

THREE PALMS CENTER OFFICE/MEDICAL

2141 S. ALTERNATE A1A #400
JUPITER, FL 33477

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Property Summary



OFFERING SUMMARY

Sale Price:	\$775,000
Suite Size:	3,152± RSF
Year Built:	1990
Zoning:	Office, Medical

PROPERTY OVERVIEW

3,152± SF office/medical suite located in Three Palms Center. Located on the fourth floor, this suite with high-end finishes, can be utilized for office or medical. The space includes a reception area, two executive offices with in-suite bathrooms, four additional offices, a large conference room, supply room and kitchen/break room. There are numerous windows providing sunny, natural light. The furniture is available separately. On-site property management. Signage available.

LOCATION OVERVIEW

Three Palms Center is located on Alternate A1A, approximately one mile south of Indiantown Road. Located just north of the exclusive community of Admiral's Cove, and just south of Jonathan's Landing.

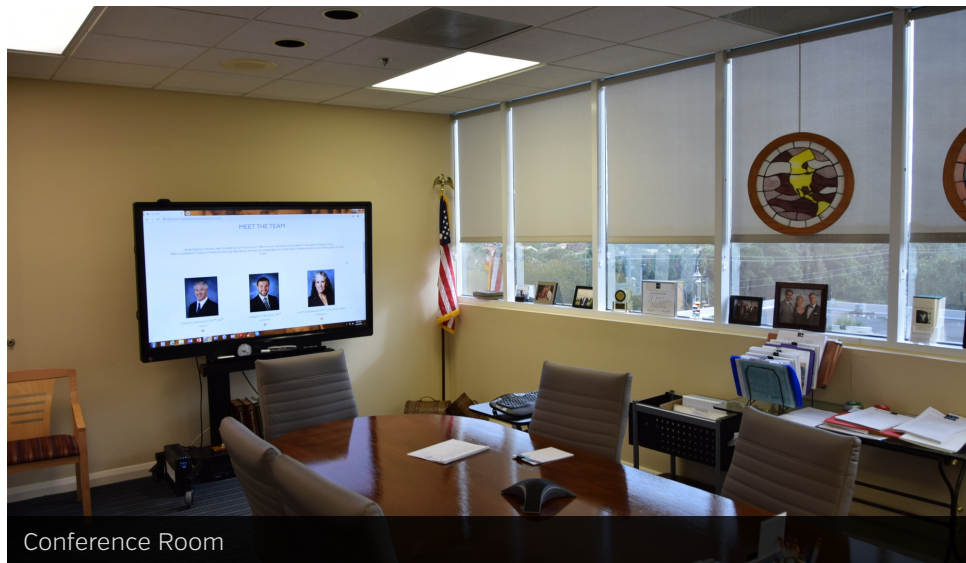
DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	2,267	44,404	94,081
Total Population	5,423	105,483	225,153
Average HH Income	\$126,640	\$105,742	\$99,036

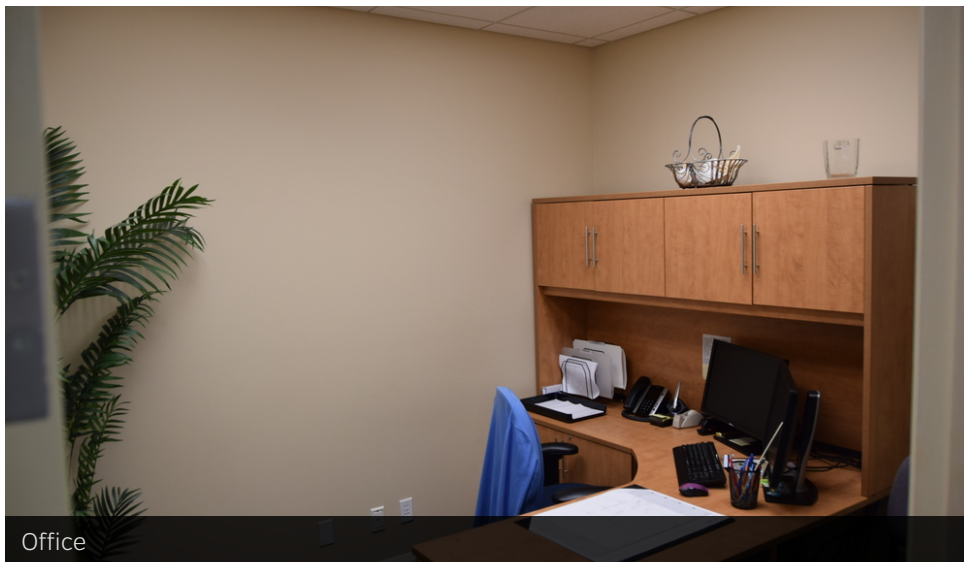
Interior Photos



Interior Photos

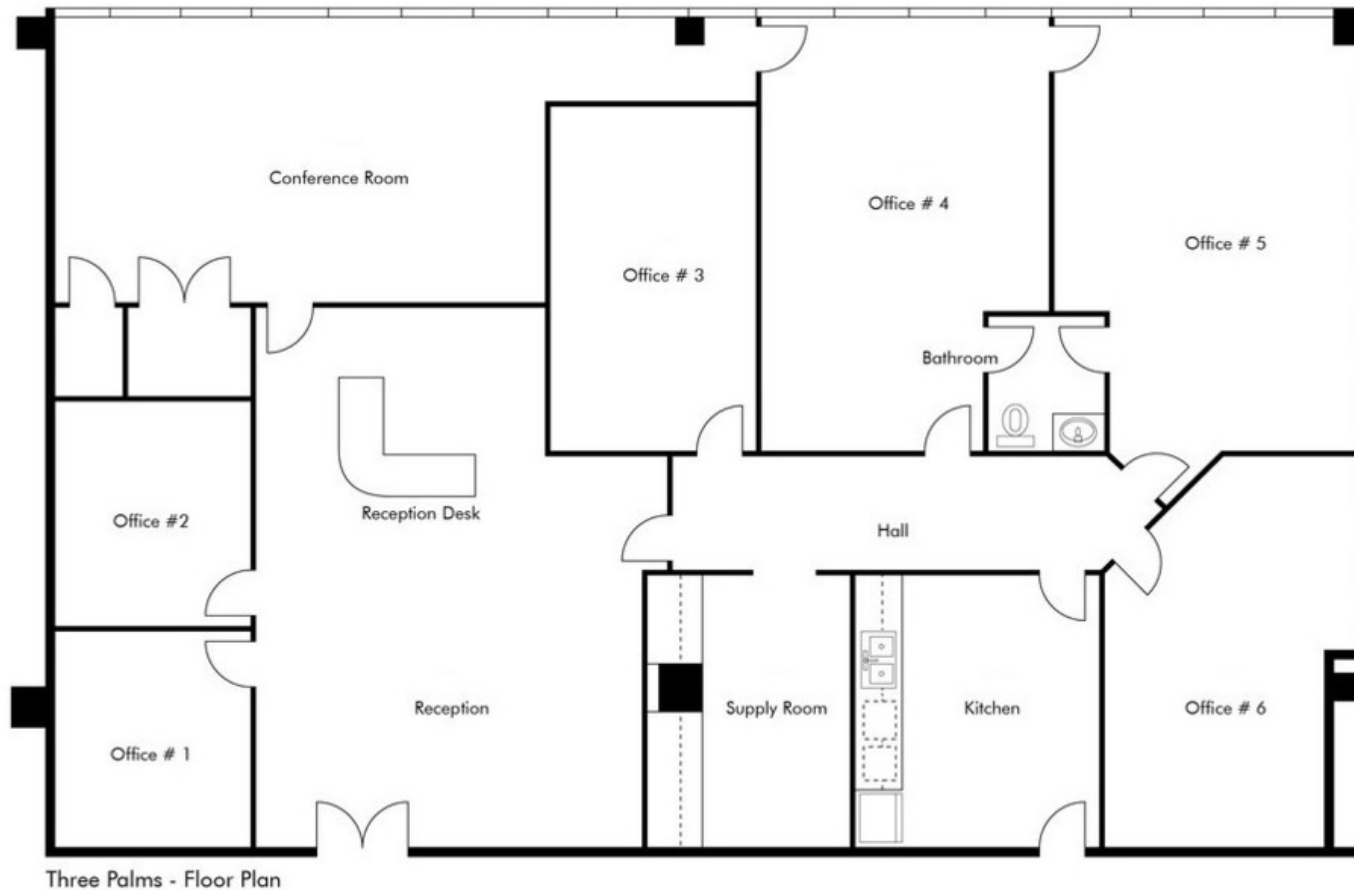


Interior Photos

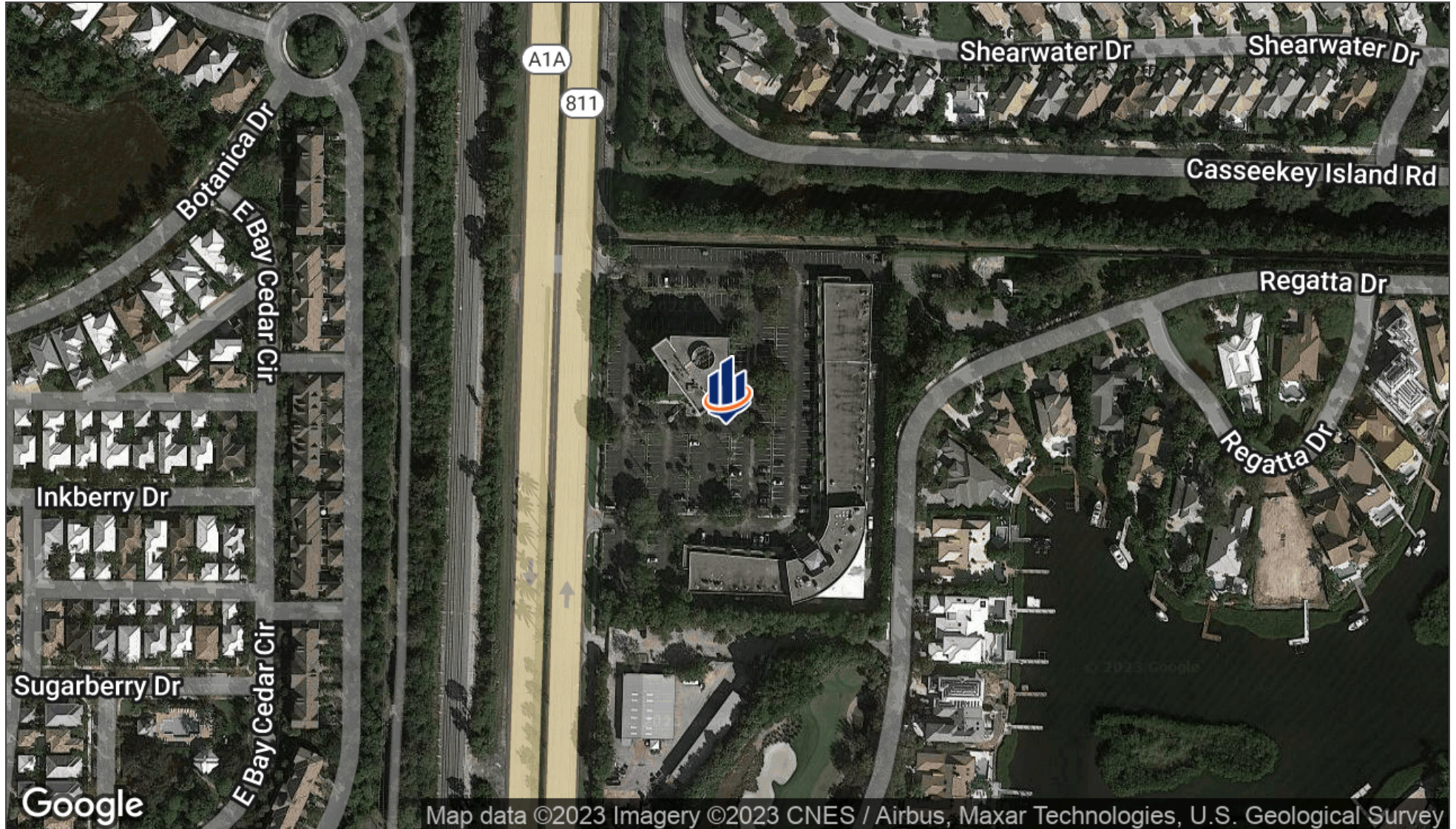


Floor Plan

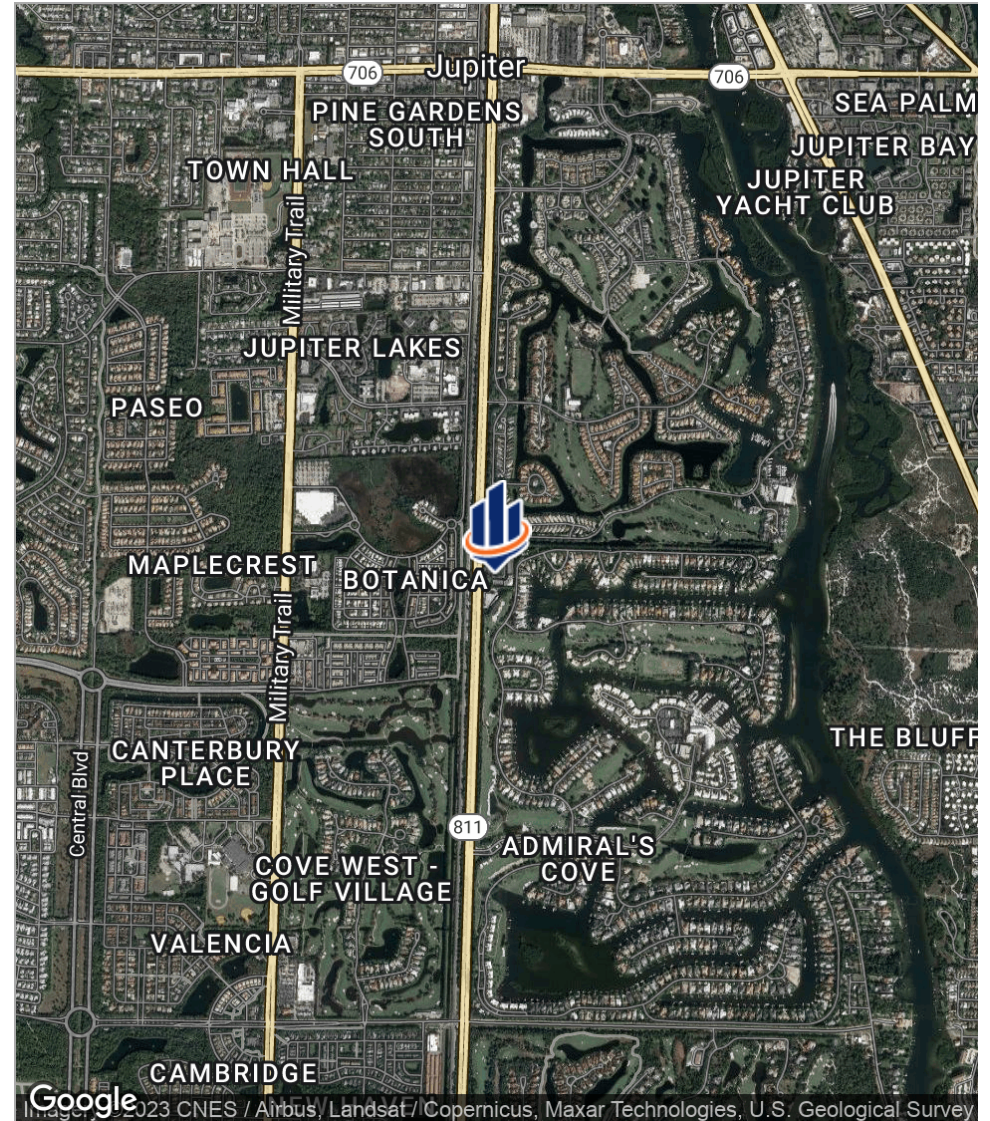
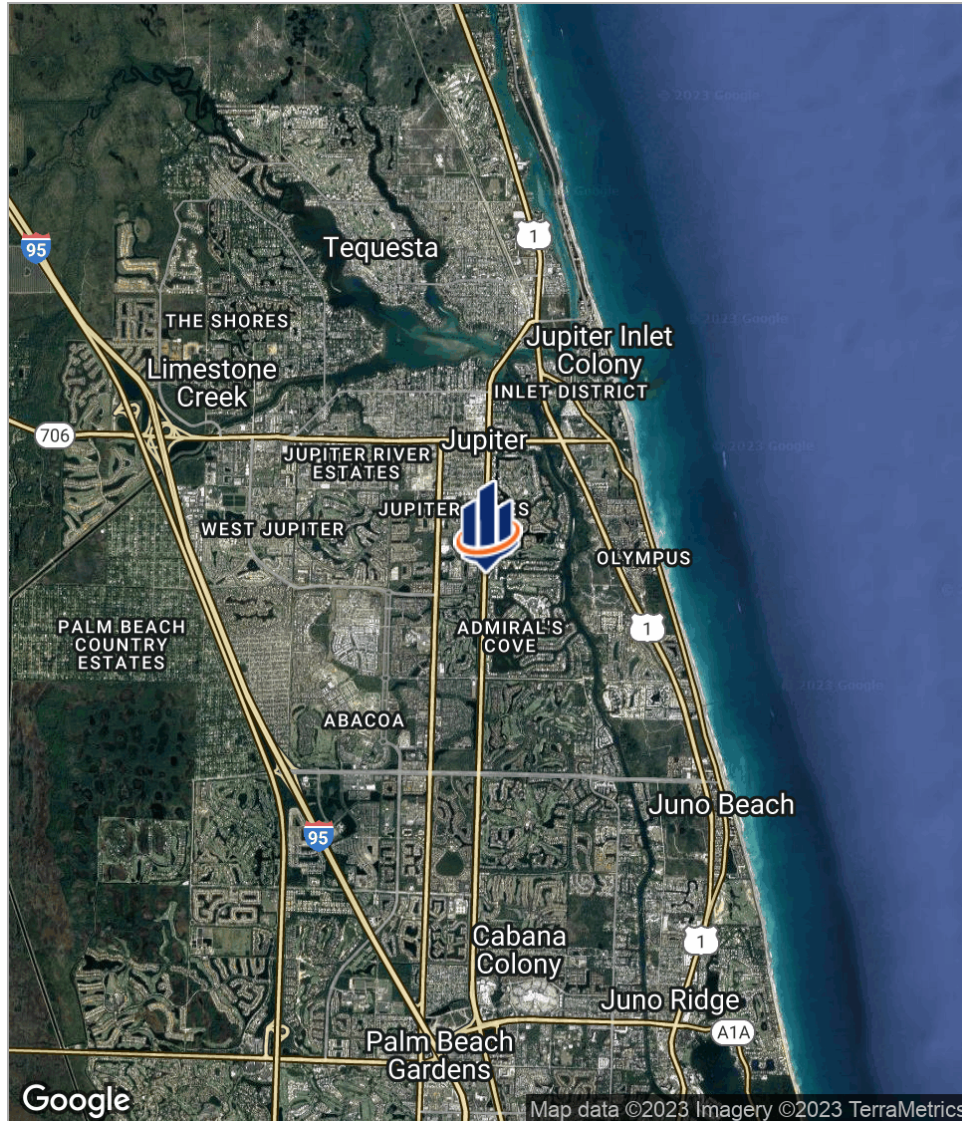
Suite 400



Aerial Map



Location Maps



WHY PALM BEACH COUNTY?

THE FACTS

- Palm Beach County is larger in land area than two states: Rhode Island and Delaware. It is Florida's second-largest county in area, covering over 2,000 square miles.
- Palm Beach County is approximately 60 miles north of Miami and 150 miles southeast of Orlando. The Atlantic Ocean borders the eastern half of the county, creating 47 miles of beaches, stretching from north to south. The northwest part of the county includes Lake Okeechobee, the second largest freshwater lake in the United States.
- Within the County, which is also known as The Palm Beaches, are 39 distinct cities and towns. The largest is West Palm Beach, which has a population of 108,689. Boca Raton is second with 94,576 residents, followed by Boynton Beach, 75,995; Delray Beach, 67,249; Jupiter, 64,301; and Wellington, 63,206.

Access

- By Plane: Ranked one of the most convenient, stress-free airports in the country, Palm Beach International Airport (PBI) is located just 2.5 miles from top resorts, pristine beaches, the Palm Beach County Convention Center and Convention Center Hotel, and West Palm Beach's thriving downtown district. PBI has nearly 200 daily non-stop arrivals and departures to more than 25 destinations in the US, Canada and the Caribbean on 13 domestic and international airlines. PBI serves over six million passengers each year, and was voted sixth best airport in the U.S. by the readers of the prestigious Conde Nast Traveler magazine in 2016. It was voted in the top 5 medium size airports, receiving the 2016 Traveler's Choice Award from TripAdvisor and was the top 5 Highest Ranked Airports for Ease and Accessing Parking and Getting to the Terminal according to Airport Revenue News (2016). PBI was also named the best TSA checkpoint in the U.S. according to a J.D. Power survey and was featured for this in a Conde Nast Traveler article. (<http://www.cntraveler.com/stories/2016-01-28/the-best-and-worst-tsa-checkpoints-in-the-us>)
- By Car: Travelers can follow either Interstate 95 or Florida's Turnpike, which run the length of the county and feature multiple exits at or near major streets. U.S. 441, U.S. 1, and coastal highway S.R. A1A also run through the county.
- By Rail: Passengers can travel on the Brightline, a new express train service that connects Miami, Ft. Lauderdale, and West Palm Beach in about an hour. Service from Miami to Orlando will take about 3 hours.

Accommodations

- With more than 17,000 hotel rooms throughout the county, visitors are able to choose properties based on their desired location of interest, such as directly nestled along the coast with enchanting views of the Atlantic Ocean, overlooking the beauty of the Intracoastal Waterway, and within walking distance of charming towns or vibrant historic districts.

Lakes Beaches Waterways

- 47 miles of pristine Atlantic coast beaches
- 125 peaceful waterways
- Direct access to the Florida Everglades, best explored by airboat or paddle tours
- The nation's best bass fishing in the 730 square miles of Lake Okeechobee
- Proximity to the Gulf Stream provides comfortable ocean temperatures for divers and snorkelers to explore more than 20 reefs and an abundance of deep-water wrecks
- Palm Beach County's Parks and Recreation Department operates 79 parks, including two water parks. County parks include more than 8,000 acres of land for exploration and over 200,000 acres of Natural areas, preserves, and management areas.

Sports

- The Palm Beaches are Florida's Golf Capital® and the spring training home to the St. Louis Cardinals and Miami Marlins, who train at Roger Dean Stadium in Jupiter. Class A Florida State League games are played here throughout the summer.
- The Ballpark of The Palm Beaches is the spring training facility for the Washington Nationals and the Houston Astros, along with their many fans. The state-of-the-art, two-team facility offers a fan-friendly layout with a 6,500-seat stadium as its centerpiece. The Astros and Nationals training areas each feature a sixfield layout that is inviting and easily navigated by fans.
- There are more than 1,000 private and public tennis courts throughout the county for all skill levels. The Delray Beach Tennis Center, an 8,200-seat stadium, accommodates the annual International Tennis Championships in January and February.
- The National Croquet Center, located in West Palm Beach, is the largest of its kind in the world, boasting a 19,000-square-foot clubhouse and accommodates tournaments, basic instruction, private parties and events.
- Florida Atlantic University is home to the annual Boca Raton Bowl, the NCAA Mid-American Conference championship game.
- Polo season takes place annually January through April, and the Inter-national Polo Club in Wellington is host to some of the biggest names and tournaments in the world. The Palm Beaches are considered the world's winter equestrian capital.
- The Winter Equestrian Festival (WEF) held at the Palm Beach International Equestrian Center (PBIEC) is the largest and longest-running circuit in horse sport, a 12-week show jumping competition for hunters, jumpers, and equitation held annually from January through April. WEF is produced and managed by Equestrian Sport Productions, LLC.(ESP), a wholly owned subsidiary of Wellington Equestrian Partners, which also owns and operates the PBIEC.
- Saltwater and freshwater fishing enthusiasts alike enjoy some of the best fishing opportunities in North America. Other outdoor sports enjoyed year-round are tennis, softball, soccer, bicycling, in-line skating, shuffleboard, boating, swimming, snorkeling and scuba diving, surfing, wind surfing and kite boarding, beach volleyball, water skiing, kayaking and canoeing.

Agriculture

- Palm Beach County leads the nation in the production of sugarcane, fresh sweet corn, and sweet bell peppers. It leads the state in the production of rice, lettuce, radishes, Chinese vegetables, specialty leaf, and celery.
- Agriculture output for Palm Beach County ranks highest in the state, nearly doubling the next largest county, Miami-Dade. The agriculture industry in Palm Beach County consists of roughly 1,400 farms with over \$1 billion in sales of crops and a \$10 billion economic impact.
- Palm Beach County had an estimated \$1.38 billion in total agricultural sales for 2014-15.

Education

- The School District of Palm Beach County has the highest graduation rate of Florida's largest school districts and is home to over 330 award-winning programs.
- The District has 1,284 business partners in all industries, including banking, bio-tech, utilities, engineering, retail, medical, communication, hospitality, and construction
- Dreyfoos School of the Arts ranked 78th and Suncoast High ranked 53rd on the list of the top 100 national high schools according to Newsweek magazine (2016).



Jupiter is considered the Gateway to South Florida. It is located about 15-20 miles north of West Palm Beach, Florida, about 160 miles south of Orlando, and 80 miles north of the city of Miami. Jupiter has a total population of 63,813 within the town area of 21.1 square miles.

Constructed in 1860, the Jupiter Lighthouse is the oldest building in Palm Beach County. It stands 108 feet tall with a range of 24 miles. Four bodies of water can be seen from the lighthouse including the Atlantic Ocean, Indian River, Loxahatchee River and the Jupiter Inlet.

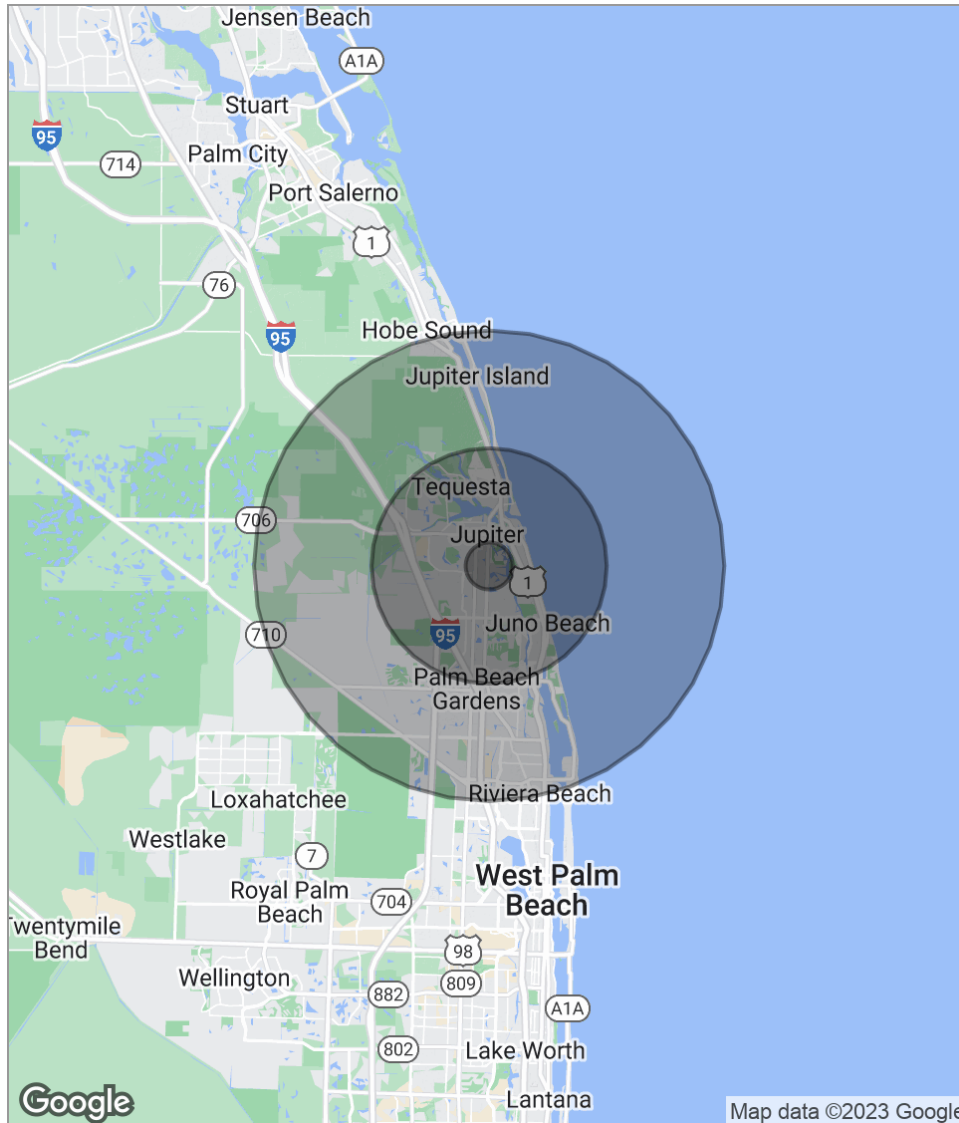
Jupiter is home to Roger Dean Stadium, which hosts two major league baseball teams for spring training – The Miami Marlins and St. Louis Cardinals. In addition, the stadium is the only one in the country to host four minor league teams

Scripps Research Institute, a non-profit biomedical research organization, is also located in Jupiter. More than 600 full-time faculty members, scientific, technical, and administrative staff work at the 350,000-square-foot campus, which is comprised of three state-of-the-art research buildings.

Adjacent to Scripps, is the German-based Max Planck Florida Institute for Neuroscience. Jupiter is the first Institute located in the United States, with 140 scientists, researchers and other workers. Max Planck studies the brain, with the hope that its discoveries lead to treatments for autism, Alzheimer's disease and other disorders.



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	5,423	105,483	225,153
Median age	46.4	44.5	44.3
Median age (Male)	45.4	44.5	44.0
Median age (Female)	48.7	44.8	44.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,267	44,404	94,081
# of persons per HH	2.4	2.4	2.4
Average HH income	\$126,640	\$105,742	\$99,036
Average house value	\$475,186	\$442,369	\$412,418
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	16.8%	12.0%	10.1%
RACE (%)	1 MILE	5 MILES	10 MILES
White	91.5%	90.3%	79.7%
Black	0.8%	2.6%	13.9%
Asian	2.0%	2.1%	2.2%
Hawaiian	0.0%	0.0%	0.1%
American Indian	0.4%	0.1%	0.2%
Other	4.6%	3.5%	2.6%

* Demographic data derived from 2020 ACS - US Census



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