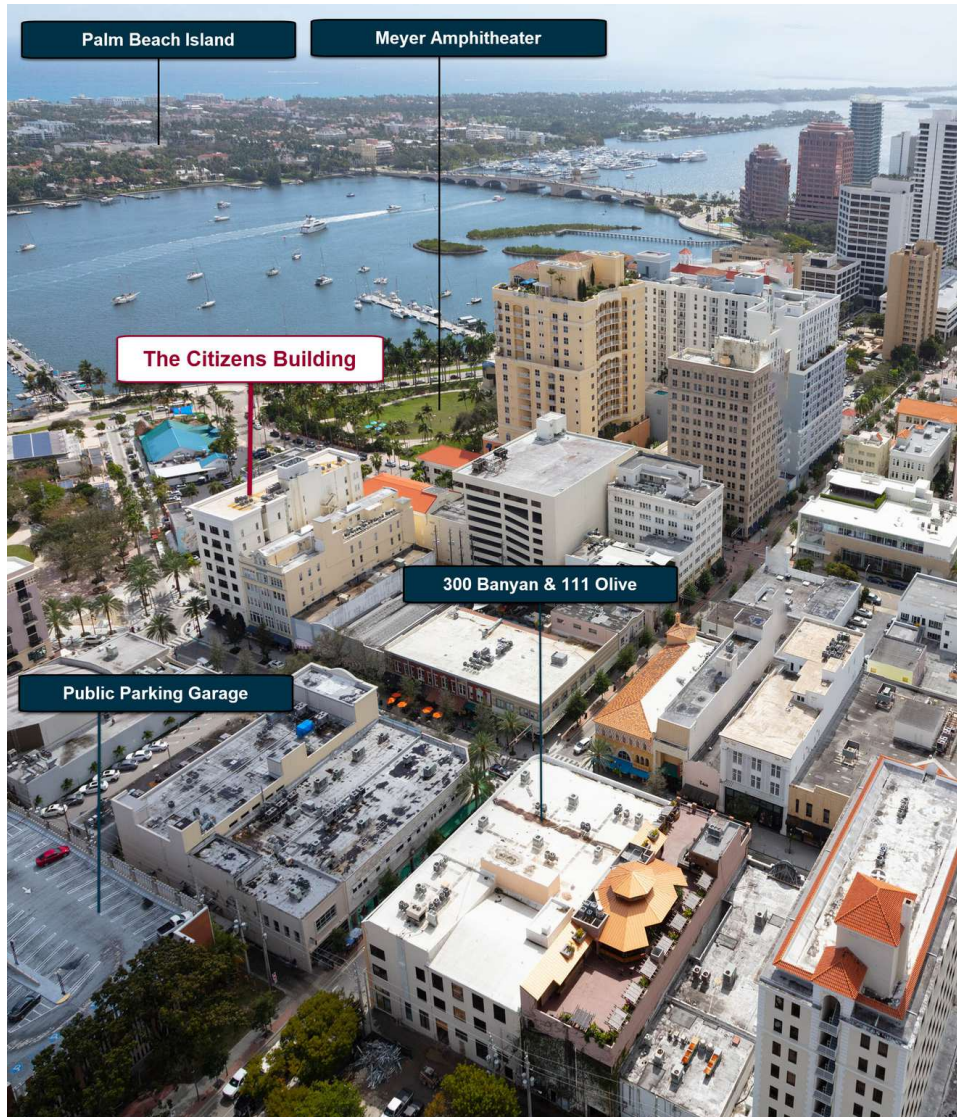
A PRIZED PIECE OF WEST PALM BEACH HISTORY



AERIAL MAP OF DOWNTOWN WEST PALM BEACH



ADDITIONAL AERIAL MAPS



DOWNTOWN WEST PALM BEACH RETAILERS



CONFIDENTIALITY & DISCLAIMER

105 S Narcissus Ave, West Palm Beach, FL 33401

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This is not intended to be an appraisal of the market value of the property, if an appraisal is desired, the services of a licensed or certified appraiser should be obtained. This report is not intended to meet the uniform standards of professional appraisal practice.

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