



# For Lease

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## 300 Avenue of Champions



West Palm Beach, FL

### Premium Amenities



Class "A" Office Space



2-Story Building



±1,787 SF  
Min. Divisible



State-of-the-Art  
Video Surveillance  
Technology



24-Hour Card  
Access Security



Abundant  
Parking



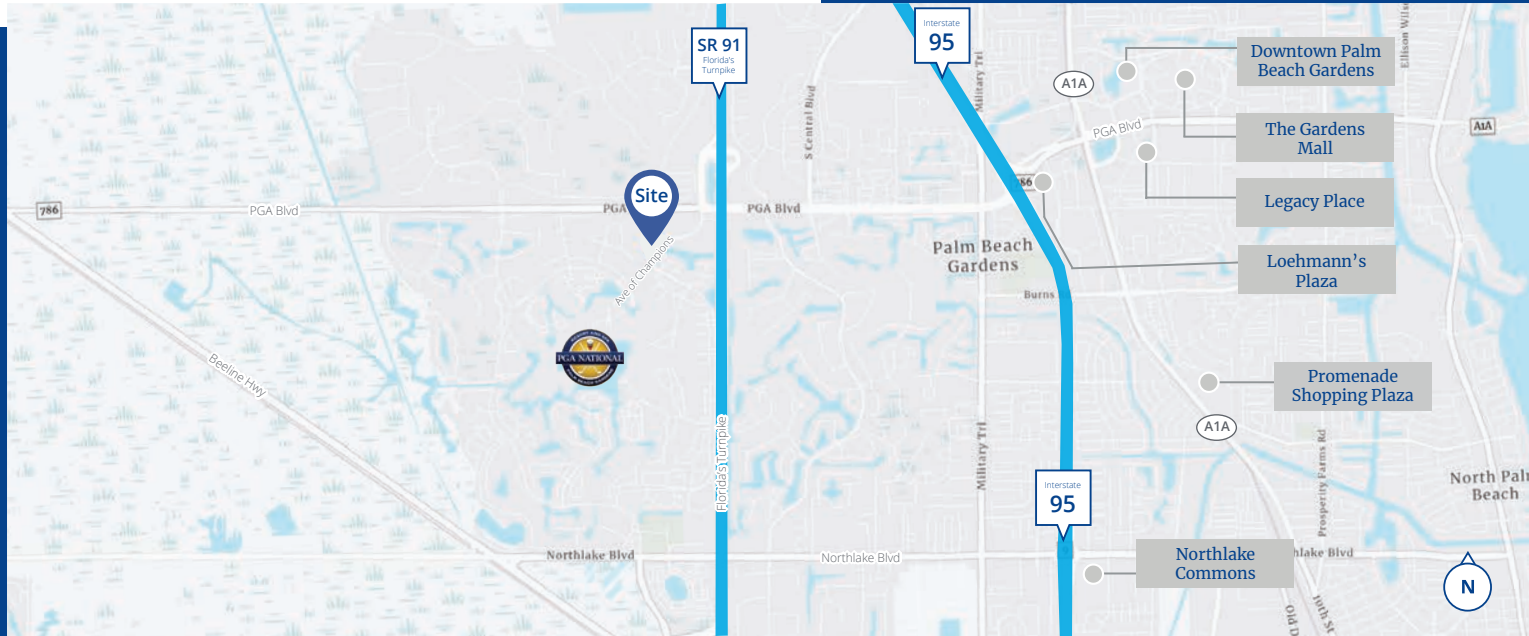
Lobby & Common  
Area Recently  
Renovated



Immediate Access  
to Florida's  
Turnpike

Accelerating success.

# Site Details



## Class 'A' Office Building with Ideal Location

Located in the booming PGA corridor, the building is located adjacent to some of Florida's best golf courses, restaurants, shopping, and resorts. PGA National Office Center is located just west of Florida's Turnpike and minutes from I-95, just off of PGA Boulevard. Class 'A' office space available with newly renovated suites.

## Palm Beach Gardens Overview

Palm Beach Gardens, located in the North Palm Beach submarket, is home to a densely populated upscale community with a growing population that has increased more than 15 percent since 2010. Located approximately 10 miles northwest of downtown West Palm Beach, Palm Beach Gardens offers convenient connectivity to the Palm Beach Central Business District and transportation corridors to Fort Lauderdale and Miami. The market has one of the most highly-rated office markets with a rich tenant pool of financial, professional and medical tenants. Palm Beach Gardens is home to many of the premier residential communities in Palm Beach County and features positive migration trends. It's highly sought-after demographic serves as an affluent and growing customer base which is projected to fuel strong future fundamentals for the surrounding area.

## Demographics - 5-Mile Radius



Palm Beach  
Int'l Airport  
26 Minute Drive



122,712  
Population



53,896  
Households



\$115,880  
Average HH  
Income



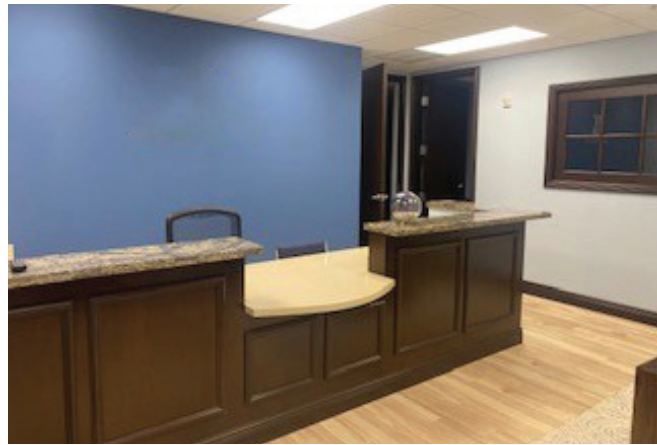
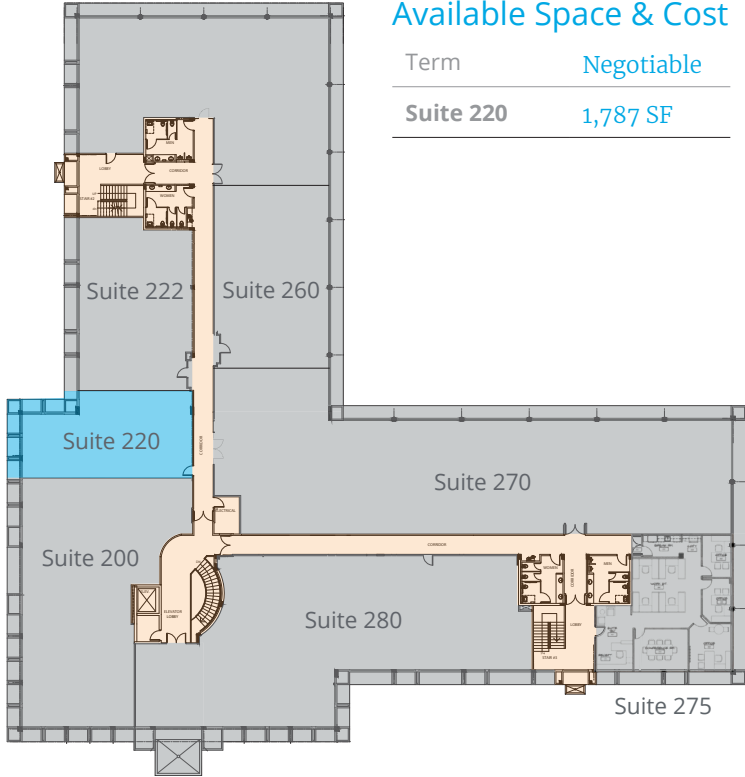
47.4  
Median Age



Click on below available suite to view larger Floor Plan

# Availability

## Second Floor Plate





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**Old Palm Golf Club**  
294 Homes  
\$12.5M+

**BallenIsles Country Club**  
1,575 Homes  
\$3.1M+

**The Country Club at Mirasol**  
1,200 Homes  
\$4.6M+

**PGA National Golf Club**  
5,000+ Homes  
\$1.2M+

**The Honda Classic**  
The Honda Classic is a professional golf tournament on the PGA Tour in south Florida, played at the National Golf Club in the PGA National Resort and Spa in Palm Beach Gardens.

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