

RETAIL SPACE FOR LEASE BY OWNER

512 CLEMATIS STREET DOWNTOWN, WEST PALM BEACH, FL 33401

Total Available Space:	4,280 RSF
Rent/Ft./Year:	\$60/RSF NNN
Minimum term:	Five (5) years
Parking:	Garage, Street, and Adjacent City Garage
Minimum Bay Size:	1,500 RSF

RENT & TERMS

Base Rent:	\$60 NNN per rentable square foot per year, subject to annual 5% increases.
Operating Expenses:	Estimated at \$15 per rentable square foot for 2024, inclusive of CAM, property taxes, property management and insurance. Utilities and trash paid by Tenant.
Improvements:	The premises are offered "AS IS" (Darkshell)
Improvement Allowance:	Landlord will provide tenant an allowance of \$75 per RSF
Lease Term:	Five (5) to ten (10) years

AVAILABLE SPACE

4,280 total RSF available
1,500 RSF minimum bay size
(25'-0" to 35'-0" bay depths with 12'-0" floor to deck)

SPECIAL FEATURES

Security:	On-site security
Life Safety:	Building is equipped with sprinkler systems, fully automated fire safety system and extinguishers. Building to be designated a non-smoking facility.
Amenities:	Mixed-use project containing luxury apartments.
Parking:	Project contains 21 parking spaces, street parking, and adjacent City Garage Parking.

FOR MORE INFORMATION CONTACT:

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BUILDING & AREA DATA

Developer:	NL512, LLC
Architect:	Spina O'Rourke + Partners
Location:	Corner Clematis St. and Quadrille Ave. Downtown, West Palm Beach, FL
Leasing Contact:	Owner: NL 512, LLC

COMMENTS

A 1/2-acre, 68,000 square foot mixed-use development consisting of 88 Class "A" multifamily units, 4,280 Rentable SF of Retail Space and 21 parking spaces inside ground floor garage.



WALKER'S PARADISE

Daily errands do not require a car.