

FOR LEASE

PAVILLION LAW CENTER

712 U.S. 1, NORTH PALM BEACH, FL 33408



PROPERTY DESCRIPTION

Conveniently located on US Highway 1 just minutes from PGA Boulevard, this professional office building offers a premier North Palm Beach business address with excellent access to Palm Beach Gardens and surrounding markets. The property features a modern glass exterior, covered parking, and a professional office environment suitable for a variety of business users. Tenants enjoy close proximity to restaurants, banks, retail services, and major transportation routes.

PROPERTY HIGHLIGHTS

- Prime US Highway 1 location with excellent visibility and accessibility
- Just minutes from PGA Boulevard, I-95, and Florida's Turnpike
- Covered and surface parking available for tenants and visitors
- Professional office environment with a contemporary glass exterior
- Surrounded by dining, banking, retail, and other business services

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	154 - 3,654 SF
Building Size:	46,100 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,261	30,027	57,619
Total Population	8,886	71,982	139,680
Average HH Income	\$149,047	\$119,664	\$137,339

BRYAN COHEN

561.471.0212

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SUITE	TENANT NAME	SIZE SF
200E	Lightman & Fields Public Insurance Adjusters	3,654 SF
205	AVAILABLE	3,654 SF
210-1	Tropical Accounting and Consulting	566 SF
210-3,4,5,6,8	Multidisciplinary Business Applications, Inc Dr. Eric Kaplan	1,474 SF
215	Miller Law Group	1,003 SF
220	AVAILABLE	1,545 SF
230	Keith W. Meisel, P.A.	925 SF
300-1	AVAILABLE	431 SF
300-2	The Penner Group, Inc.	581 SF
300-3	James Pavlik	253 SF
300-4	Lots of Land LLC	365 SF
300-5	The Penner Group, Inc.	581 SF
300-6,8,9,10	Jaden Manrodt	785 SF
300-7	Law Office of Chad Barrett Penner P.A.	276 SF
300-12	Gary Russo P.A.	1,680 SF
301-1	law Offices of Fred C. Cohen, P.A.	825 SF
301-3	AVAILABLE	229 SF
301-4	David Jacobson	324 SF
301-5	Scale Microgrid Solutions Operating, LLC	146 SF
301-6	Well & Aware, Inc.	490 SF

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SUITE	TENANT NAME	SIZE SF
301-15,16	Chasewood Realty, Inc.	566 SF
301-20	Westminster Advisory Group, CPA, P.A.	175 SF
301-21	The Penner Group	189 SF
301-24	Amerprise Financial	323 SF
301-28	AVAILABLE	168 SF
301-29	AVAILABLE	650 SF
301-32	Dynamic Bodyworks	313 SF
301-33	LCM Therapeutic Massage	231 SF
301-34	Thaney & Associates	154 SF
301-35	AVAILABLE	154 SF
301-36	AVAILABLE	641 SF
400,401	Law Offices of Fred C. Cohen P.A.	14,817 SF
TOTALS		38,168 SF
AVERAGES		1,193 SF

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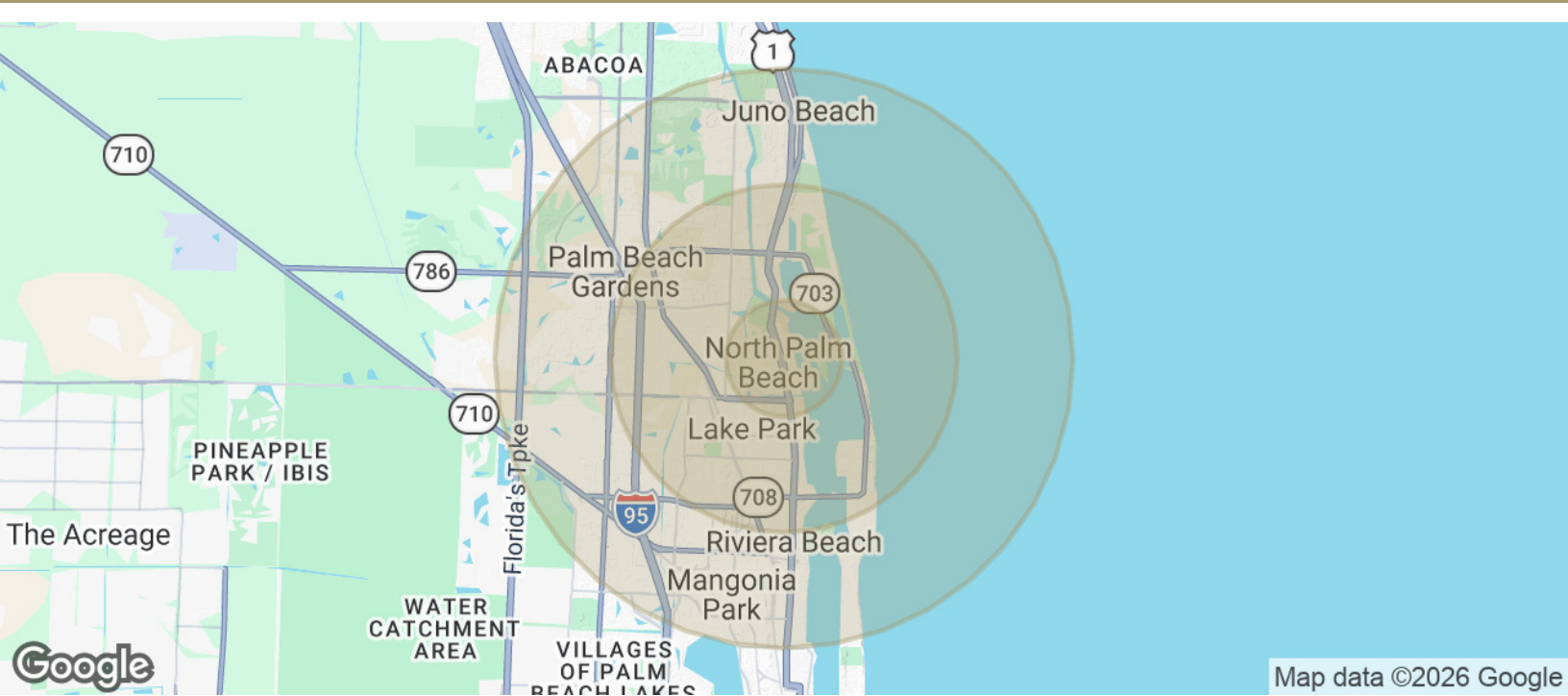


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,886	71,982	139,680
Average Age	53.7	44.9	45.5
Average Age (Male)	54.0	43.1	43.9
Average Age (Female)	51.6	45.6	46.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,261	30,027	57,619
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$149,047	\$119,664	\$137,339
Average House Value	\$635,559	\$567,180	\$622,403

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