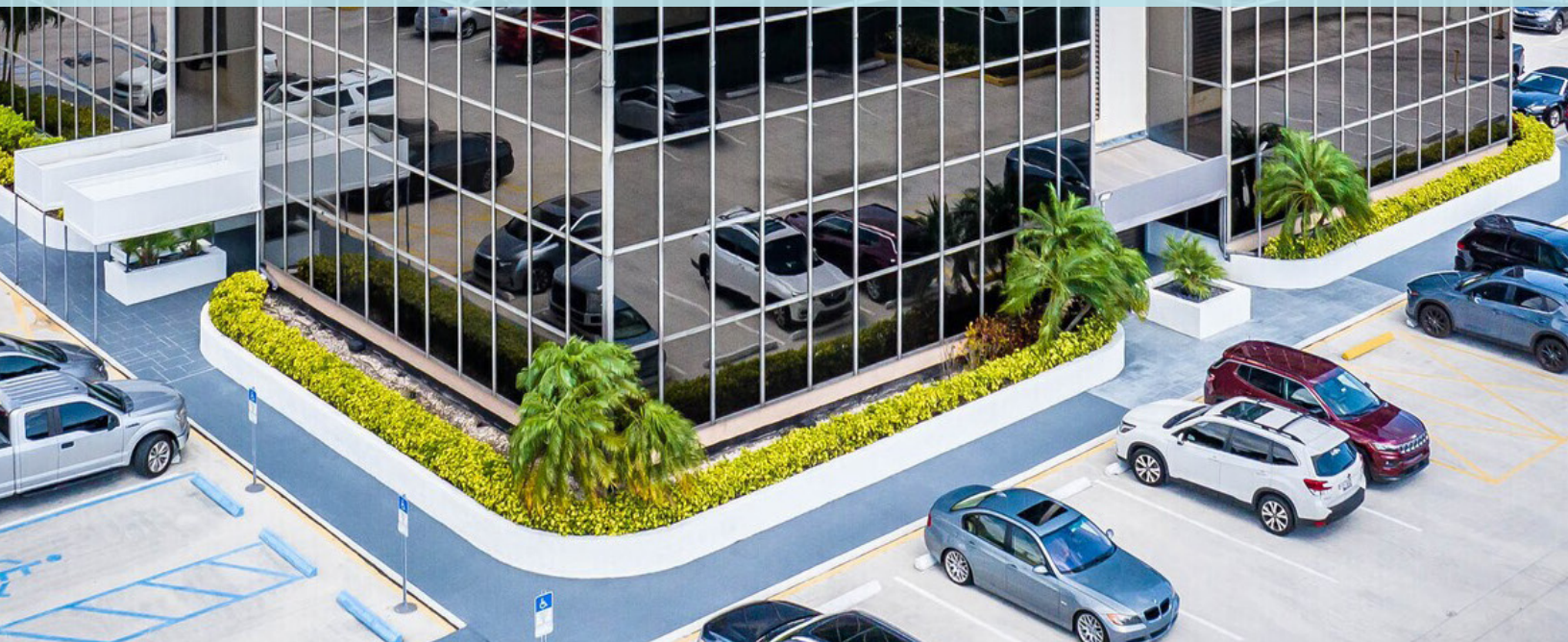


11300 US HIGHWAY 1  
PALM BEACH GARDENS, FL 33408



# LOST TREE VILLAGE FINANCIAL CENTER

*1,200 - 8,846+ SF AVAILABLE*





*ONSITE  
MANAGEMENT TEAM  
& MAINTENANCE*

PANORAMIC  
VIEWS



HIGH-END  
FINISHES

## Property Highlights

Located on the southeast corner of PGA/US 1, surrounded by Lost Tree Village, Seminole, Golf Club, Water Club Living, The Benjamin School and multiple amenities.



±60,000 SF Total  
Building Size



±1,200 - 5,000  
SF Available



US 1 Signage  
Available



Onsite Owner/  
Manager



Water  
Views



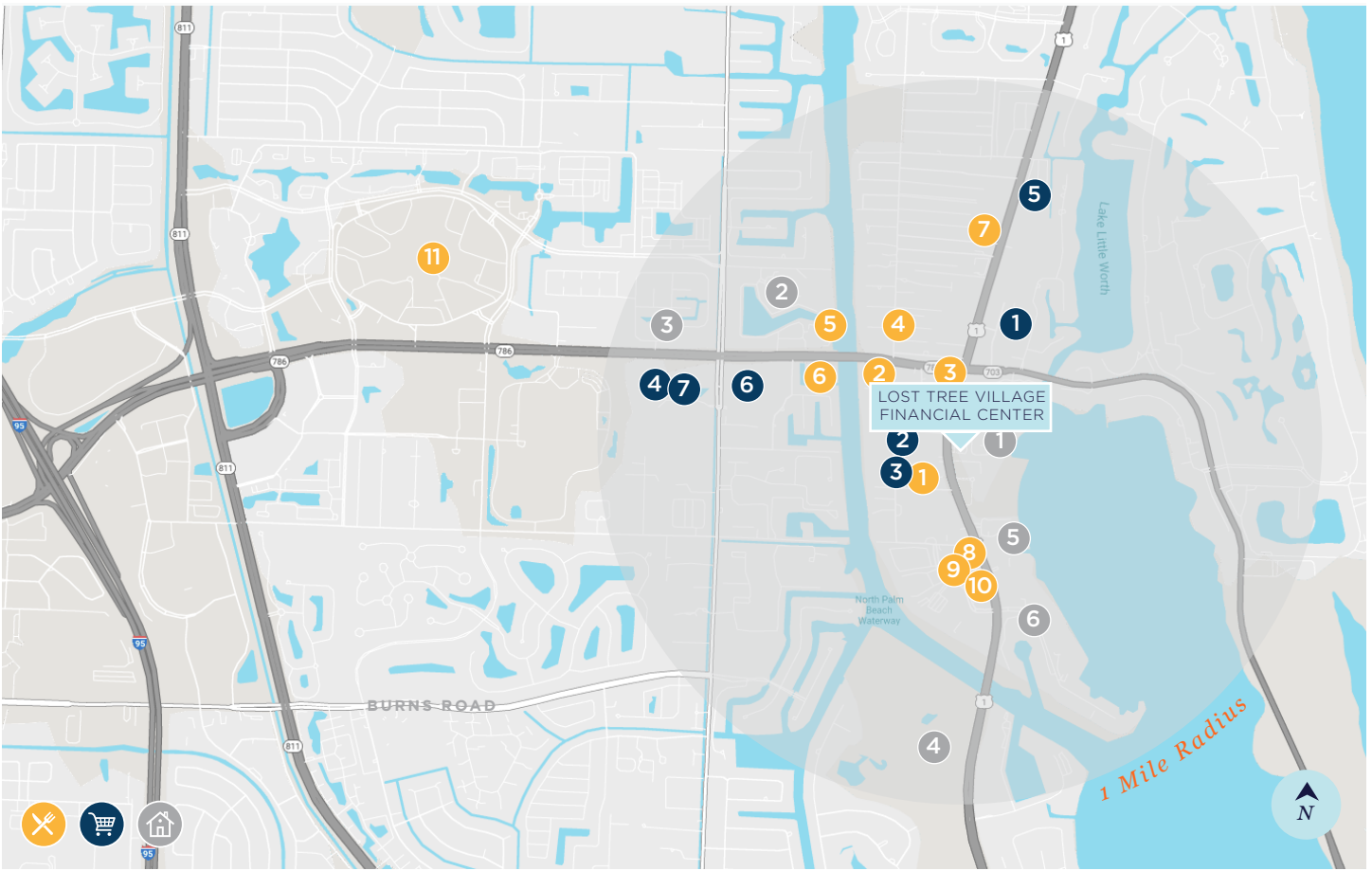
Close to  
Amenities



\$35.00/NNN  
2026 OPEX estimated at \$16.85 psf  
plus electric and janitorial



Underground & Surface Available  
4/1,000 Parking Ratio  
Underground unreserved available at \$50/  
space/mo and reserved at \$100/space/mo



# Area Amenities

## RESTAURANTS

1. Carabba's Italian Grill
2. Stage Kitchen & Bar PGA
3. Paris in Town Cafe
4. Seasons 52
5. River House
6. Waterway Cafe
7. Melting Pot
8. Cod & Capers Seafood
9. Zeera Indian Cuisine
10. Stormhouse Brewing
11. Coopers Hawk Winery & Restaurant

## RETAIL OPTIONS

1. Shoppes of Oakbrook
2. City Centre Shopping Mall
3. Doris Italian Market & Bakery
4. Trader Joe's
5. Tide & Table
6. CVS
7. Marshalls

## NEIGHBORHOODS

1. Twelve Oaks Condos
2. Marina Gardens
3. The Meadows
4. North Palm Beach Country Club
5. Water Club North Palm Beach
6. Harbor Village

## DEMOGRAPHICS 3 MILES



**60,773**  
POPULATION



**45%**  
BACHELOR'S DEGREE



**\$117,457**  
AVG HH INCOME

# PRIME LOCATION



## CONTACT INFORMATION

**TARA ENGLAND**

*Senior Director - South Florida*

+1 561 441 8541

[tara.english@cushwake.com](mailto:tara.english@cushwake.com)



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