

For Lease  
±8,578 SF  
First-Floor  
Office Space



1756 Congress Avenue West Palm Beach, FL 33409

## Property Features

- Fully built-out first floor office/school space in a prime West Palm Beach location
- Previously used as a vocational school – ideal for school, non-profit, government services, call center, etc.
- High visibility with signage on Congress Ave (±17,000 cars/day)
- Excellent access - just 1 mile from I-95 via Okeechobee Blvd.
- Less than 1 mile to PBI Airport and 2.5 miles to Downtown WPB
- Surrounded by popular retail and dining



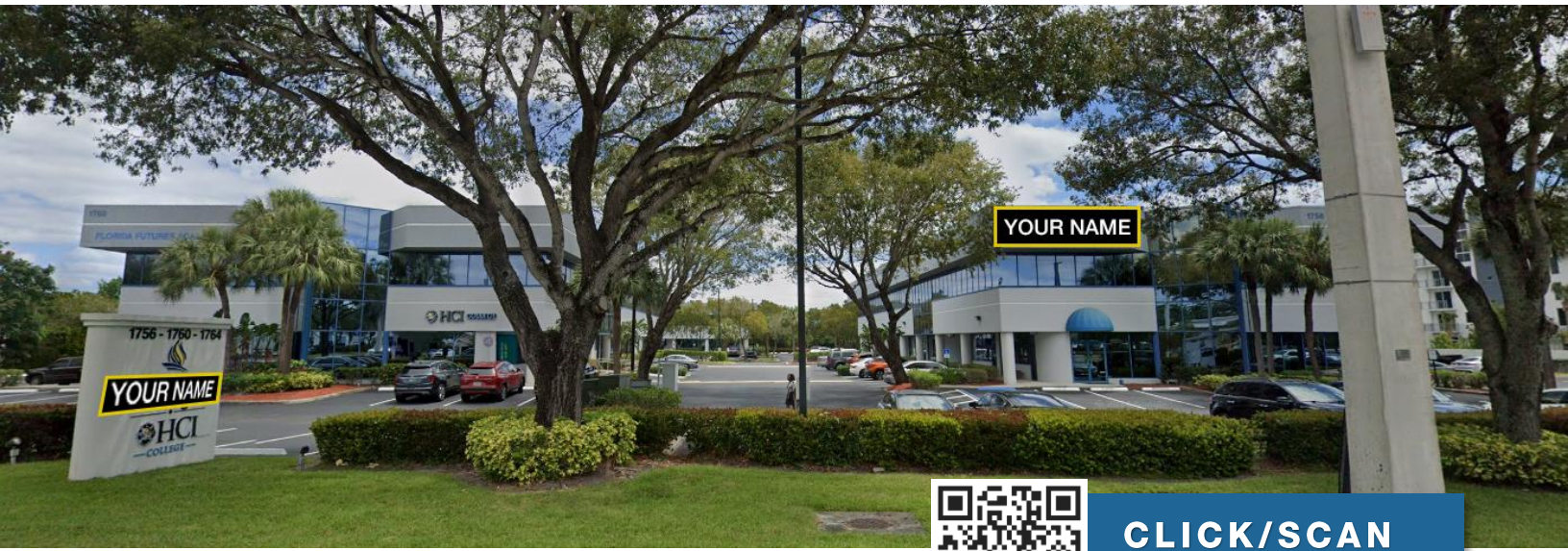
### For More Information:

**Jason L. Sundook, SIOR**  
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**FOR LEASE: 1756 CONGRESS AVE, WEST PALM BEACH**  
**West Palm Beach Office/School Space Available**



**CLICK/SCAN  
FOR 3D TOUR!**

**Key Features:**



**Great location less than 1 mile from I-95**



**Fantastic access to dining, retail, governmental districts, and more**



**High visibility building and monument signage**



**Ample parking**



**Demographics: 1 Mile 3 Miles 5 Miles**

Total Population 14,390 122,302 284,836

Avg. HH Income \$65,349 \$72,796 \$76,553

Households 4,925 51,739 112,639

**For More Information:**

Jason Sundook, SIOR & Patrick Almand | 561 471 8000 | [www.mhcreal.com](http://www.mhcreal.com)

# FOR LEASE: 1756 CONGRESS AVE, WEST PALM BEACH

## High Visibility. Easy Access. Prime Position.



### High-Visibility, High-Impact Professional Space

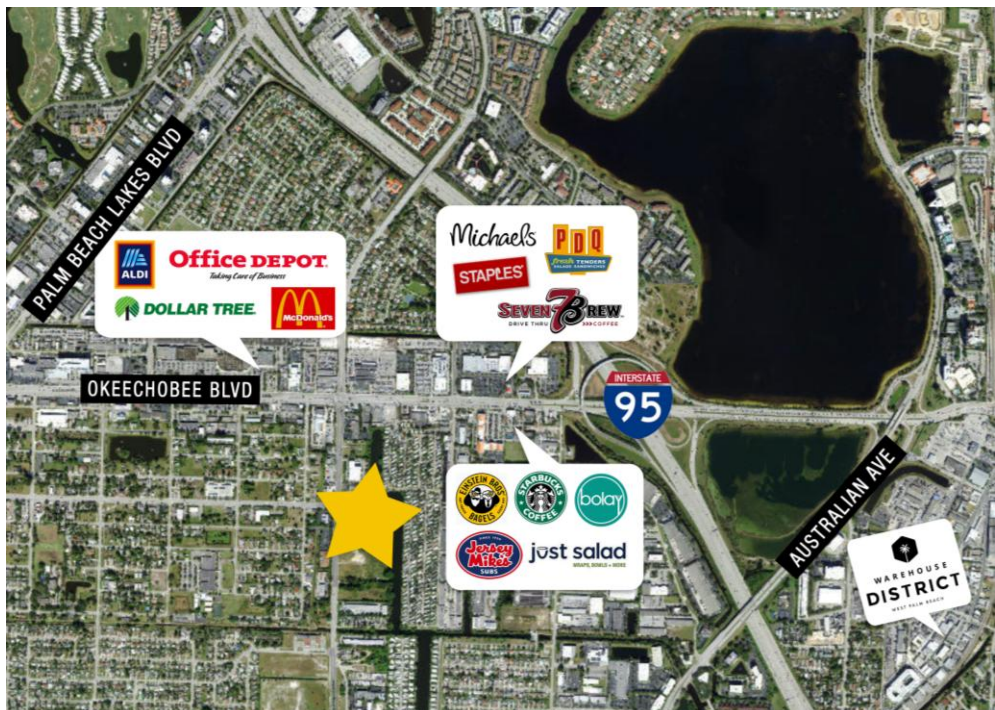
Skip the build-out and start making an impact. This property is move-in ready, with flexible space and a location that offers unbeatable access to West Palm Beach's core neighborhoods and regional transit.



PBI Airport  
1 mile

Cityplace  
Tanger Outlets  
2 miles

Brightline  
Courthouse  
City Hall  
2.5 miles



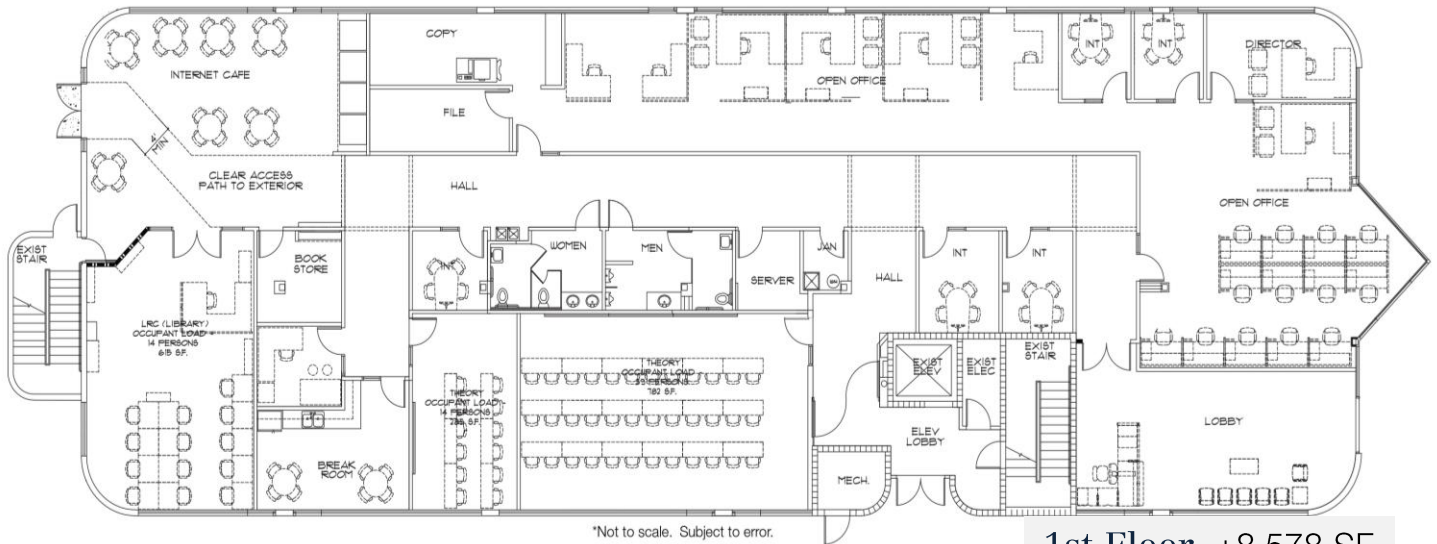
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## Flexible Layout | Ready for Your Customization

This first-floor space offers private offices, open classrooms, cabinets with plumbing and more – all in a flexible layout that can be easily configured for your needs.



Furniture is not included and shown for design purposes only.



**UNBEATABLE ACCESS  
& VISIBILITY**



**Schedule Your Tour with  
Jason or Patrick Today!**

**NAI** Merin Hunter  
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**561 471 8000**