

HISTORIC

CLEMATIS STREET IN
WEST PALM BEACH

3RD, 4TH & 5TH
FLOOR SPACES
AVAILABLE!

THE ANTHONY BUILDING

312 CLEMATIS STREET
WEST PALM BEACH, FL 33401

OFFICE SPACE FOR LEASE



COMMERCIAL REAL ESTATE SERVICES

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SITE OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Lee & Associates as exclusive advisor is pleased to offer leasing opportunities at The Anthony Building, an iconic trophy asset with 23,078 rentable square feet of retail and office space located directly on Historic Clematis Street in the heart of Downtown West Palm Beach's thriving high-energy entertainment and business district. The building's historic façade, with its three-story decorative columns, carved concrete architectural details, and gold-leafed lettering, provides an unmatched street presence in this sought-after location.

This five-story building features prime, ground-floor retail currently home to the popular tenant, Fitness Hub. The upper floors offer conventional and loft-style office spaces, complete with original hardwood flooring and a variety of layouts to accommodate both single-tenant and multi-tenant configurations. Two of the office floors span the entire footprint of the building, while the penthouse floor occupies approximately 40% of the footprint on the south end and includes a spacious rooftop patio, accented by three sets of French doors. The Anthony Building offers flexible leasing options and tenants will enjoy being part of a high-energy, walkable district surrounded by dining, entertainment, and lifestyle amenities, as well as benefiting from the thriving "Wall Street South" migration trends that are fueling new development and growth in the area.

AVAILABLE SPACE: 290 - 16,225 SF \$32.00 PSF [NNN]

Located in the thriving West Palm Beach CBD, just one block from US-1 and 1.5 miles from I-95, offering close proximity to key landmarks such as the Palm Beach County Courthouse, Cityplace, and The Waterfront. With a Walk Score of 98 and convenient access to public transportation, including the Brightline High-Speed Rail station, it provides tenants with unparalleled convenience and connectivity within the vibrant urban center.



For more information, please contact one of the following individuals:

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PROPERTY HIGHLIGHTS



Located in the Heart of Thriving Downtown West Palm Beach CBD:
Micro-Market Dubbed "Wall Street South" by major media outlets!



5-Story Historic Office Building:
23,078 SF Rentable SF
Full Floor Space Available!
3rd, 4th & 5th Floors Fully Vacant
Great for Office Headquarters!
Features high ceilings, hardwood floors, & large windows.
Estimated OpEx \$10 PSF Net E&J

Penthouse features private rooftop terrace with views of skyline!



Iconic Clematis Street Frontage:
Prime access to major annual events like SunFest Music Festival, Palm Beach Boat Show, and weekly "Clematis By Night" and award winning West Palm Beach GreenMarket Festivities. Surrounded by affluent dining, shopping, entertainment and landmarks including CityPlace & The Waterfront area attractions.



Exceptional Access & Location:
Walk to Brightline High Speed Rail.
1 Block to US-1
1.5 miles to I-95

OFFICE BUILDING WITH GROUND FLOOR RETAIL



EXCEPTIONAL LOCATION ON CLEMATIS STREET



DIRECT ACCESS TO STREET & PUBLIC PARKING LOT



MANY OTHER NEARBY PARKING OPTIONS





AVAILABLE OFFICE SPACE

SUMMARY OF AVAILABLE SPACE FOR LEASE

LEASE INFORMATION

LEASE TYPE: NNN LEASE TERM: Negotiable
 TOTAL SF: 290-16,225 SF LEASE RATE: \$32 PSF

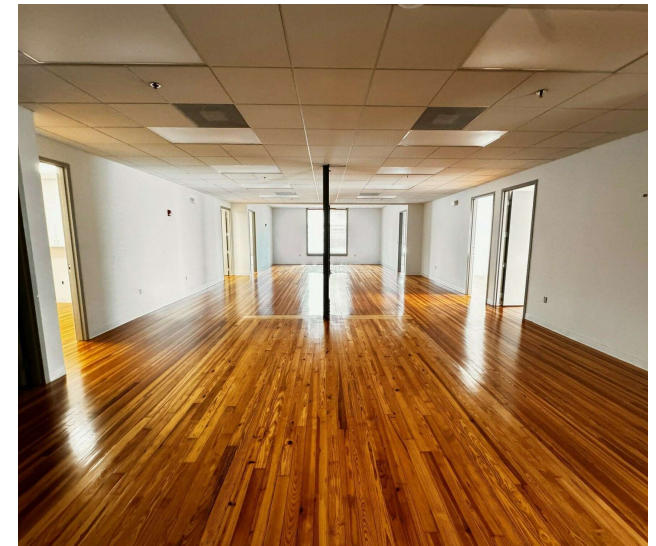
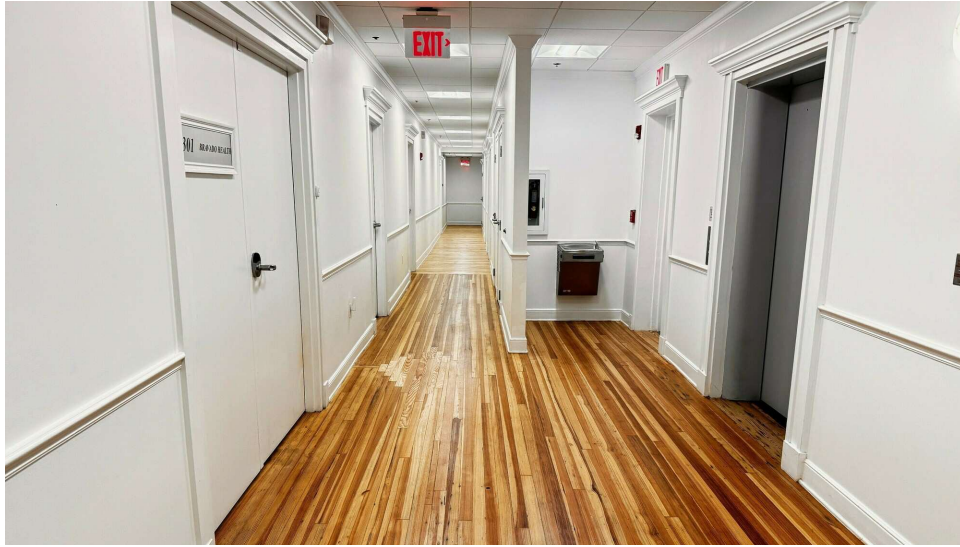
ESTIMATED OPEX \$10 SF/YR NET OF ELECTRIC AND JANITORIAL
 (ALL SPACES SEPARATELY METERED)

AVAILABLE SPACES

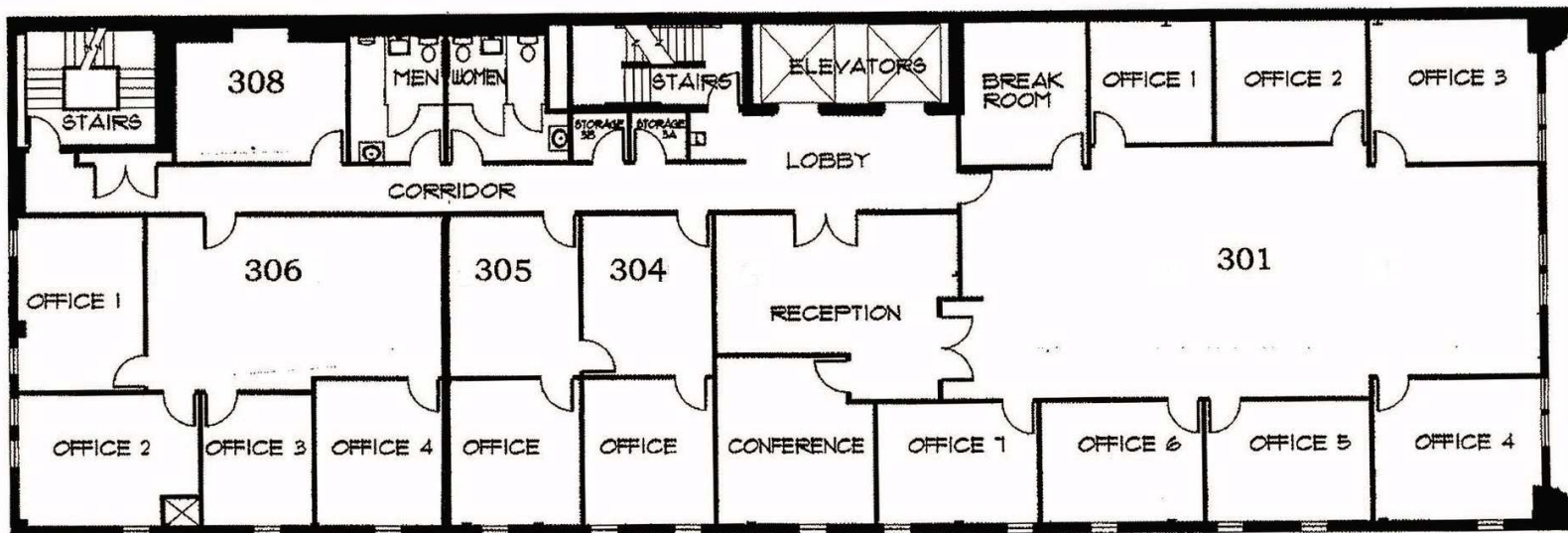
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 301	4,155 SF	NNN	\$32.00 SF/yr
Suite 306	1,456 SF	NNN	\$32.00 SF/yr
Suite 304	458 SF	NNN	\$50.00 SF/yr
Suite 305	358 SF	NNN	\$50.00 SF/yr
Suite 308	290 SF	NNN	\$50.00 SF/yr
Suite 401	3,597 SF	NNN	\$32.00 SF/yr
Suite 407	998 SF	NNN	\$32.00 SF/yr
Suite 402	458 SF	NNN	\$50.00 SF/yr
Suite 403	458 SF	NNN	\$50.00 SF/yr
Suite 404	458 SF	NNN	\$50.00 SF/yr
Suite 405	458 SF	NNN	\$50.00 SF/yr
Suite 408	290 SF	NNN	\$50.00 SF/yr
Suite 500	2,791 SF	NNN	\$32.00 SF/yr



ADDITIONAL INTERIOR PHOTOS



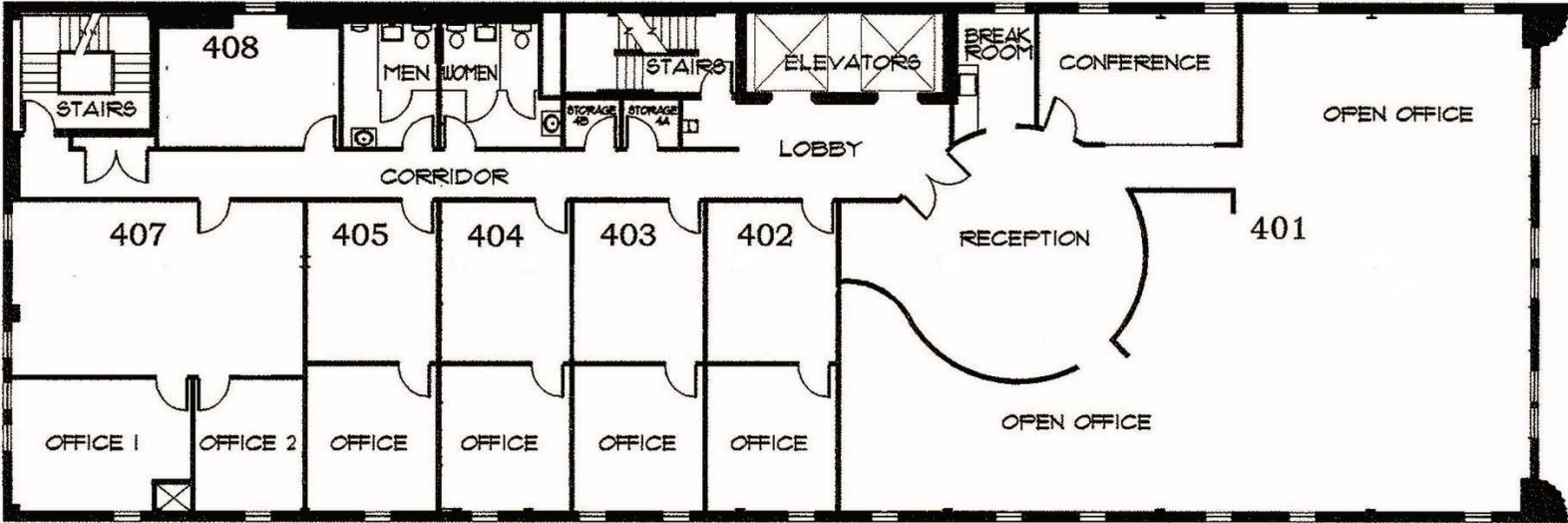
THIRD FLOOR AVAILABILITY AND FLOORPLAN



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 301	Available	4,155 SF	NNN	\$32.00 SF/yr
Suite 306	Available	1,456 SF	NNN	\$32.00 SF/yr
Suite 304	Available	458 SF	NNN	\$50.00 SF/yr
Suite 305	Available	358 SF	NNN	\$50.00 SF/yr
Suite 308	Available	290 SF	NNN	\$50.00 SF/yr

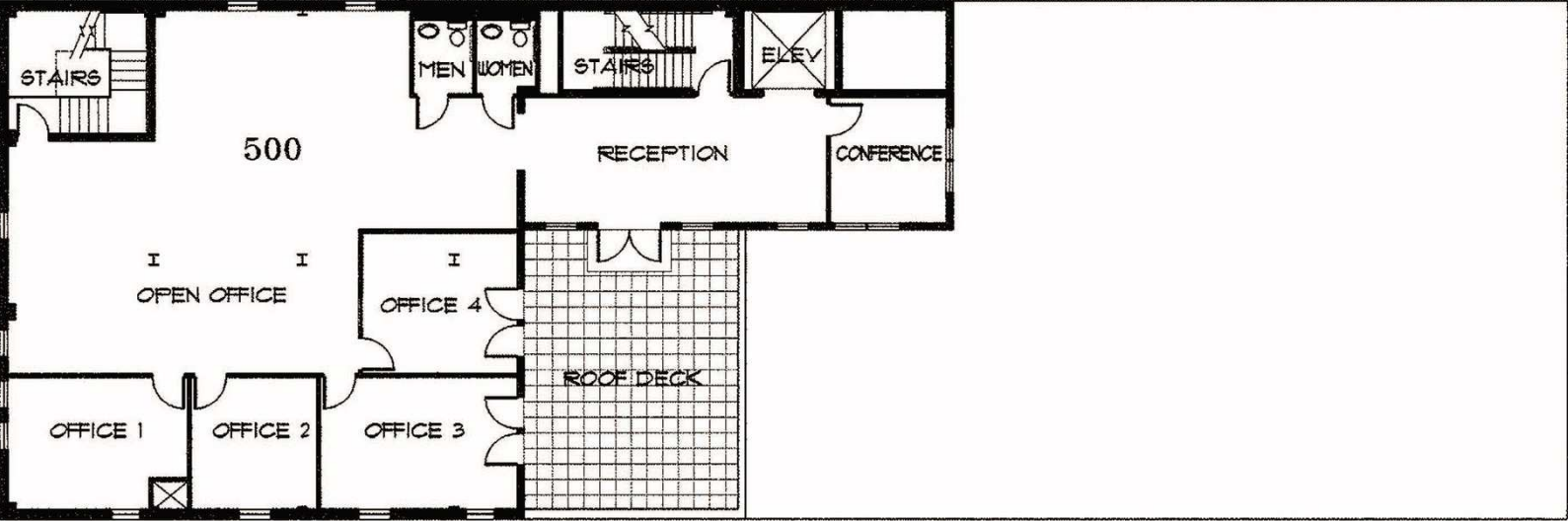
FOURTH FLOOR AVAILABILITY AND FLOORPLAN



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 401	Available	3,597 SF	NNN	\$32.00 SF/yr
Suite 407	Available	998 SF	NNN	\$32.00 SF/yr
Suite 402	Available	458 SF	NNN	\$50.00 SF/yr
Suite 403	Available	458 SF	NNN	\$50.00 SF/yr
Suite 404	Available	458 SF	NNN	\$50.00 SF/yr
Suite 408	Available	290 SF	NNN	\$50.00 SF/yr

FIFTH FLOOR AVAILABILITY AND FLOORPLAN



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 500	Available	2,791 SF	NNN	\$32.00 SF/yr

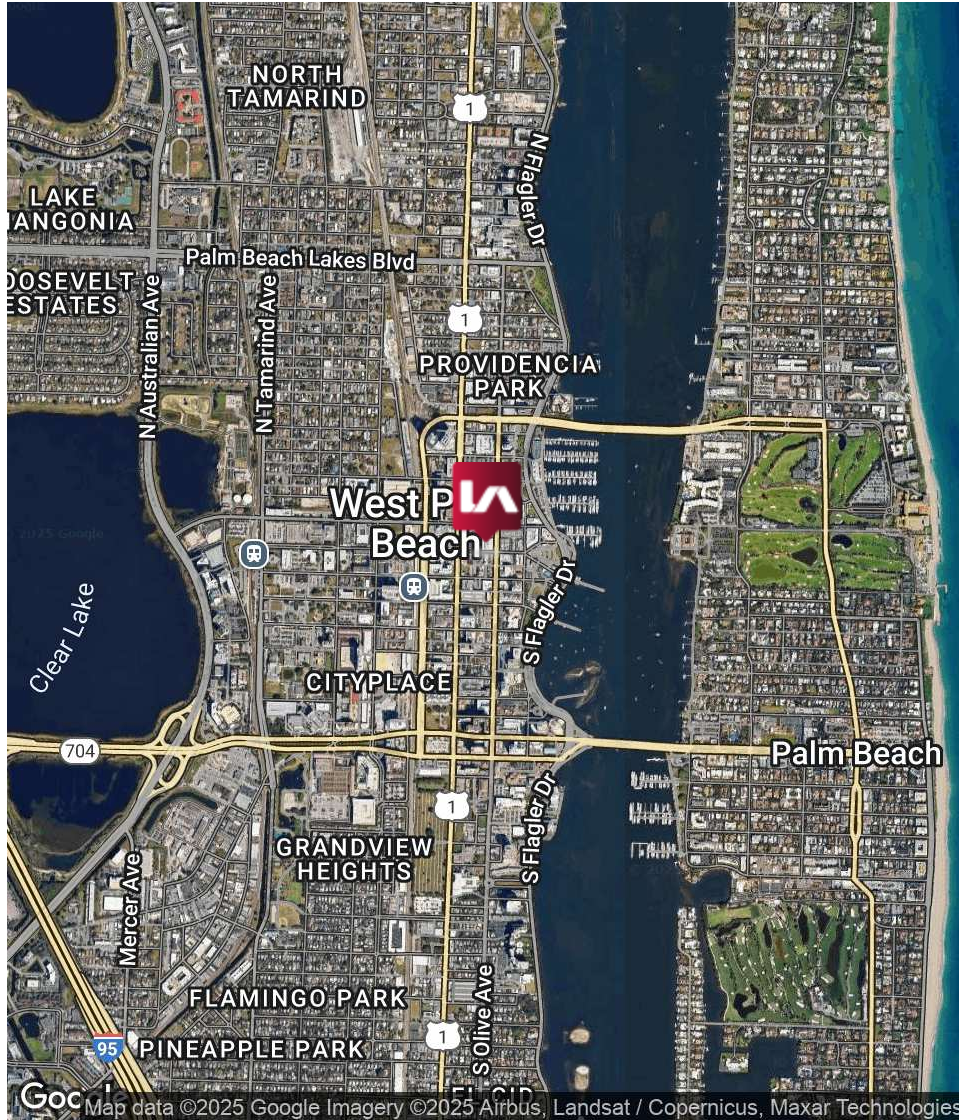
FIFTH FLOOR PRIVATE ROOFTOP TERRACE





VIBRANT DOWNTOWN LOCATION

REGIONAL MAP



LOCATION OVERVIEW

Located in the thriving West Palm Beach CBD, just one block from US-1 and 1.5 miles from I-95, offering close proximity to key landmarks such as the Palm Beach County Courthouse, Cityplace, and The Waterfront. With a Walk Score of 98 and convenient access to public transportation, including the Brightline High-Speed Rail station, it provides tenants with unparalleled convenience and connectivity within the vibrant urban center.

CITY INFORMATION

SUBMARKET: West Palm Beach CBD
CROSS STREETS: S Olive Ave & Clematis St
NEAREST AIRPORT: Palm Beach International

AERIAL MAP OF DOWNTOWN WEST PALM BEACH



HISTORIC CLEMATIS STREET DISTRICT



Lively night life and live music venues

CLEMATIS WATERFRONT DISTRICT

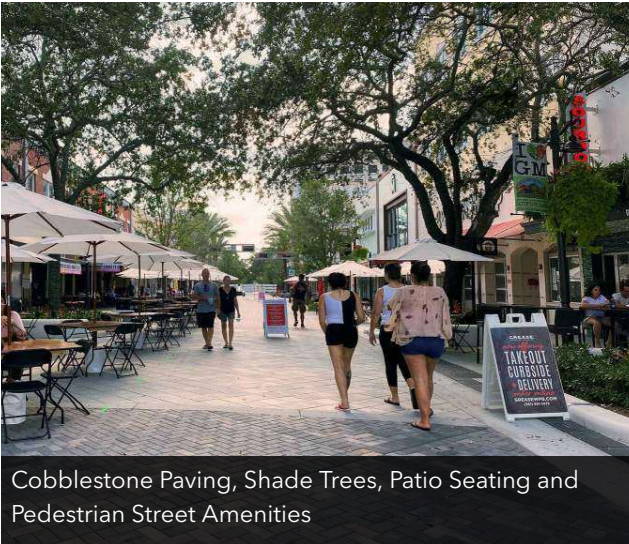
At the core of Downtown West Palm Beach lies the historic Clematis Street, a landmark thoroughfare renowned for its cultural significance and diverse offerings. Spanning from Flagler Drive along the Intracoastal Waterway to Tamarind Avenue, the Clematis District serves as a vibrant hub, boasting an array of colorful boutiques, art galleries, and culinary delights. Visitors can immerse themselves in the area's rich heritage as they explore its cobblestone pathways adorned with architectural gems and antique shops, all while enjoying picturesque views of the waterfront.

Beyond its daytime allure, Clematis Street pulses with energy well into the night, resonating with the lively strains of live music and the bustle of activity.

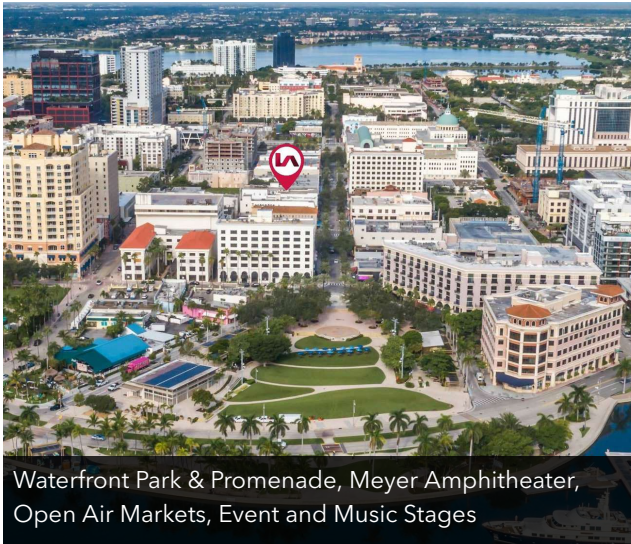
Throughout the year, the district hosts a variety of events, including a winter farmers market and the acclaimed SunFest in the spring, drawing crowds and fostering a sense of community. With its blend of history, entertainment, and cultural significance, Clematis Street stands as a beacon of West Palm Beach's tourism appeal, attracting visitors and locals alike to experience the dynamic essence of South Florida's premier destination.



Upscale Developments include 300 Banyan & 111 Olive, The Anya Building, The Ben Hotel & more!



Cobblestone Paving, Shade Trees, Patio Seating and Pedestrian Street Amenities

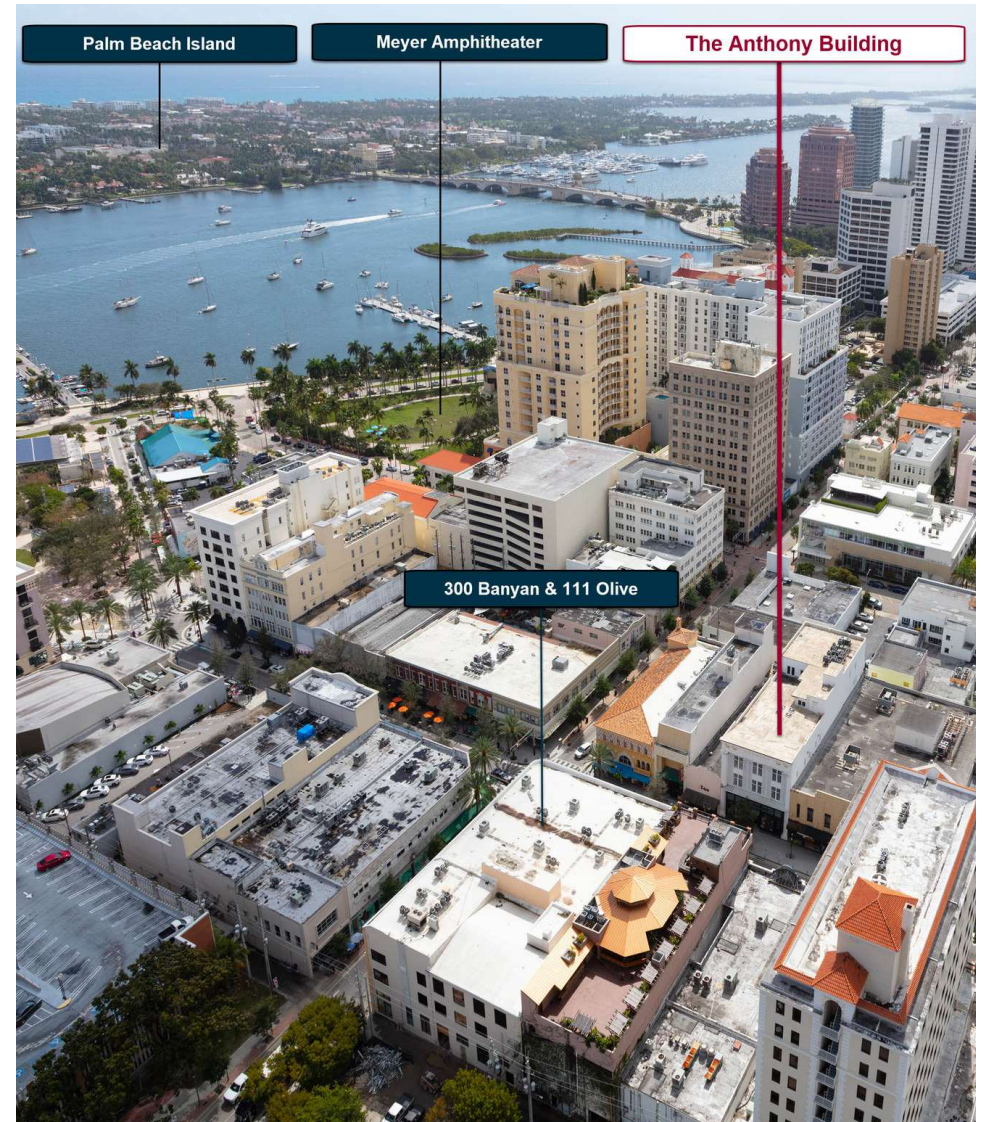


Waterfront Park & Promenade, Meyer Amphitheater, Open Air Markets, Event and Music Stages

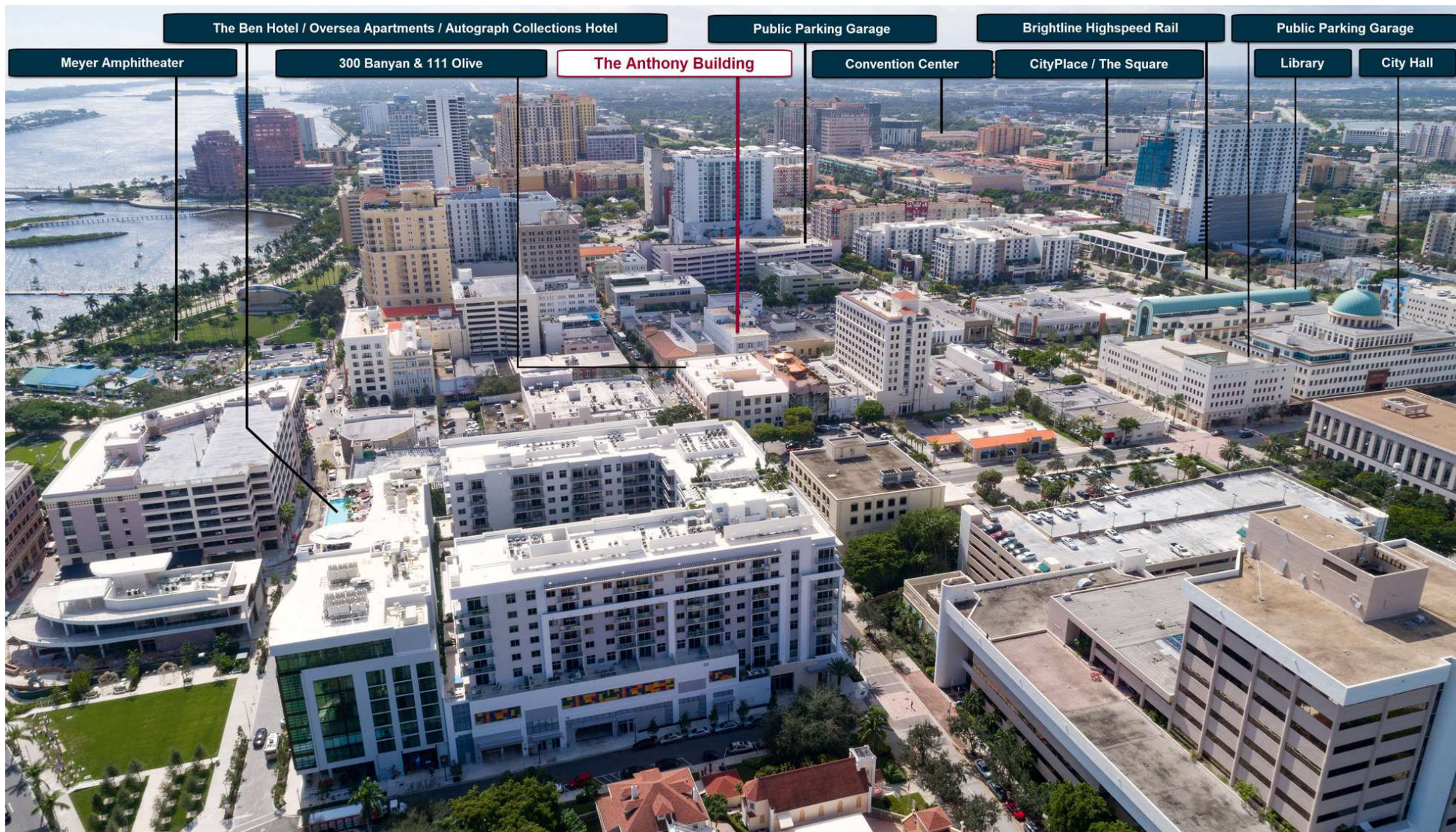
AERIAL MAP OF DOWNTOWN WEST PALM BEACH



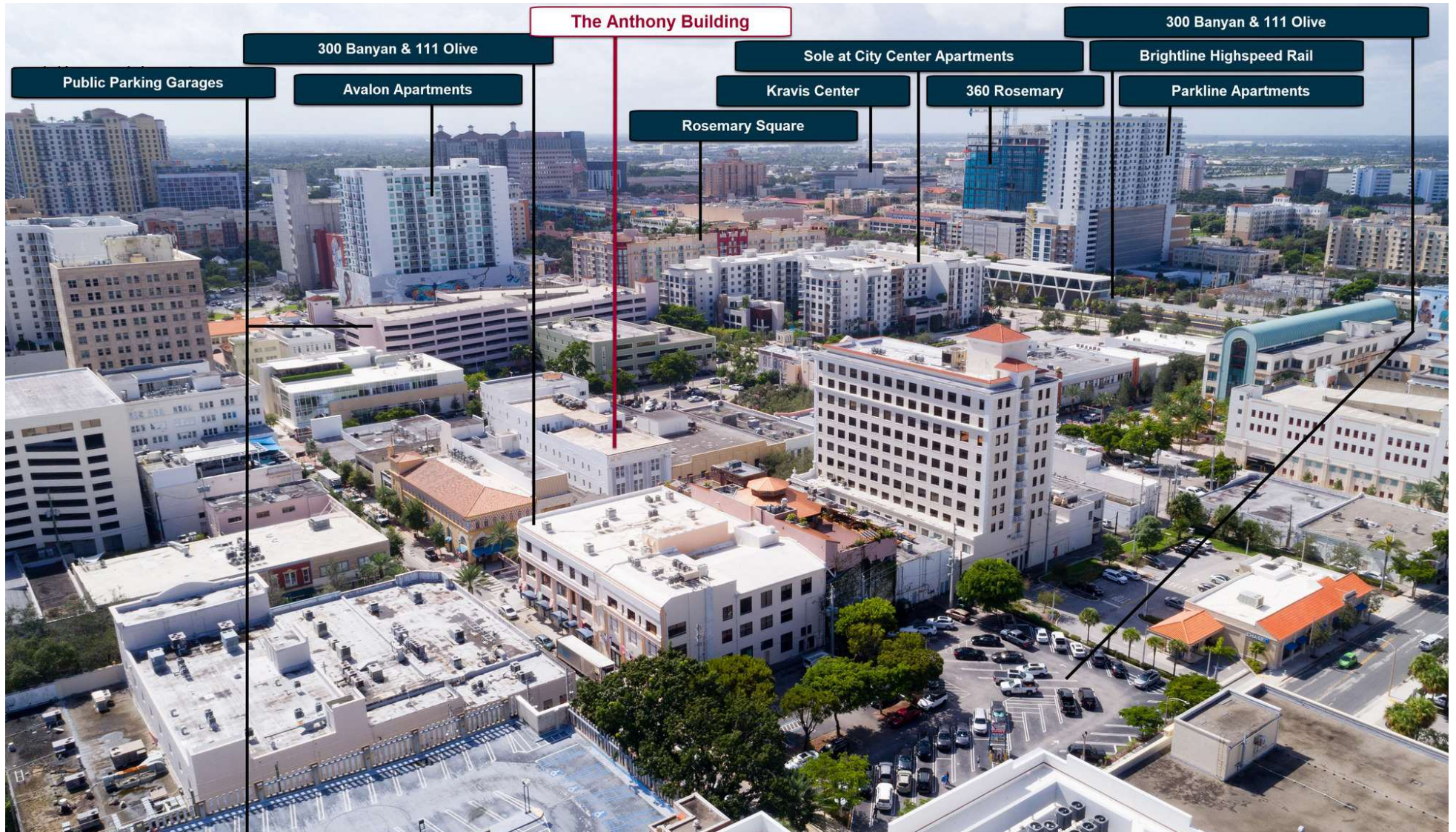
ADDITIONAL AERIAL MAPS



ADDITIONAL AERIAL MAPS



ADDITIONAL AERIAL MAPS



DOWNTOWN WEST PALM BEACH RETAILERS



An aerial photograph of a city block, overlaid with a semi-transparent red filter. A red outline highlights a specific multi-story building in the center of the block. The surrounding area includes other buildings, parking lots with cars, and streets.

DEMOGRAPHICS

DEMOGRAPHIC PROFILE

— KEY FACTS —

14,935
Total Population

\$116,337
Average Household Income

41.6
Median Age

1.7
Average Household Size

EDUCATION

5% No High School Diploma

14% High School Graduate

22% Some College

58% Bachelor's/Grad/Prof Degree

Drive time of 5 minutes

Map labels: Northwood Hills, Pleasant City, West Palm Beach, Prospect Heights, Northwood Park Historic District.

EMPLOYMENT TRENDS

- 9% White Collar
- 72% Blue Collar
- 19% Services
- Unemployment Rate: 4.6%

DAYTIME POPULATION

Total Daytime Population	Daytime Population: Workers	Daytime Population: Residents
44,288	37,302	6,986

BUSINESS

3,593 Total Businesses	40,532 Total Employees	4,071,121,227 Total Sales
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COMMUTING TRENDS

- 4% Took Public Transportation
- 8% Carpooled
- 7% Walked
- 1% Bicycled

NEARBY AMENITIES

175 Number of Restaurants

482 Retail Businesses

DEMOGRAPHIC PROFILE

— KEY FACTS —

77,347
Total Population

\$99,302
Average Household Income

40.0
Median Age

2.3
Average Household Size

EDUCATION

15%
No High School Diploma

24%
High School Graduate

25%
Some College

36%
Bachelor's/Grad/Prof Degree

Drive time of 10 minutes

EMPLOYMENT TRENDS

21% White Collar

58% Blue Collar

22% Services

Unemployment Rate **5.6%**

DAYTIME POPULATION

Total Daytime Population	Daytime Population: Workers	Daytime Population: Residents
128,099	88,859	39,240

BUSINESS

9,539	90,295	12,473,806,157
Total Businesses	Total Employees	Total Sales

COMMUTING TRENDS

3% Took Public Transportation

12% Carpooled

3% Walked

1% Bicycled

NEARBY AMENITIES

466 Number of Restaurants

1,666 Retail Businesses

DEMOGRAPHIC PROFILE

— KEY FACTS —

243,762
Total Population

\$85,756
Average Household Income

39.7
Median Age

2.4
Average Household Size

EDUCATION

15%
No High School Diploma

28%
High School Graduate

25%
Some College

31%
Bachelor's/Grad/Prof Degree

Drive time of 15 minutes

EMPLOYMENT TRENDS

- 23% White Collar
- 56% Blue Collar
- 20% Services
- Unemployment Rate: 5.7%

DAYTIME POPULATION

Total Daytime Population	Daytime Population: Workers	Daytime Population: Residents
297,411	175,258	122,153

BUSINESS

18,290 Total Businesses	176,279 Total Employees	26,079,622,654 Total Sales
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COMMUTING TRENDS

- 2% Took Public Transportation
- 13% Carpooled
- 2% Walked
- 1% Bicycled

NEARBY AMENITIES

833
Number of Restaurants

3,177
Retail Businesses

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312 Clematis Street, West Palm Beach, FL 33401



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