



FOR LEASE

Clematis St Restaurant for Lease

100 S Dixie Hwy, West Palm Beach, FL 33401
340 Clematis St, West Palm Beach, FL 33401

eXp Commercial | 10752 DEERWOOD PARK BOULEVARD | Jacksonville, FL 32256 |

Chad Massaker, MICP, NCREA, CREIPS, EPRO

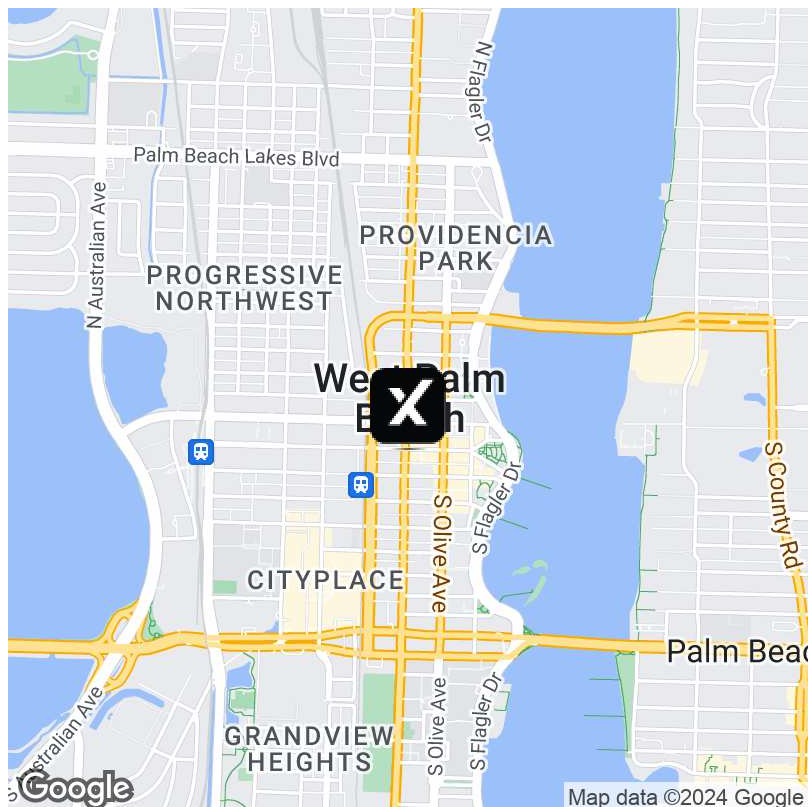
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Offering Summary

Lease Rate:	\$36.00 - 96.00 SF/yr (MG; NNN)
Building Size:	18,000 SF
Available SF:	150 - 3,200 SF
Lot Size:	0.16 Acres
Number of Units:	10
Year Built:	1924
Renovated:	2021
Zoning:	CWD-CD - Clematis Waterfront District
Market:	West Palm Beach
Submarket:	CBD

Property Overview

The Blackstone Office Building is your ULTIMATE Work/Play location. Over 20 restaurants and bars are just walking distance away, making this a destination for companies that have a "foodie" culture. Blackstone offers office space that is perfect for the law firm, CPA practice or other professional services business looking to graduate from Co-Working and Executive Office Spaces.

Blackstone is located in the Clematis Waterfront District, which is heavily patrolled by both the police and private security (look for the yellow jackets).

There are no restrictions on internet or telephone providers allowed in the building.

LOCATION HIGHLIGHTS:

20+ Amazing Clematis St Restaurants, like Rocco's Tacos, Grease, Batch and Kabuki Are All Within Walking Distance

10 Min. Drive to Palm Beach International Airport (PBI)

09 Min. Drive to I-95

13 Min. Drive to Florida Turnpike

05 Min. Walk to the WPB Brightline Station (0.1 mi)

Free Transportation All Over Downtown Using the Trolley Cars or Circuit

- "The Wall Street of Street of the South"

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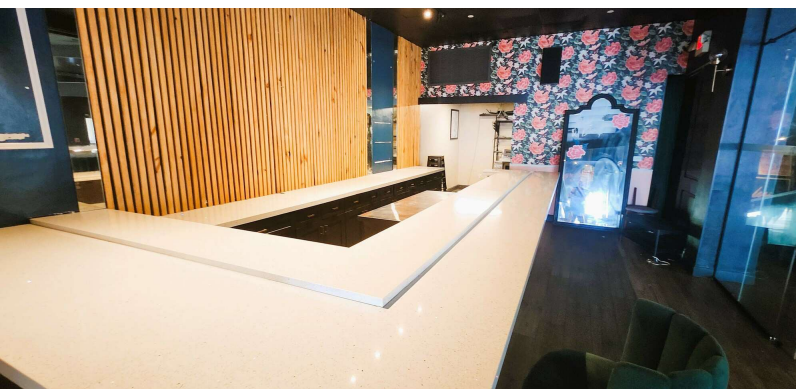
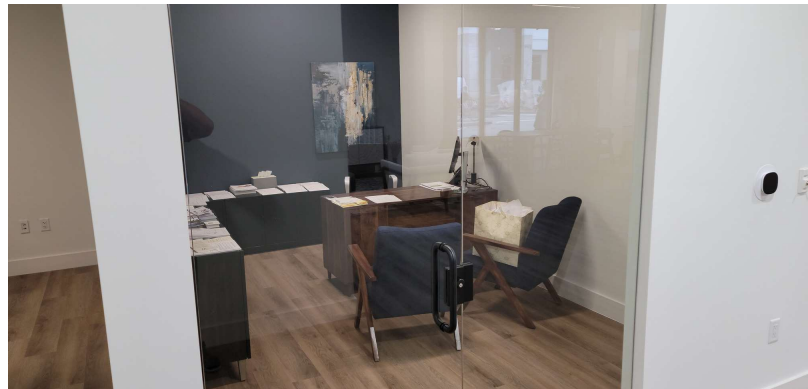
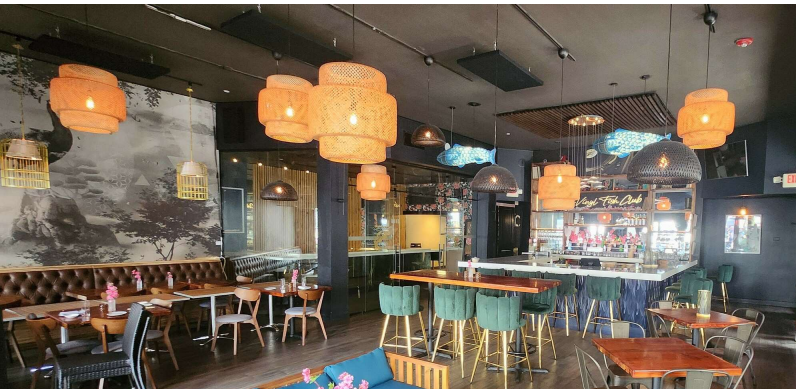
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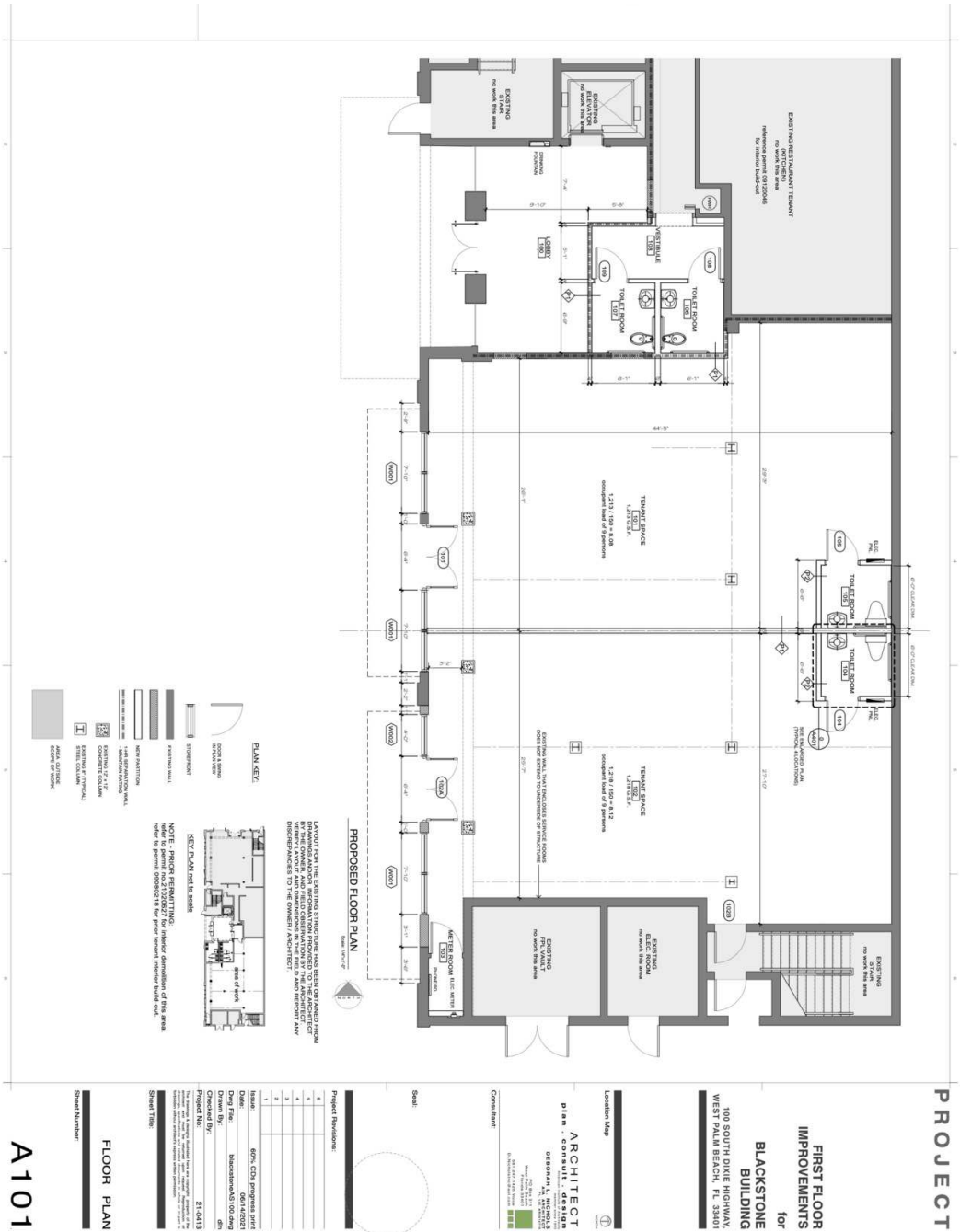
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Level 1

atis St

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X

Clematis St

Via Jardin

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total population	1,549	5,203	13,703
Median age	46.6	49.0	43.8
Median age (Male)	42.9	48.7	44.8
Median age (Female)	56.9	54.0	45.6
Total households	1,129	4,108	9,891
Total persons per HH	1.4	1.3	1.4
Average HH income	\$55,273	\$74,797	\$88,079
Average house value	\$446,996	\$455,194	\$532,993

Google

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

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Chad Massaker, MICP, NCREA, CREIPS, ePRO

South Florida Commercial Real Estate & Business Broker (Based in West Palm Beach)

chad@chadmassaker.com

Direct: 561.810.3537 | Cell: 561.810.3537

FL #SL3467373

Professional Background

★ MICP - Masters in Commercial Property

★ NCREA - National Commercial Real Estate Advisor

★ CREIPS - Certified Real Estate Investment Planning Specialist

★ ePRO - Commercial Property Digital Marketing Specialist

★ Certified EXP Commercial Mentor

A Strong History of Getting Things Done & Innovation

Chad Massaker is a long-time serial entrepreneur who has turned his considerable depth of experience and skill to the business of real estate, primarily driven by a desire to use what he knows to help clients adroitly navigate real estate transactions. Having worked primarily in technology, digital marketing, and sales, and boasting a nearly peerless personal online network, Chad is adept at solving problems, making connections, and finding the right information. Shifting to real estate has enabled him to apply his varied interests and proficiencies in a capacity that is much more people-focused.

His singular perspective helps Chad create strategic outcomes for his clients. The tangible effects—constructing a successful deal—are less vital for him than the more intangible, knowing people will benefit from his collaboration. As a successful entrepreneur and investor, Chad knows what it's like to be a business owner looking for space and negotiating lease issues. He is able to call upon his exceptional technical abilities to find off-market inventory, and fully optimize digital reach to market a property. You'll find working with Chad to be exciting, energizing, and ultimately more productive than you could imagine with any other agent.

Relocating from Atlanta to Palm Beach, Chad is highly optimistic about the region and the opportunities presented by challenge. With commerce in flux, evolving demographics, and demand in development, South Florida is dynamic and a compelling place to be involved with real estate.

Personally as well as professionally, Chad's achievements are many. He is highly philanthropic, having raised hundreds of thousands of dollars for the arts, and previously founding a charity, Tap Out Human Trafficking. Only committing himself to his passions 100 percent, Chad is a level 2 certified sommelier, certified tobacconist, certified SCUBA diver, gold- and silver-medal winner in Jiu Jitsu from the Pan Am Games, and multiple national gold-medal winner in Judo.

With technology, innovation, tactical thinking, and the right questions asked, Chad wants his experiences and lessons learned to be your

eXp Commercial

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