StreetWise
REAL ESTATE ADVISORS

100 Century Blvd, West Palm Beach
Century Village Medical & Retail Plaza

Within a Gated Community of ~14,000 Residents

5 UNITS AVAILABLE FOR LEASE



PROPERTY INFORMATION

- **Two-story medical & retail plaza within the 55+ Century Village community in West Palm Beach, FL. Patient & Customer Access: Tenants can coordinate access for outside visitors through the community's staffed security checkpoint.**
- **The property is the only commercial building within Century Village, a 7800+ unit age-restricted community.**
- **Five suites are available ideal for a necessity retailer and professionals serving the community's ~14,000 residents.**
- **Covered Canopy entrance with wheelchair accessibility.**
- **2nd floor is serviced by (2) elevators accessible from both main entrances vital for elderly, mobility-impaired, and post-op PT patients.**
- **Approximately 6 miles to Downtown West Palm Beach and 5 miles to Donald J. Trump International Airport.**
- **Adjacent to Florida Turnpike's Okeechobee exit and 9 minutes to the I-95.**

PROPERTY HIGHLIGHTS	
Community:	Century Village (Gated 55+)
City:	West Palm Beach, FL
Building SF:	±28,346 SF
Available	5 Suites (±1,318–3,000 SF)
Year Built	1970
Parking:	142 Surface
Zoning	RH – Residential/Health Palm Beach County

CALL TO DISCUSS RATES AND TERMS

For More Information, Please Contact:

Ben Efraimov

Broker | StreetWise Real Estate Advisors LLC

Cell: (212) 444-2563 - Ben@StreetWiseREA.com - www.StreetWiseREA.com

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AVAILABLE SPACES

Unit	Floor	Size (SF)	Description / Ideal Use
101	1st	2,742	First-floor space with drive-up accessibility for clients. The space is move-in ready with an existing floor plan.
104	1st	1,318	First-floor space with drive-up accessibility for clients. The space is move-in ready with an existing floor plan.
110	1st	3,000	Ideal for a necessity's retailer (small market / pharmacy) serving the 55+ community
201	2nd	2,400	2nd Floor space located directly across from Cano Health. Perfect space ready for immediate occupancy. Ideal for physical therapy of professional office. Current floor plans consist of a receptionist area.
203	2nd	2,519	Open shell space offering use flexibility for a professional or medical use servicing the community.
TOTAL		**11,979**	

Note: Coordinated access for visiting patients, clients and customers through community security.

LEASE TERMS

ASKING RATE
Negotiable

LEASE TYPE
Inquire

CAM, TAXES & INSURANCE
Inquire

LEASE TERM
Negotiable

TENANT IMPROVEMENTS
Negotiable

OCCUPANCY
Immediate

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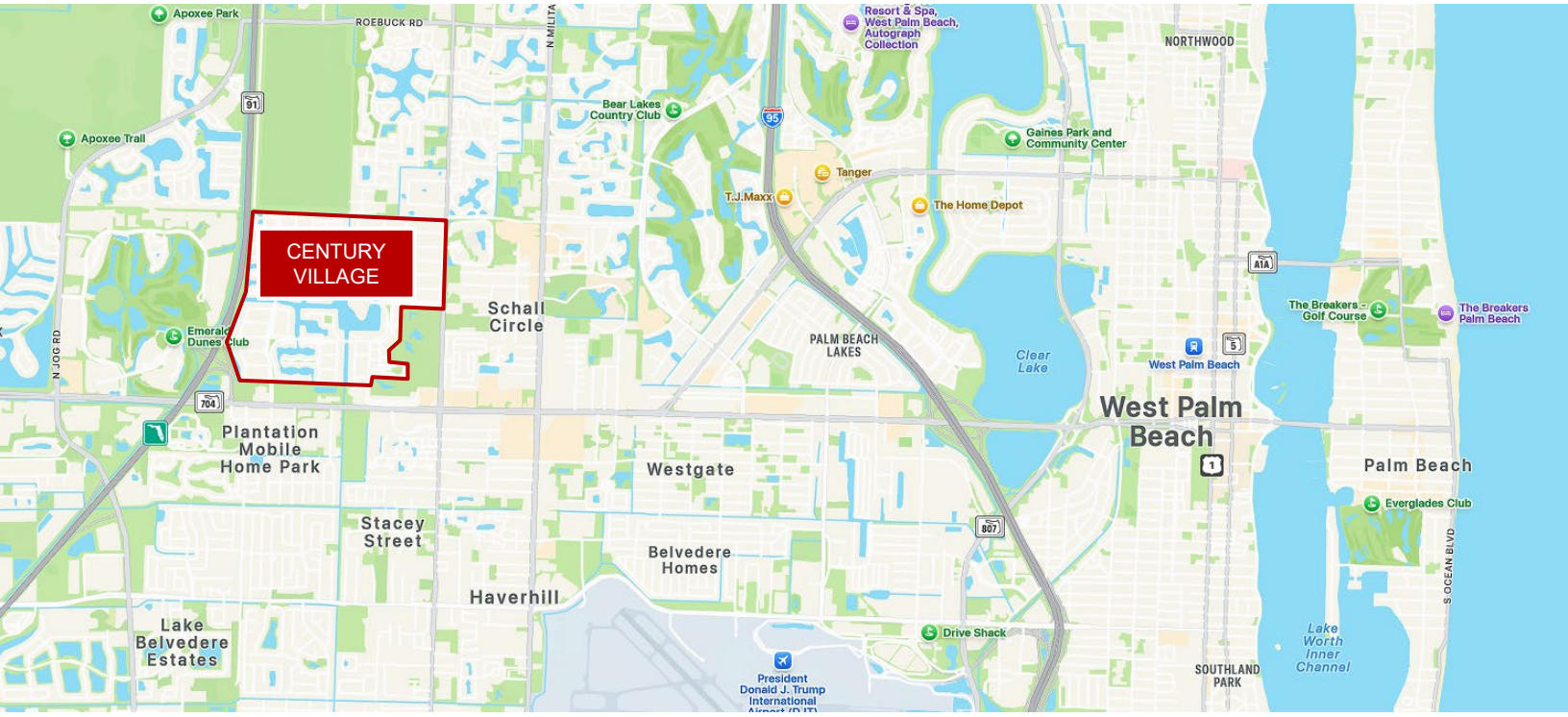
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Community Information & Location

COMMUNITY

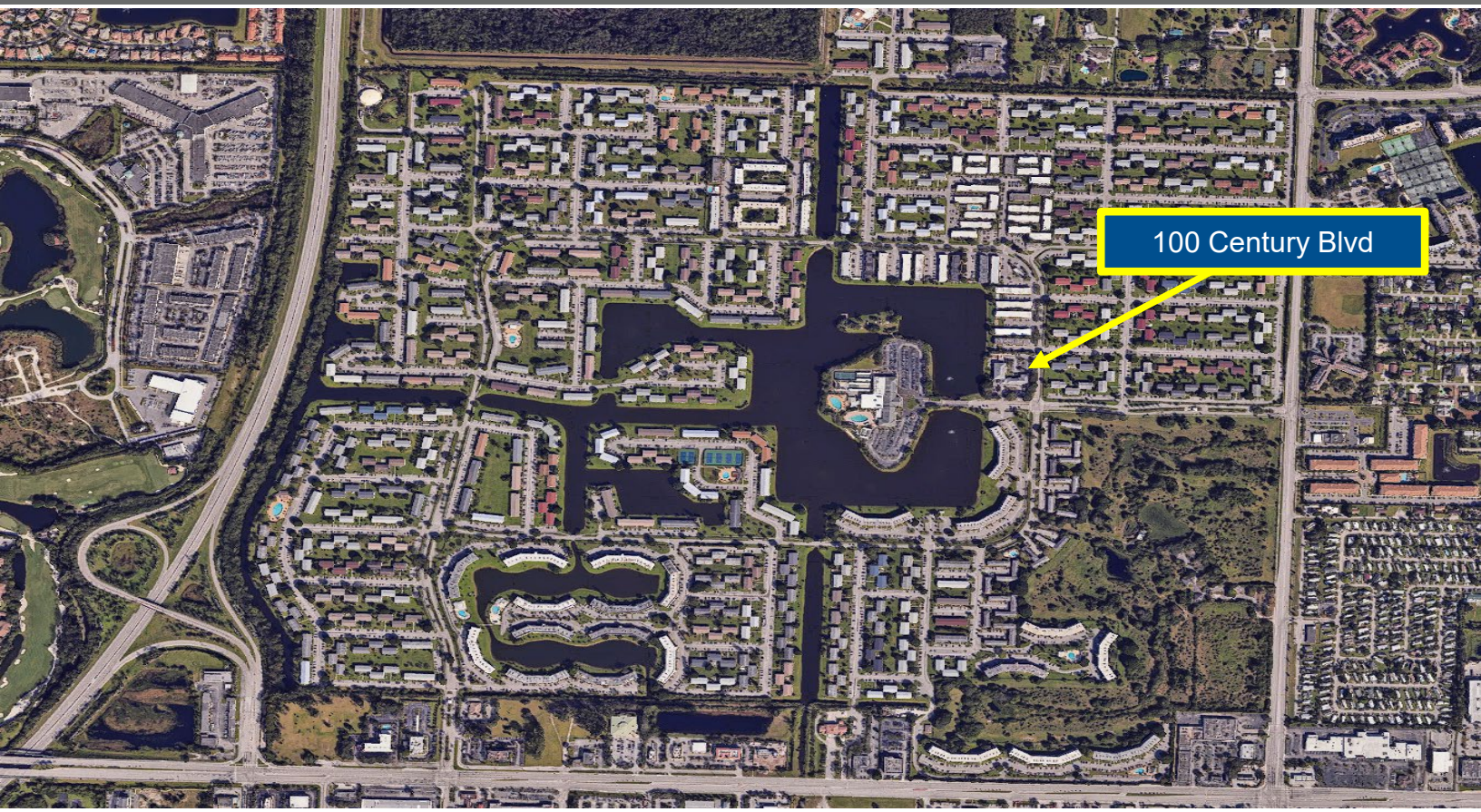
METRIC	DETAIL
Community	Century Village at West Palm Beach (55+ gated)
Outside Visitor Access	Access for visiting patients, clients and customers through community security
Units / Buildings	7,854 Units / 355 Residential Buildings
Residents	~14,000
Median age	72
Avg. household size	2.0
Owner-occupied	59%
Unit sizes	600 – 1,500 SF (1–2 BR)
Built	1970 – 1995
Clubhouse	92,000 SF, ~1,200-seat theatre
Location	Downtown West Palm Beach	3.8 miles east

LOCATION



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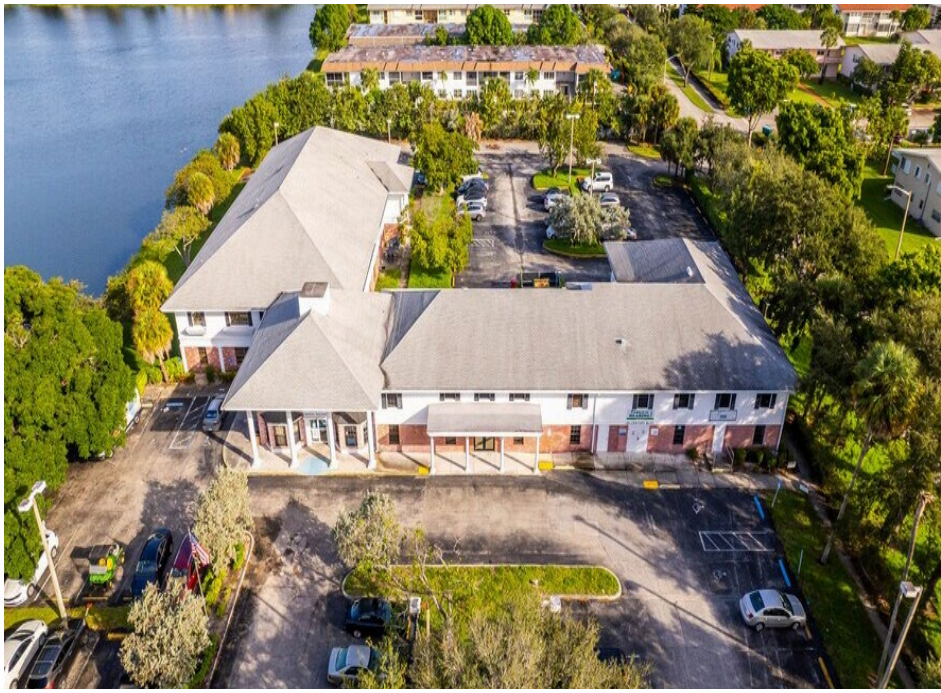
100 Century Blvd — Site Aerial





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100 Century Blvd — Building Plans



Suite 110
3,000 SF

Suite 101
2,742 SF

Suite 104
1,318 SF

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100 Century Blvd — Building Plans



Suite 203
2,519 SF

Suite 201
2,400 SF

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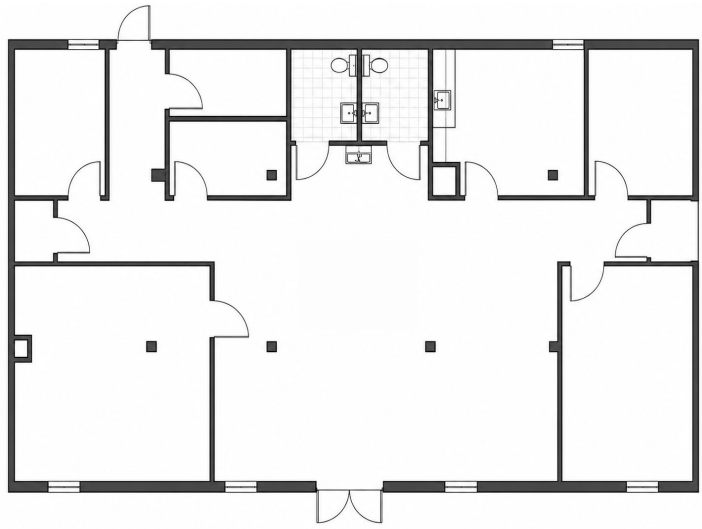
100 Century Blvd, West Palm Beach, FL
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100 Century Blvd — Suite 101





Turnkey Ground-floor location with a private entrance, private ADA restrooms, and an in-suite kitchenette—ready for immediate occupancy.



Suite 101
2,742 SF

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100 Century Blvd — Suite 104





Move-in ready ground-floor location with private wheelchair accessible entrance



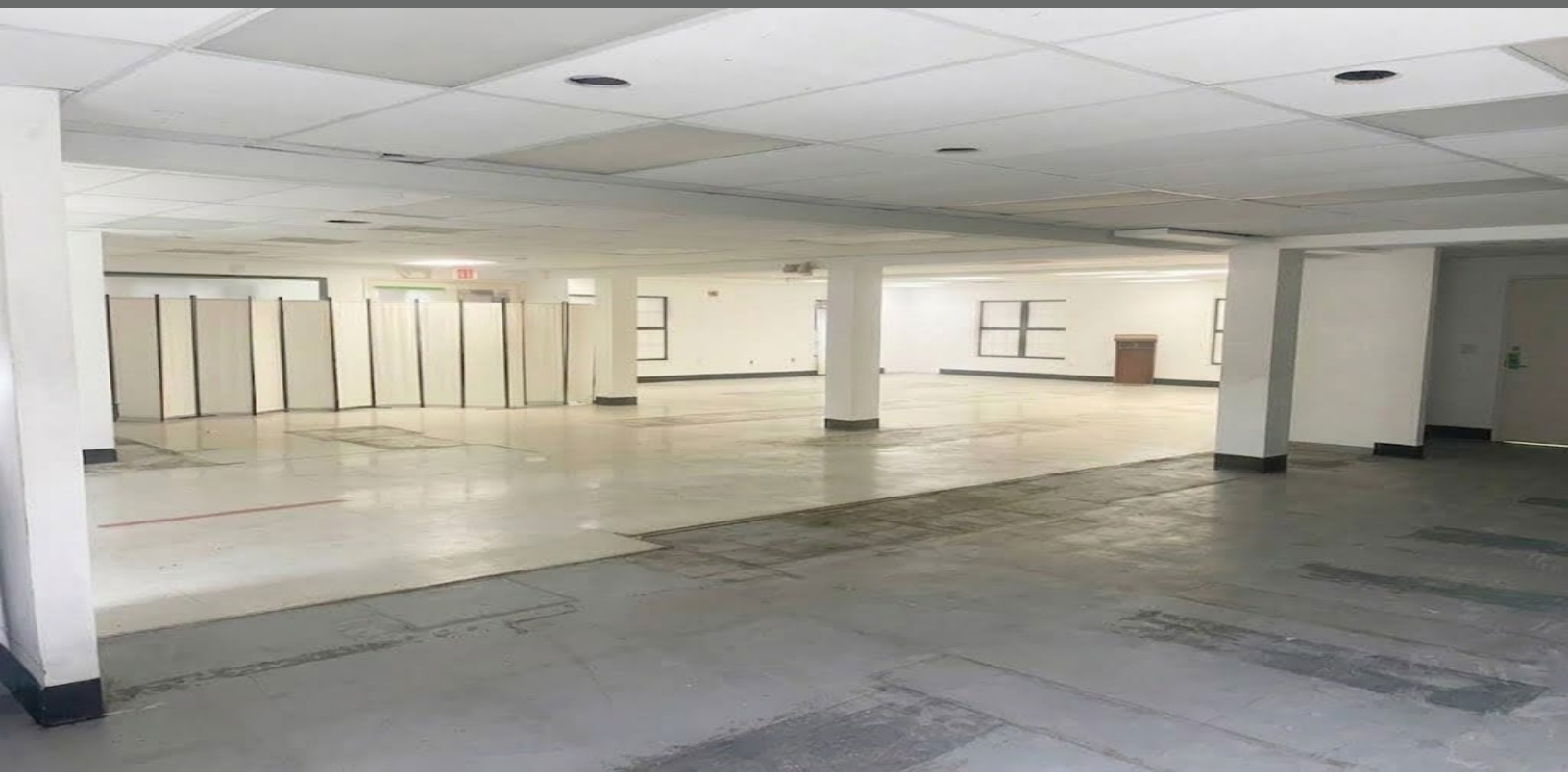
Suite 104
1,318 SF

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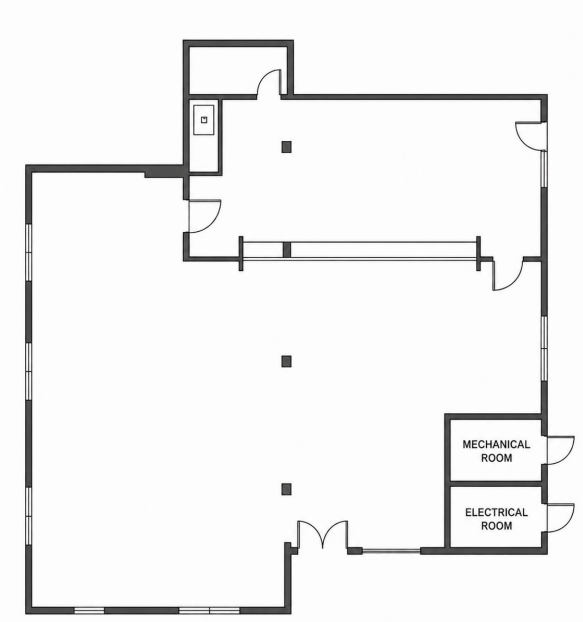
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100 Century Blvd — Retail Unit 110





Ideal for a Grocer / Pharmacy exclusively servicing the communities ~14,000 residents



Suite 110
3,000 SF

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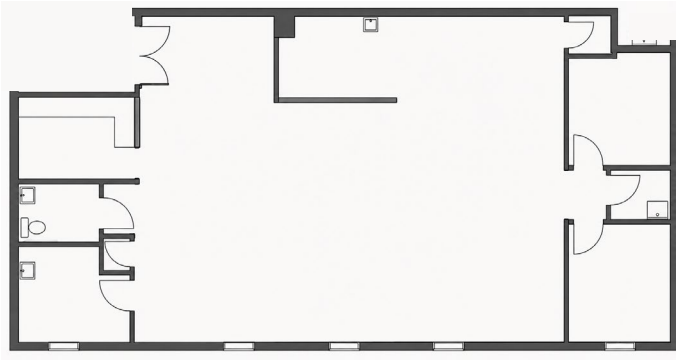
100 Century Blvd, West Palm Beach, FL
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100 Century Blvd — Suite 201





Move-in ready 2nd Floor Elevator accessible unit.
ADA Compliant ideal for a Physical Therapy practice directly across from Cano Health



Suite 201
2,400 SF

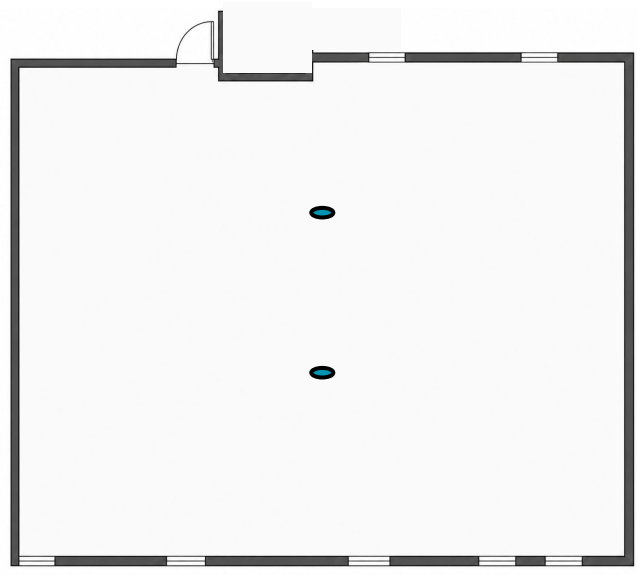
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100 Century Blvd — Suite 203 – Build to Suit





Build to suite for professional office or medical/therapy uses.

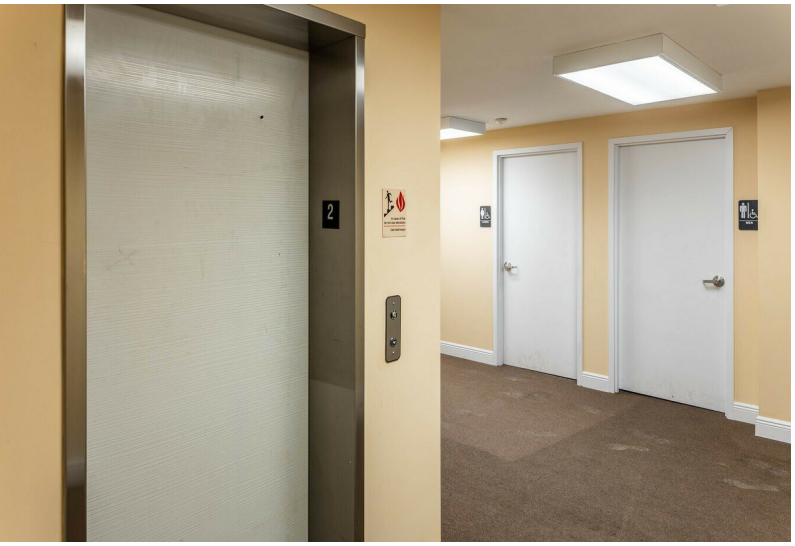
Suite 203
2,519 SF

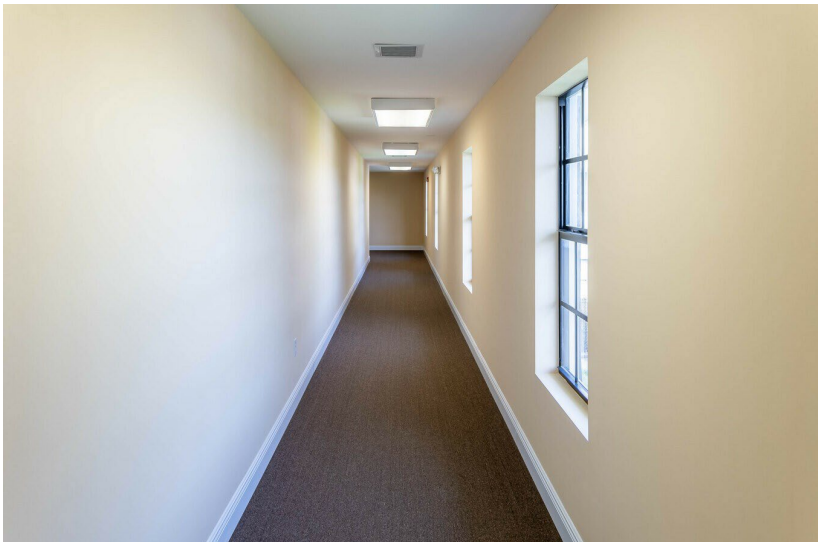
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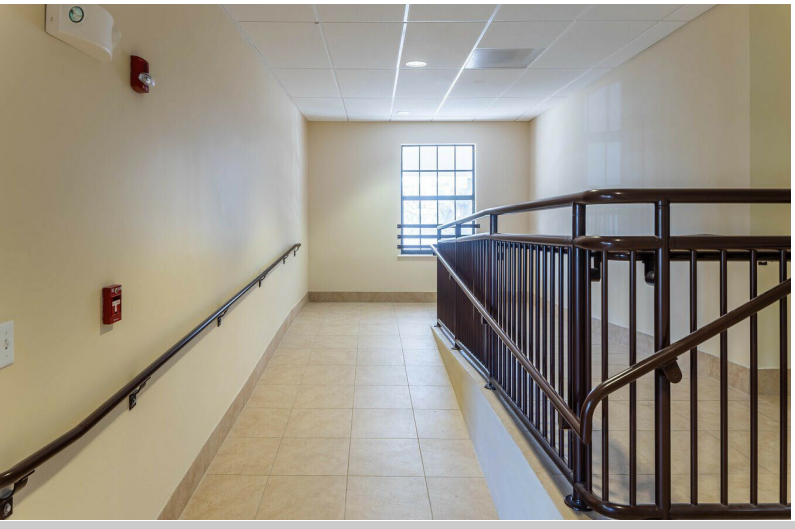
100 Century Blvd — Photos

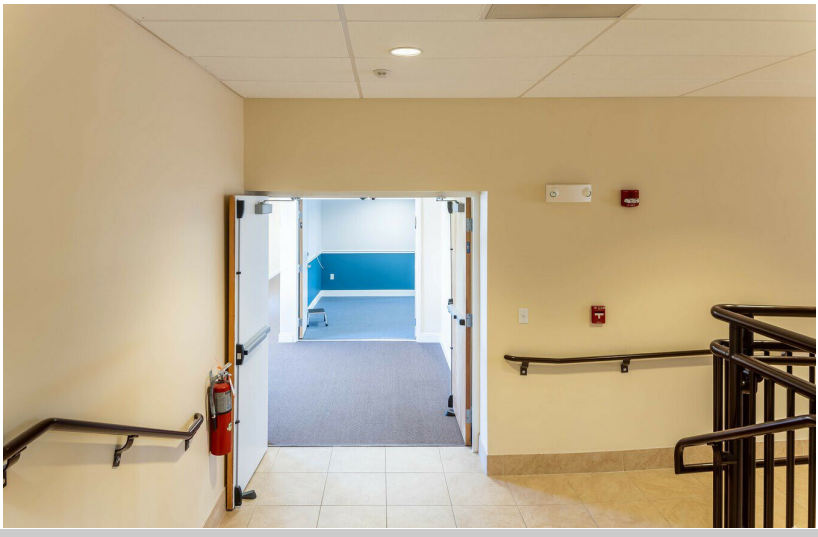












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