



WEST PALM BEACH

## Downtown Development Opportunity

This strategically positioned site is directly across from the Brightline rail station, walking distance to Clematis

Street amenities, the Waterfront and CityPlace. The site is ideal for a qualified buyer looking to purchase an asset with professional office space and accreted future value, offering a true long-term development opportunity in a continuously evolving market.

## Call for Pricing

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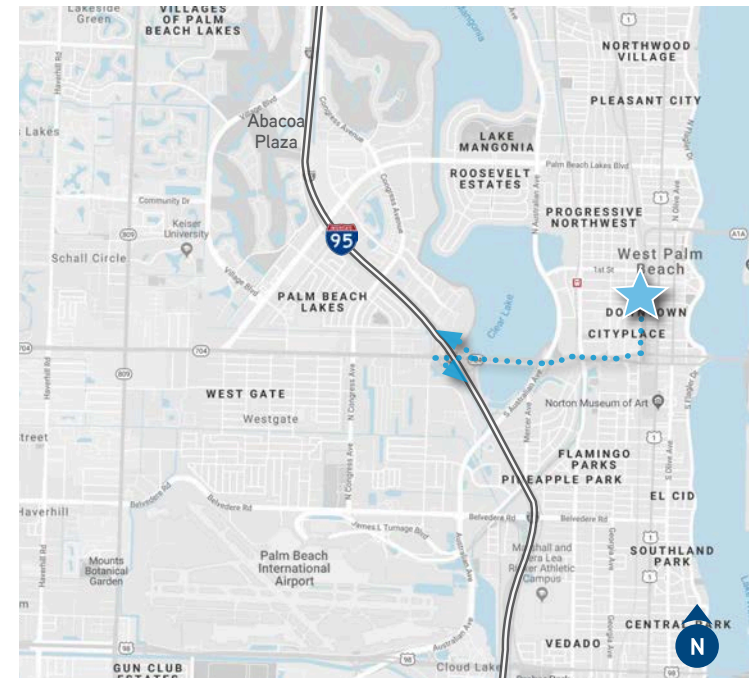


AERIAL VIEW

## PROPERTY SPECIFICATIONS

Building Address	506 Datura Street, West Palm Beach, FL 33407
Parcel Number	74-43-43-21-01-023-0020
Year Built	2002
Gross Building Area	±3,986 SF
Land Size	±0.3282 AC
Zoning	QBD-10 - Quadrille Business
County	Palm Beach

## MAP VIEW



## FEATURES

- Current improvements of ±3,986 SF of Class A Office
- ±0.33-Acre site in the heart of Downtown West Palm Beach
- Strong demographics and growing submarket
- Proximity to retail, restaurants, entertainment and beaches
- Easy access to Interstate 95 and Florida's Turnpike
- Unique operations zoning based upon location and use requirement, allowing for assemblage development
- Excellent opportunity at a high-visibility location across from the West Palm Beach Brightline station





CLOCKWISE FROM TOP LEFT: East facing aerial view; South facing aerial of building; Close-up aerial of building; Aerial map; Close-up northeast facing aerial





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