



PROPERTY HIGHLIGHTS

4152 W BLUE HERON BLVD | RIVIERA BEACH | FL

Great opportunity to lease professional office and small flex/warehouse spaces in Riviera / West Palm Beach area.

Flexible zoning allows for a broad spectrum of permitted uses!

Well located on the heavily travelled Blue Heron Boulevard corridor immediately west of the I-95 on and off ramps.

Great countywide connectivity via Military Trail immediately west of the property.

Signage available!

See next page for availability and pricing details!



AVAILABILITY AND PRICING

4152 W BLUE HERON BLVD | RIVIERA BEACH | FL

- **Suite 105 • 2,183 Square Feet**
 - Built out as majority office space with private offices and open work area.
 - Space includes 1,615-sf on the ground floor and 568-sf of upstairs office.
- **Suite 107 • 2,183 Square Feet**
 - Built out as majority office space with private offices and open work area.
 - Three bathrooms.
 - Space includes 1,615-sf on the ground floor and 568-sf of upstairs office.
 - **Ability to add garage door and create a warehouse in the back open work area.**
- **Suite 122 • 1,615 Square Feet**
 - Built out as majority office space with private offices and open work area.
 - **Ability to add garage door and create a warehouse in the back open work area.**

Rates starting from \$18.00 PSF NNN + \$8.34 PSF CAM



LOCATION INFORMATION

Immediate Access to I-95 at Blue Heron Boulevard



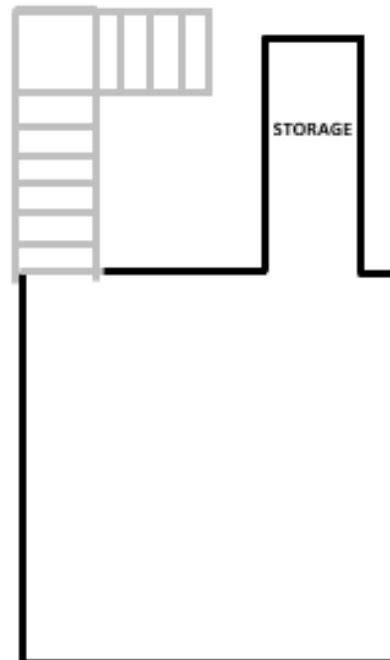
Destinations	Distance (Miles)	Travel Time
Interstate 95	±0.4	1 mins
Florida's Turnpike Downtown	±5.0	8 mins
West Palm Beach	±6.0	12 mins
The Breakers Hotel (Palm Beach)	±7	15 mins
Palm Beach International Airport	±8	15 mins
Ft. Lauderdale International Airport	±55	55 mins

subject to errors, omissions, prior sale or lease, change in price and withdrawal



FLOOR PLAN

4152 W Blue Heron Blvd, Suite 105 – 2,183 Square Feet

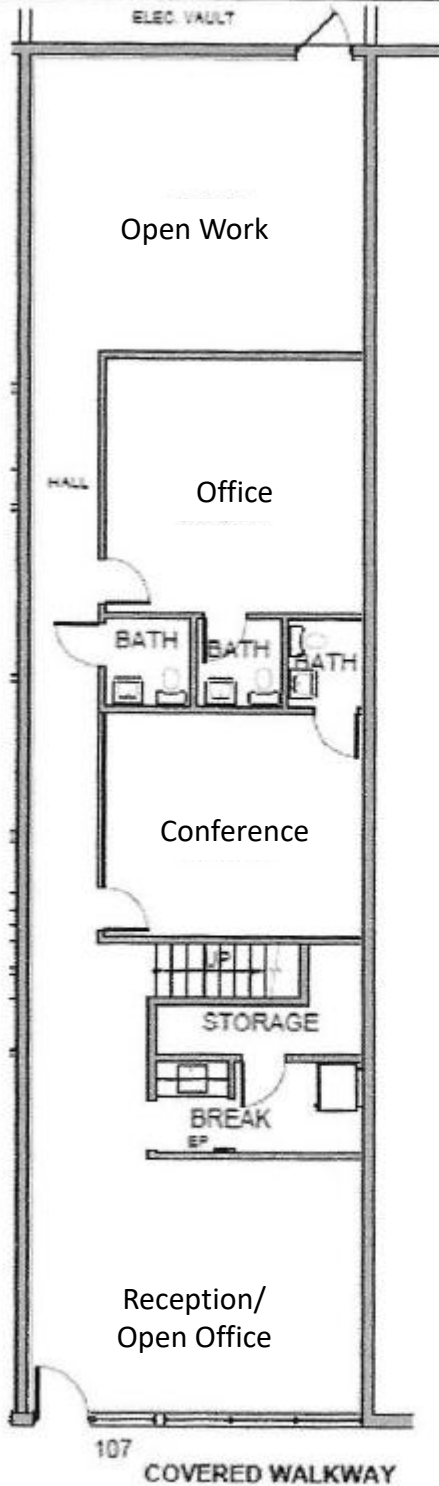


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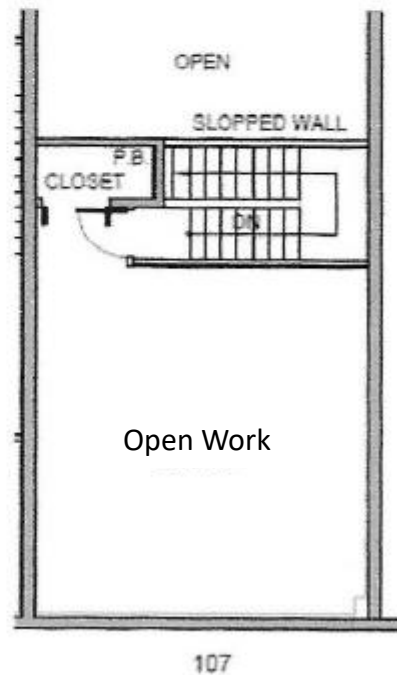
FLOOR PLAN

4152 W Blue Heron Blvd, Suite 107 – 2,183 Square Feet



APPROXIMATE AREAS:

SUITE 107 - GROUND FLOOR	= ±1,615 S.F.
SUITE 107 - LOFT	= ±568 S.F.
TOTAL AREA SUITE 107	= ±2,183 S.F.



FLOOR PLAN

SCALE: 1"=10'-0"



LOFT PLAN

SCALE: 1"=10'-0"

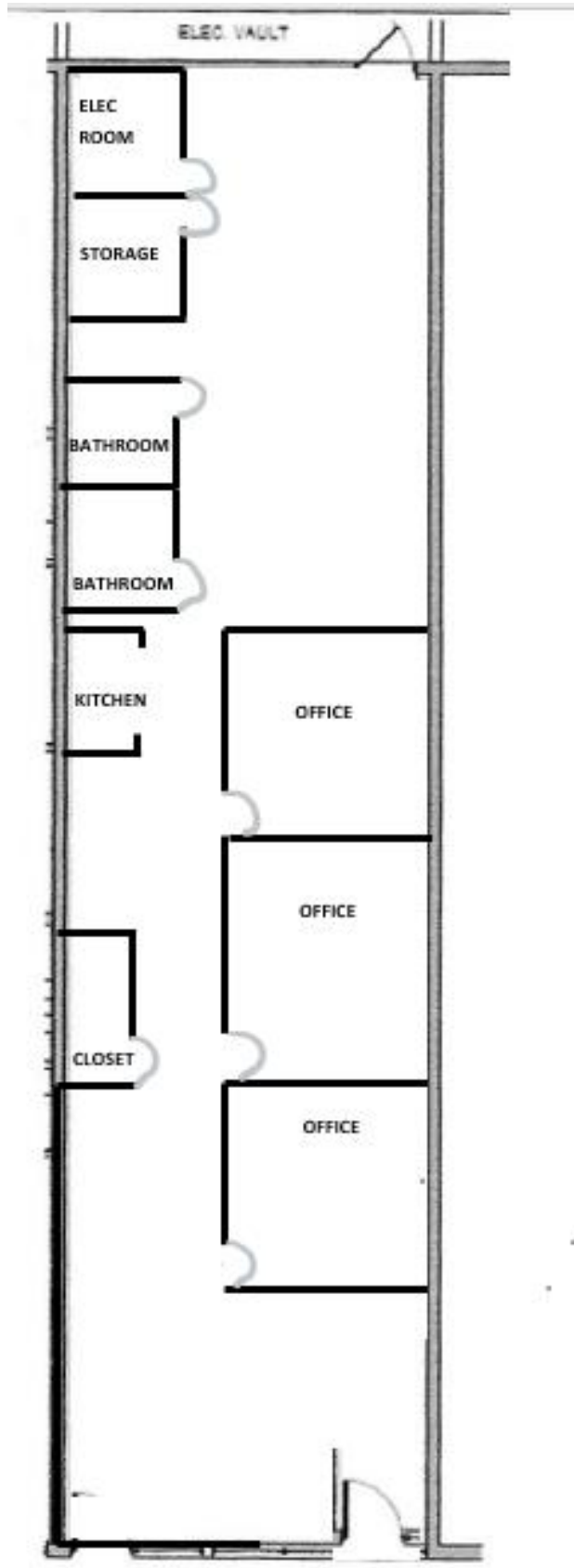
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FLOOR PLAN

4152 W Blue Heron Blvd, Suite 122A – 1,615 Square Feet



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DUNN

COMMERCIAL

FOR MORE INFORMATION, CONTACT:

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