



# CORPORATE CENTER OFFICE/MEDICAL SUITE

2655 N. OCEAN DRIVE  
SINGER ISLAND, FL 33404

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# Property Summary



## OFFERING SUMMARY

Available SF:	3,080± SF
Sub-Lease Rate:	N/A
Lease Expiration:	August 31, 2021
Lot Size:	0.60± Acres
Year Built:	1989
Building Size:	45,185± SF
Zoning:	OP [Office Professional]

## PROPERTY OVERVIEW

BRING ALL OFFERS! 3080± SF of ground floor office/medical space for sub-lease. The suite contains a reception area, private offices, a large conference room, a kitchen/breakroom, and two private bathrooms. The covered walkway between the suite entrance and parking garage ensures protection from the elements. An additional entrance is located in the lobby of the building. Medical Zoning Permitted. Current Lease Expires August 31, 2021. Bring All Offers. No Reasonable Offer Refused!

## LOCATION OVERVIEW

Located on the west side of N. Ocean Drive, directly across from the Ritz-Carlton and Ocean Walk, a retail destination which combines beach access with entertainment-driven retailers and casual, local eateries.

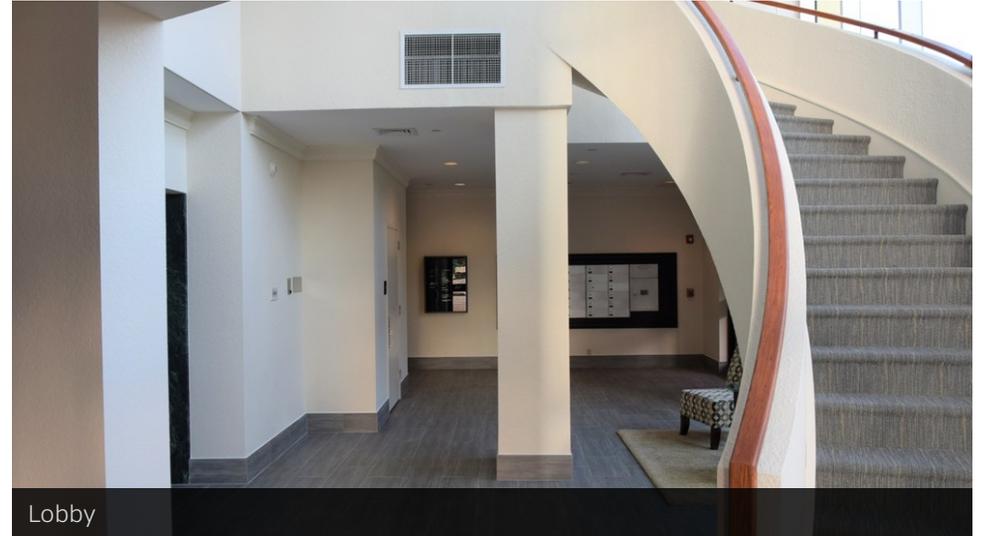
## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,808	16,292	44,729
Total Population	3,488	40,146	109,933
Average HH Income	\$87,946	\$70,501	\$70,655

# Interior Building Photos



Lobby



Lobby



Lobby



Office Entrance from the Lobby

# Suite Photos



Waiting Area



Reception Area

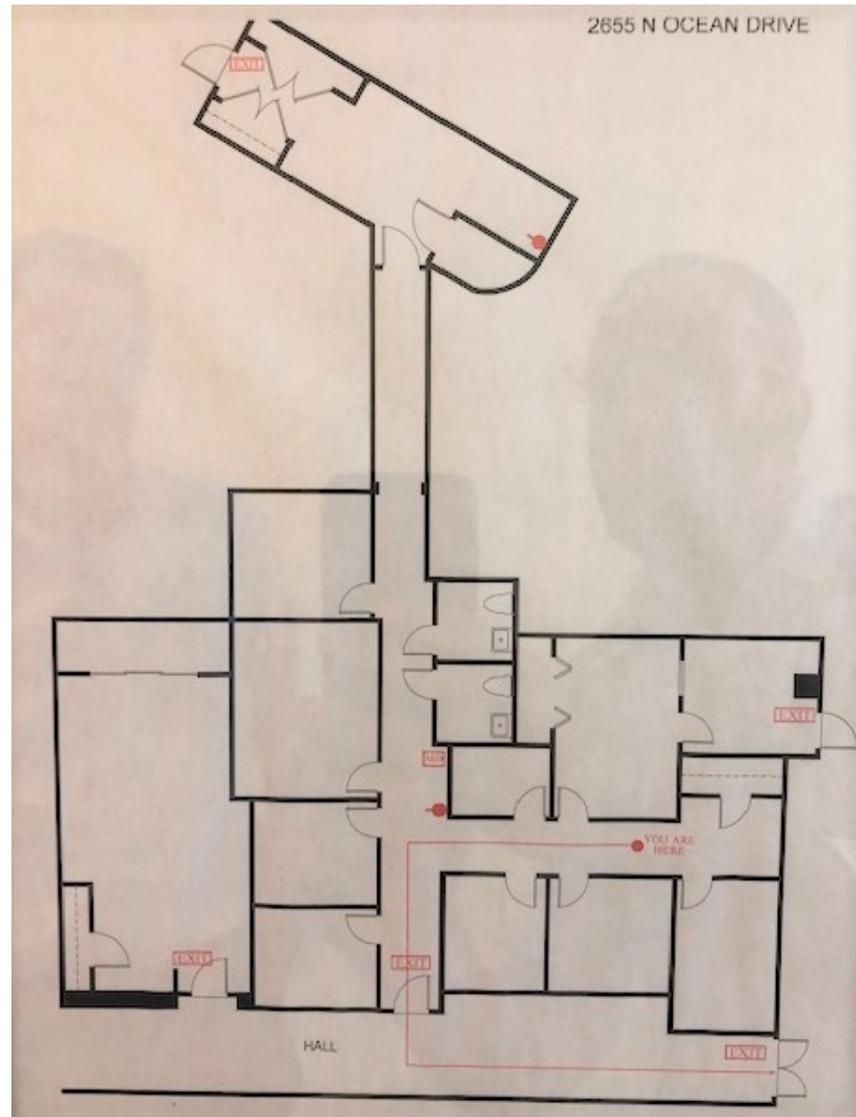


Mailing/Supply Room



Kitchen/Break Room

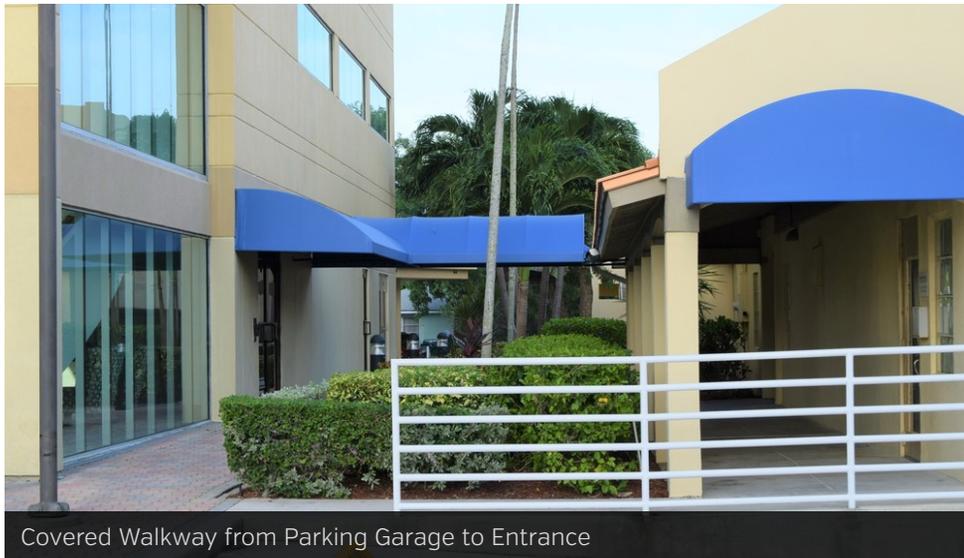
# Floor Plan



# Exterior Photos



Parking Garage

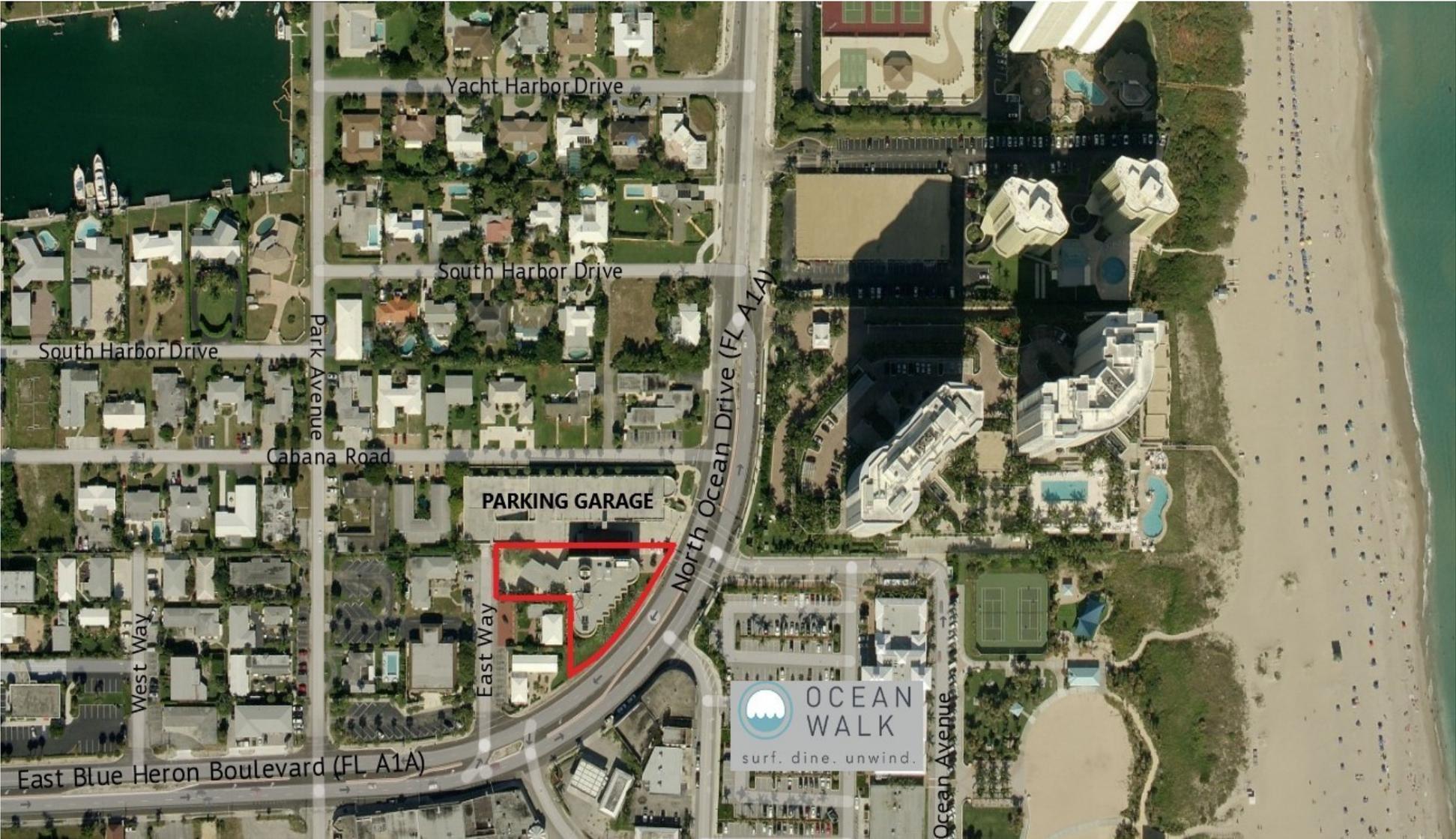


Covered Walkway from Parking Garage to Entrance



Outdoor Entrance to Suite

# Parcel Outline



*The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.*

# Ocean Walk - Surf. Dine. Unwind

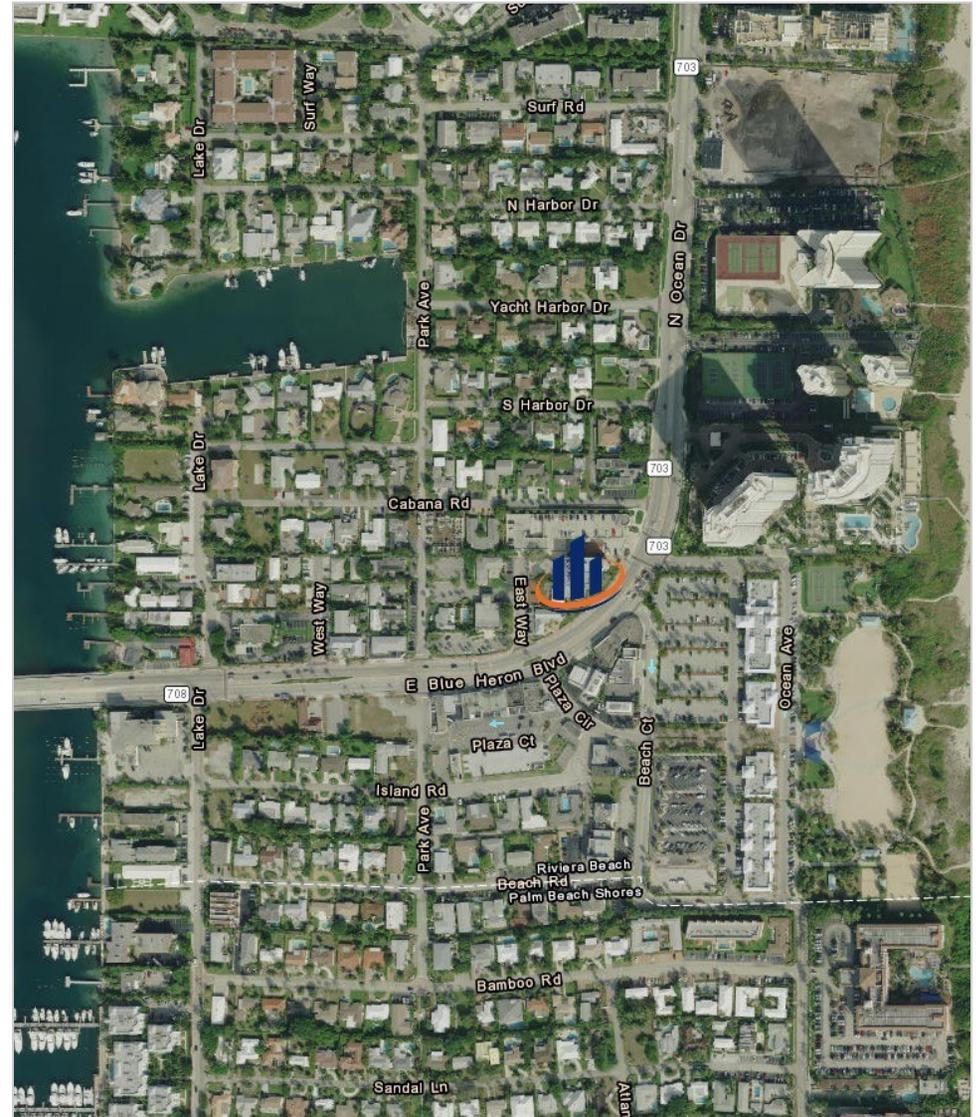
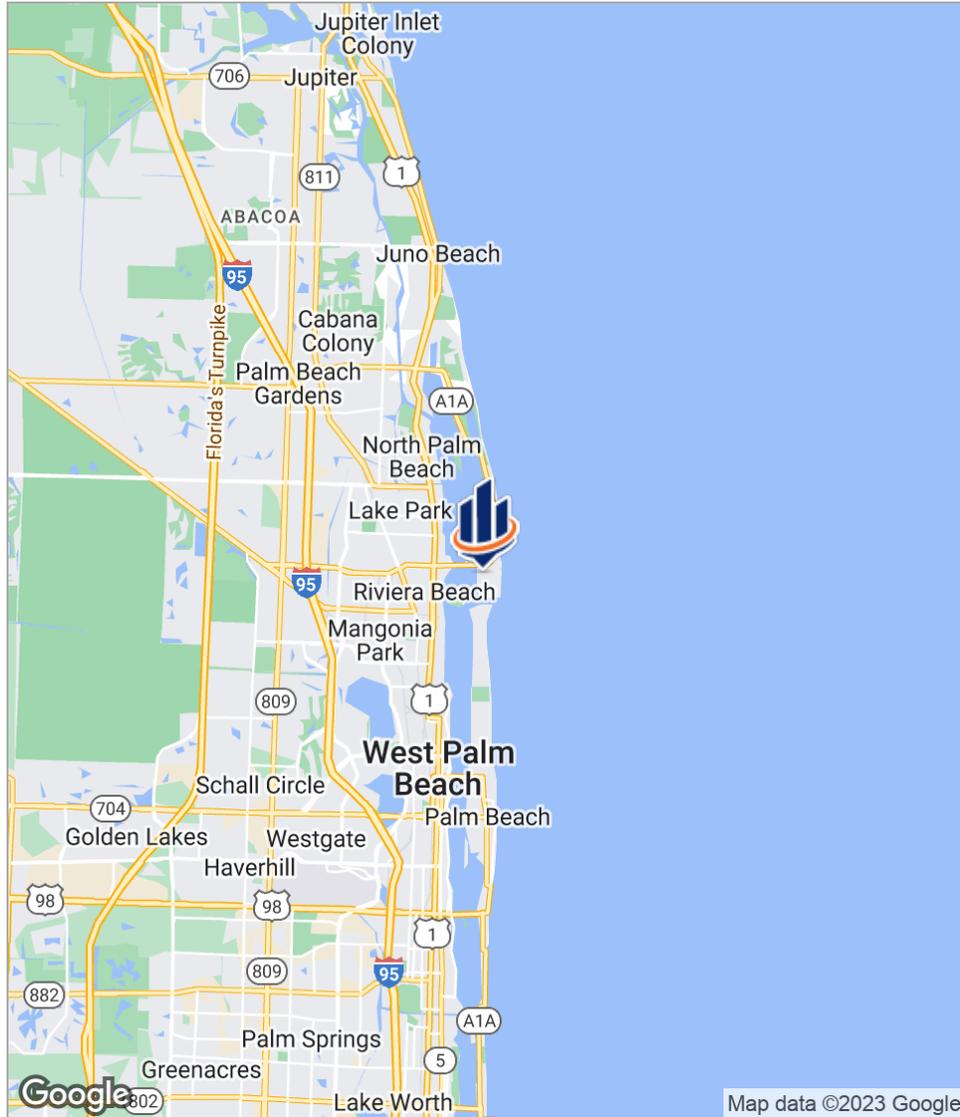


## ABOUT

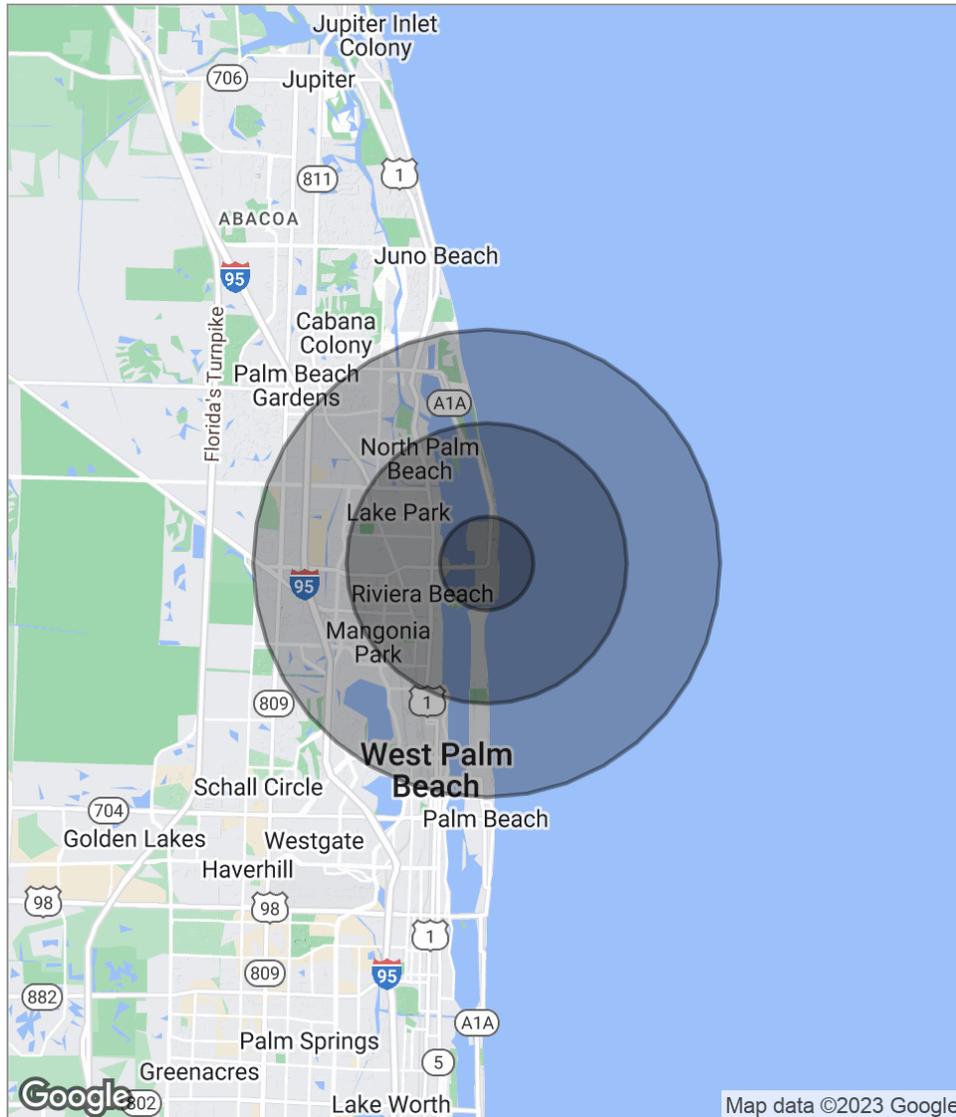
Ocean Walk is a prominent Singer Island destination, combining beach access with entertainment-driven retailers and casual, local eateries. With over 65,000 square feet of newly constructed retail space with direct oceanfront access to Singer Island's pristine white sand beach, Ocean Walk offers unparalleled retail and entertainment options to the residents of North Palm Beach County. Centrally located with close proximity to Interstate 95, Ocean Walk serves as the primary public beach access point for families from Wellington to Palm Beach Gardens. Adjacent hotels and timeshares by Hilton and Marriott place provide a constant flow of tourists to North Palm Beach County's only beachfront entertainment destination - Ocean Walk.

FOR MORE INFORMATION ABOUT OCEAN WALK, PLEASE VISIT <https://www.oceanwalkfl.com/>

# Location Maps



# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,488	40,146	109,933
Median age	56.0	41.2	40.1
Median age (Male)	56.2	39.6	38.5
Median age (Female)	56.3	42.7	41.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,808	16,292	44,729
# of persons per HH	1.9	2.5	2.5
Average HH income	\$87,946	\$70,501	\$70,655
Average house value	\$591,944	\$426,740	\$363,904
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	2.8%	9.6%	9.7%
RACE (%)	1 MILE	3 MILES	5 MILES
White	81.6%	44.9%	50.0%
Black	14.7%	50.1%	44.1%
Asian	1.6%	0.9%	1.5%
Hawaiian	0.0%	0.1%	0.0%
American Indian	0.0%	0.2%	0.2%
Other	0.4%	2.4%	2.6%

\* Demographic data derived from 2020 ACS - US Census



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