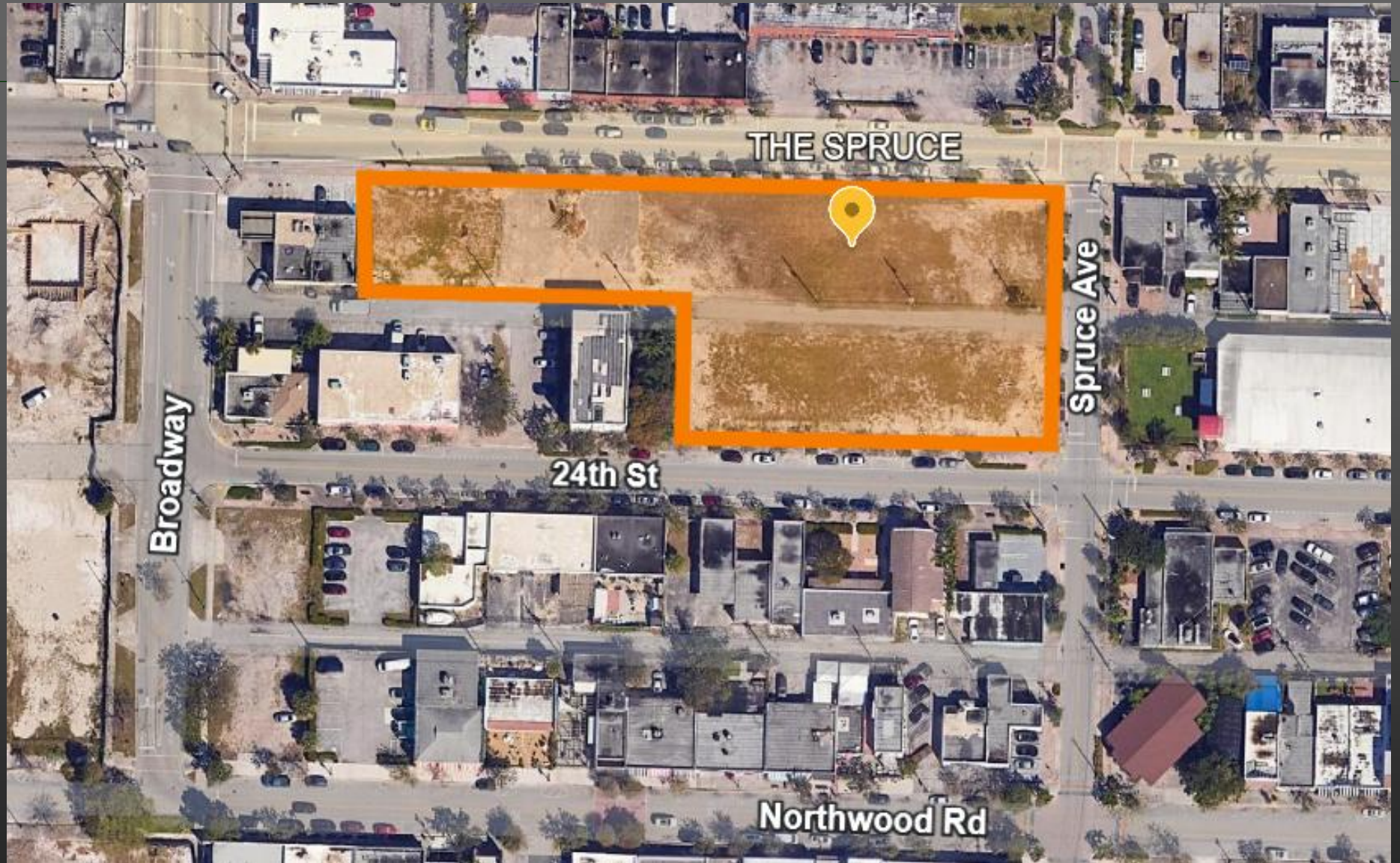




AFFILIATED
DEVELOPMENT

*2585 Spruce Ave,
West Palm Beach, FL*

THE SPRUCE



Project Overview

Project Description

The Spruce will be an eight-story mixed-use multifamily development consisting of 270 residential 1, 2 and 3 bedroom units, with an attached parking structure containing 531 parking space, 17 of which will be designated to the public and 3,450 sf ground floor retail space.

The project is located West Palm Beach anticipated to be a major catalyst to development to this area of the City that has already drawn some attention from national developers.

Project Site Amenities

- Connectivity throughout the project on all sides
- Public parking availability on site
- 2 mile / 10 minute drive from I95 Boynton Beach Blvd exit ramp
- .5 mile / 10 min walk to beach

Residential Amenities

- Co-"Werk" Lounge with micro offices, workstations and complimentary coffee bar
- State of the art Fitness Facility
 - Yoga Studio/Spin Room
 - Outdoor Crossfit
 - Inferred Sauna
- Pickleball Court
- Resort Pool with Private Cabanas
- Rooftop Observation Deck
- "Pub Room" with private beverage lockers & games
- "Amazon" Package/Food Delivery Room with Refrigeration
- Hi-Speed WIFI
- Free Bike Share Program
- Outdoor BBQ Area
- Fire Pit
- Gated Off-Leash Dog Park
- Secure Entry with Cameras
- Gated Garage Parking

Project Video

[CLICK HERE FOR](#)
[THE SPRUCE](#)
[VIDEO](#)

Retail Breakdown & Delivery Type

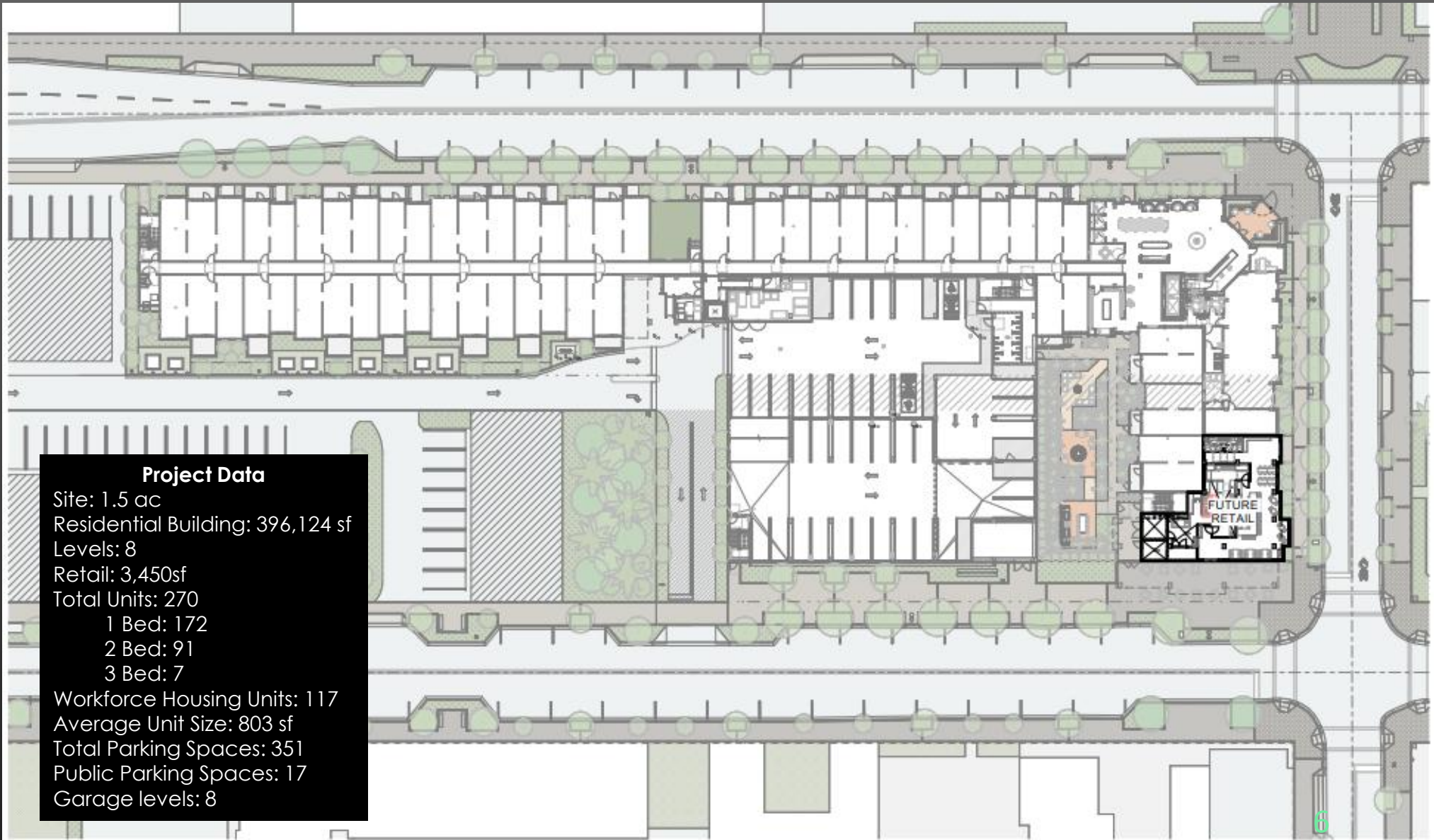
Retail Unit	Indoor SF	Outdoor SF	Total SF	Floors	Location
C1	2,355	1,095	3,450	1	NW Corner of Spruce Ave & 24 th Street

FUTURE RETAIL BUILD-OUT LIMITED TO THE FOLLOWING:

VANILLA BOX

- MECHANICAL SYSTEM ADEQUATELY SERVING ALL SPACES - BROOM FINISH CONCRETE FLOOR SLAB
- READY-TO-PAINT WALLS
- ELECTRICAL OUTLETS
- STANDARD LIGHTING
- STANDARD PLUMBING
- STUB-IN FOR KITCHEN/BAR
- BATHROOM SINKS & TOILETS
- GREASE TRAP
- SHAFT SPACE FOR HOOD EXHAUST
- SOUND/THERMAL INSULATION
- EXPOSED & PAINTED CEILINGS
- INTERIOR DOORS & HARDWARE
- ALL OTHER CODE REQUIRED LIFE-SAFETY FEATURES

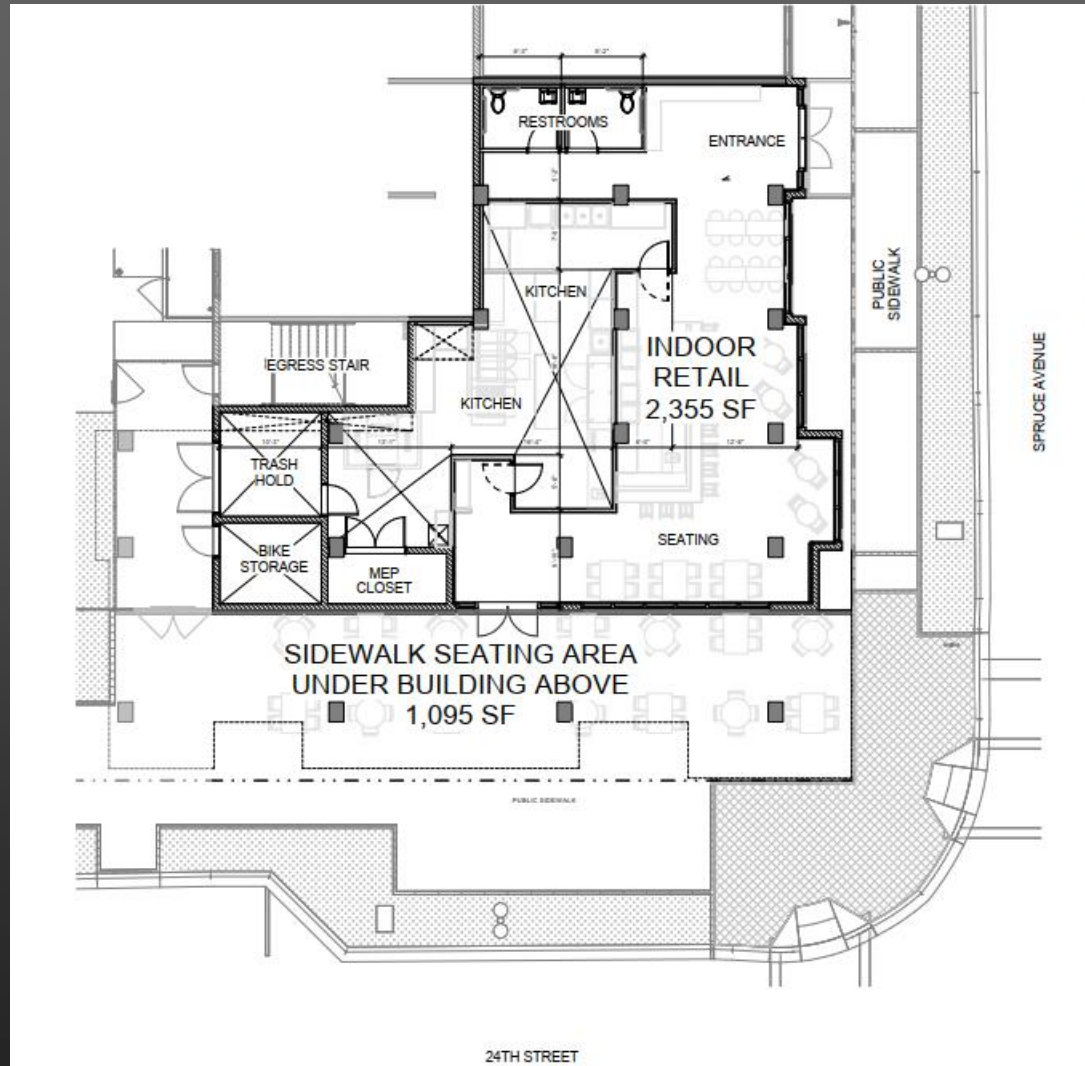
TCO DATE: JANUARY 2026



Project Data

Site: 1.5 ac
Residential Building: 396,124 sf
Levels: 8
Retail: 3,450sf
Total Units: 270
 1 Bed: 172
 2 Bed: 91
 3 Bed: 7
Workforce Housing Units: 117
Average Unit Size: 803 sf
Total Parking Spaces: 351
Public Parking Spaces: 17
Garage levels: 8

Retail – 3,450 SF (NW corner of Spruce Ave & 24th Street)



Corner of Spruce & 25th Street
Main Entrance



NW Corner of Spruce & 24th Street
Retail



NW Corner of Spruce & 24th Street
Retail



24th Street View

