

ONE CLEAR LAKE

**FULLY FURNISHED
SUBLEASE OPPORTUNITY**



250 S Australian Ave, West Palm Beach, FL 33401

CBRE

PROPERTY HIGHLIGHTS



ADJACENT TO

Immediately adjacent to the Tri-Rail, Brightline, major roadways and minutes to Palm Beach International Airport



AMENITY RICH

Amenity rich building including on-site café, tenant lounge, conference center and gym with showers



PROXIMITY

Minutes to Downtown West Palm Beach, Clematis Street, Rosemary Square, Municipal buildings and more



CLASS A

18 Story class A office building



EXCELLENT VIEWS

Excellent window line exposure which provides views overlooking Downtown West Palm Beach and Clearlake



PARKING

Covered parking garage and 24/7 on-site security



MANAGEMENT

Property has on-site management



LEED GOLD

Building is LEED gold energy star certified

SUBLEASE OPPORTUNITY

250 S Australian Ave, West Palm Beach, FL 33401
ADDRESS

3,786 SF
SUITE 1525

September 30, 2029
SUBLEASE TERM

\$50.00 NNN
ASKING RATE

\$21.93 PSF, Full Service
OPEX

3.00/1,000 RSF
PARKING

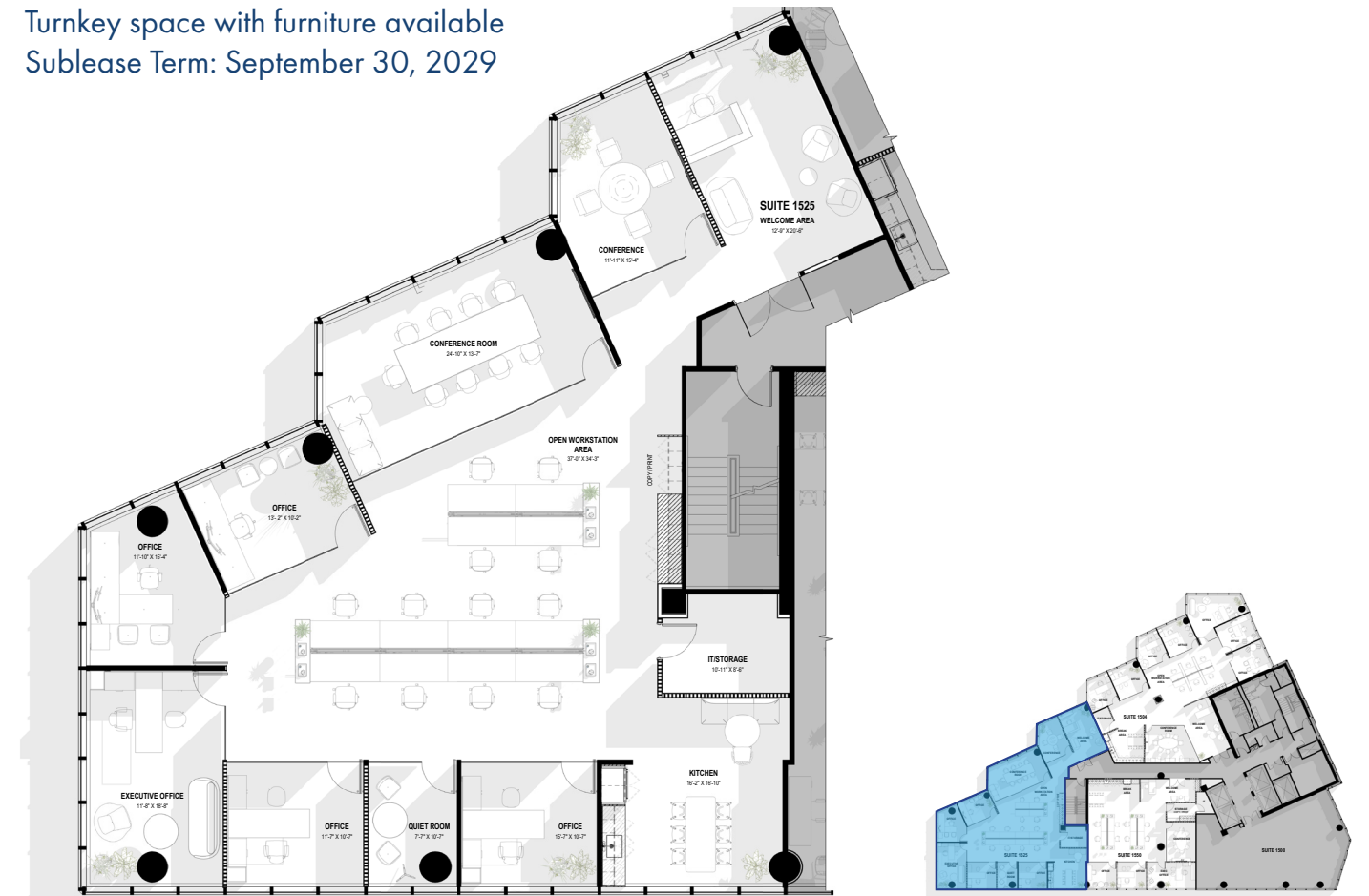


ONE CLEARLAKE CENTRE

250 S AUSTRALIAN AVE, WEST PALM BEACH, FL 33401

SUITE 1525 | 3,786 SF

Turnkey space with furniture available
Sublease Term: September 30, 2029



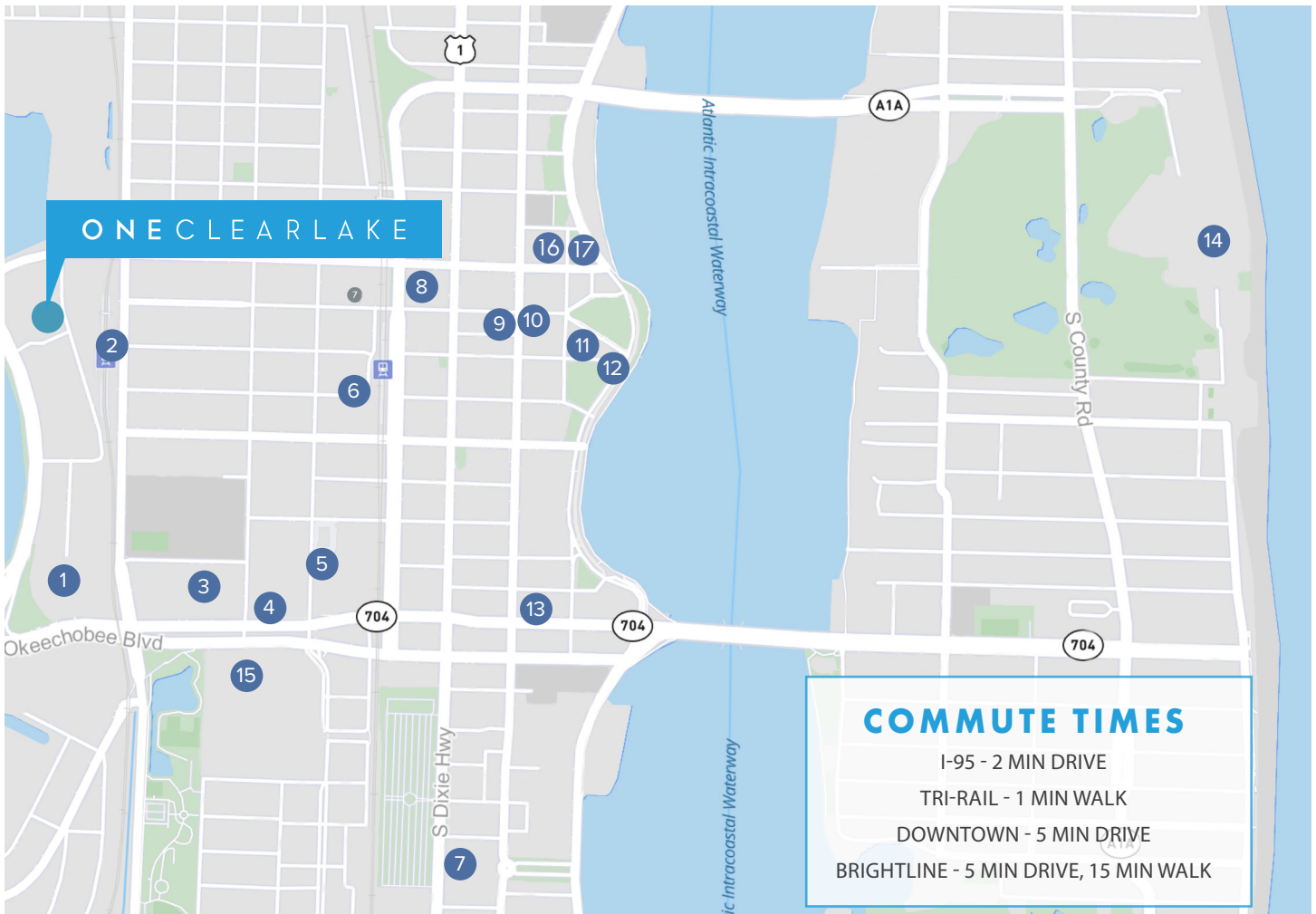
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FOR MORE INFORMATION:

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LOCAL AMENITIES

1. MARRIOTT
2. TRI-RAIL
3. KRAVIS CENTER
4. RUTH'S CHRIS STEAK HOUSE
5. ROSEMARY SQUARE
6. BRIGHTLINE
7. NORTON MUSEUM OF ART
8. CITY HALL
9. KABUKI SUSHI THAI TAPAS
10. ROCCO'S TACOS AND TEQUILA BAR
11. AVOCADO GRILL
12. MEYER AMPHITHEATRE
13. HYATT PLACE
14. THE BREAKERS PALM BEACH
15. PALM BEACH COUNTY CONVENTION CENTER
16. THE BEN WEST PALM, AUTOGRAPH COLLECTION
17. ELISABETTA'S RISTORANTE

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