

FOR SALE/LEASE



**ASSET WITH UNLIMITED POTENTIAL**

**2400 Metrocentre Boulevard**

WEST PALM BEACH, FL 33401



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# UNIQUE FACILITY

## ±26,959 SF COMMERCIAL BUILDING

### West Palm Beach, FL

#### HIGHLIGHTS:

- › ±26,959 SF Two-story building built in 1992
- › Liberal zoning allows for many different uses
- › Excellent accessibility and visibility from Interstate 95
- › Prime branding opportunity
- › Central location with easy access to surrounding markets
- › Positioned in a growing area less than 1/2 mile from the new Ballpark of the Palm Beaches
- › Abundant parking with 365 surface spaces (Ratio of 13.5:1,000 SF)
- › Flexible Zoning: CPD - Commercial
- › Asking Rent As-Is: \$24.00 PSF NNN
- › Call for more information on purchase price

#### PROPERTY SUMMARY

Colliers International presents this unique opportunity to purchase or lease a ±27,000 SF, multi-use, commercial building positioned on a four-acre site with unmatched I-95 exposure. Ideally located right at the 45th Street exit in central Palm Beach County, this property has unlimited potential with branding opportunities and visibility from I-95.

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#### CURRENT USE:

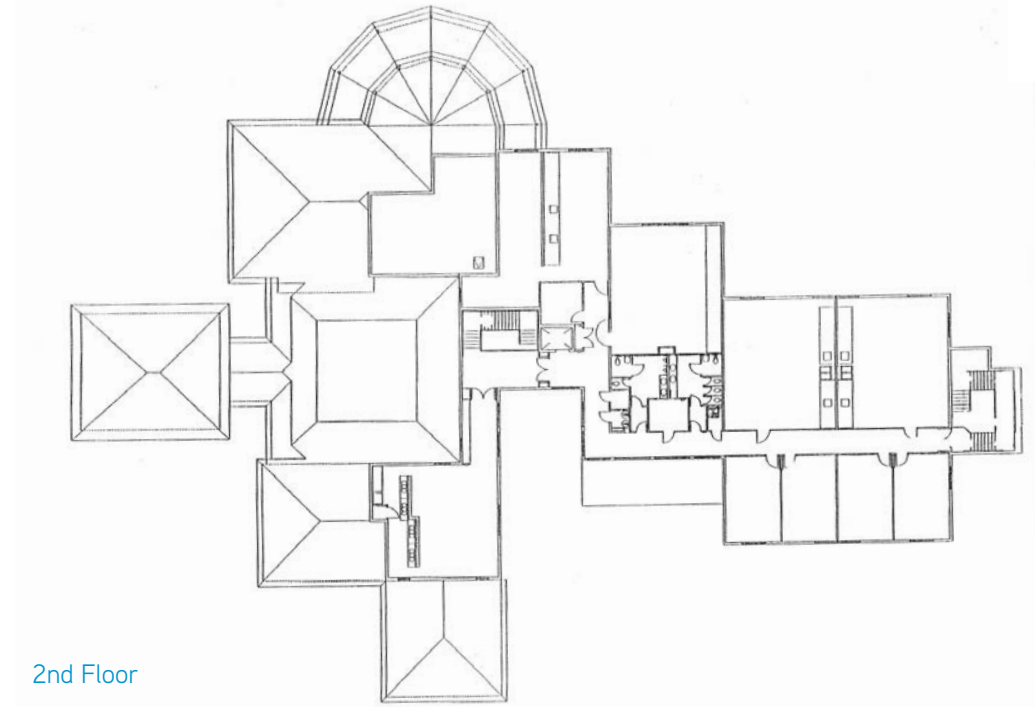
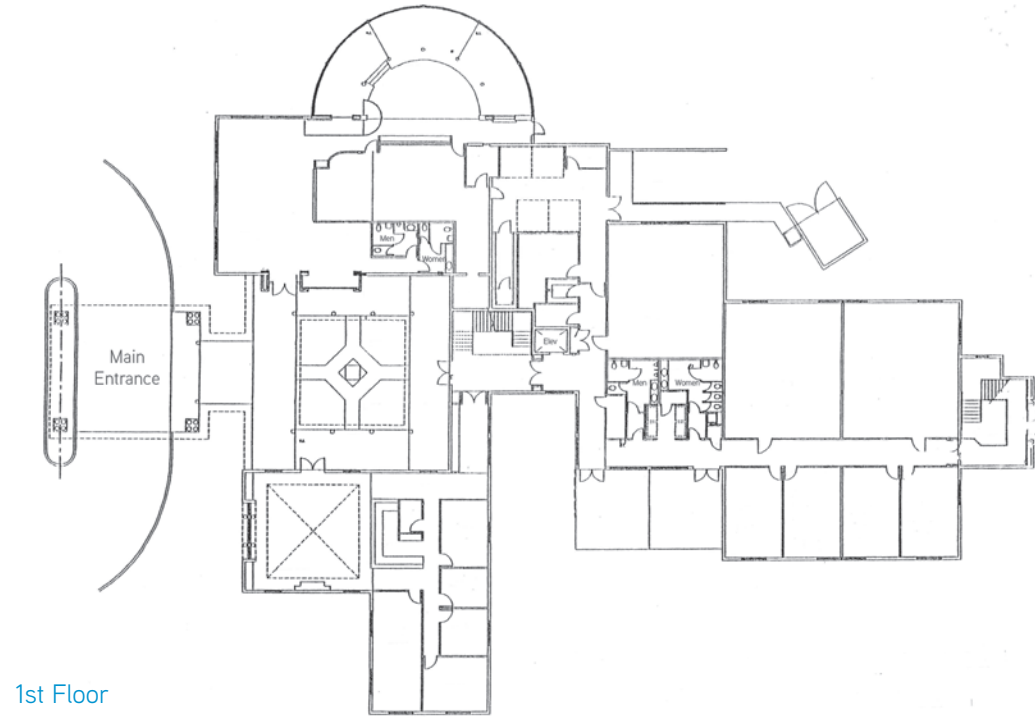
- › Culinary Institute with class rooms, eight kitchens and public tasting area
- › Easily convert to Craft Beer center; set up for eight separate craft beers and central public tasting area

#### POTENTIAL USES:

- › Call Center: 365 parking spaces, ratio of 13.5/1,000 SF
- › Medical office
- › Assisted Living Facility
- › Rehabilitation, including in-patient care
- › Professional office
- › Redevelopment for up to 80,000 SF building
- › Religious institution
- › Recreation/Entertainment/Hospitality
- › Vocational or business school
- › Restaurant
- › Research & Development, including Pharmaceutical



FLOOR PLANS





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INTERNATIONAL

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# BRANDING Opportunity

# EXCESSIVE Parking

# LIBERAL Zoning

# REDEVELOPMENT Options