

# OFFICE SPACE AVAILABLE



*We have the space you need...in the center of it all*  
**CENTREPARK OFFICE DISTRICT**

# ECOPLEX<sup>®</sup>

AT CENTREPARK WEST

*A NavarroLowrey Project*



Call Mark C "Bo" Paty at **561-688-2530, Ext. 102** or visit **www.ecoplexfl.com**

**Minimum term:** Five (5) years      **Number of floors:** Four (4)  
**Tenant parking:** Ratio 4:1,000 RSF      **Minimum bay size:** 1,500 RSF  
**Rentable area:** 100,525 RSF

## RENT & TERMS

**Base Rent:** \$21.75 NNN per rentable square foot, per year, subject to annual 5% increases.

**Operating Expenses:** Budgeted at \$12.79 per rentable square foot, inclusive of building operating expenses, property taxes, property management, insurance, tenant and AC electric and janitorial service.

**TI Allowance:** Landlord will provide its Class "A", turnkey solution.

**Lease Term:** Five (5) to ten (10) years

## HURRICANE-RESISTANT FEATURES

- 100% emergency power provided
- Solid concrete, steel-reinforced, tilt-up wall panel exterior
- "Large missile," high-impact, exterior window glazing system at all floor levels

## ADDITIONAL SPECIAL FEATURES

- LEED<sup>®</sup> Gold by the U.S. Green Building Council
- 10' clear ceiling heights
- Five level parking garage
- Build-to-suit tenant improvements
- Efficient 25,000 RSF column-free floor plates
- Tate<sup>®</sup> integrated air and raised floor system
- Tenant fitness center with showers and lockers

## BUILDING & AREA DATA

**Owner/Developer:** EcoPlex Partners, Ltd., a Navarro Lowrey company

**Architect:** Glidden Spina & Partners (tenant improvements)

**Property Manager:** Navarro Lowrey Properties, Inc.

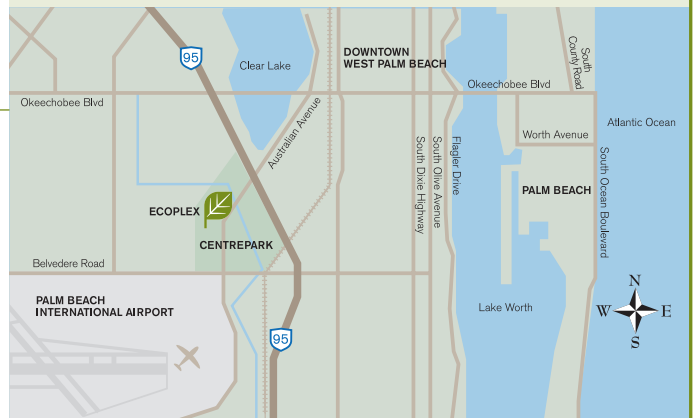
**Address:** Centrepark West, 1641 Worthington Road, Suite 330  
West Palm Beach, FL, 33409



## AVAILABLE SPACE

### Third Floor

Suite 310 - 6,209 RSF (Shell)  
Suite 330 - 3,901 RSF (Relet)  
Suite 350 - 1,133 RSF (Relet)



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