



FOR LEASE

Suite 106: Two City Plaza

A Live-Work Office/Retail Condo in Two City Plaza

701 S Olive Ave, Unit 104, West Palm Beach, FL 33401

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

Chad Massaker, MICP, NCREA, CREIPS, EPRO

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Lease Rate	\$52.50 SF/yr
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Offering Summary

Building Size:	596,750 SF
Available SF:	1,122 - 1,127 SF
Number of Units:	1
Year Built:	2008
Zoning:	QGD-25 - QUADRILLE GARDEN DISTRICT
Market:	West Palm Beach
Submarket:	Downtown

Property Overview

Two City Plaza is located in the Quadrille Garden District and is surrounded by other luxury condominiums and high-end hotels.

Ideal location for either retail or office use. This is a ground-floor suite and is accessed only from the outside of Lakeview (no access from within the Two City Plaza main building).

Suite 106 has two floors: A large first floor and a small mezzanine level room with a full bathroom.

Preferred Retail Applications: Ideally uses that can serve the needs of the residents in Two City Plaza & other nearby condominiums perhaps.

PARKING: Valet and Self Park Garage (4 reserved spots)

ZONING: QGD-25 - Quadrille Garden District

Property Highlights

- LIVE/WORK UNIT w/ Full Kitchen and Full Bathroom
- Beautiful Luxury Finishes
- 2 Reserved Parking Spaces Included
- 8 Min. Drive to Palm Beach International Airport (PBI)
- 06 Min. Drive to I-95
- 11 Min. Drive to Florida Turnpike

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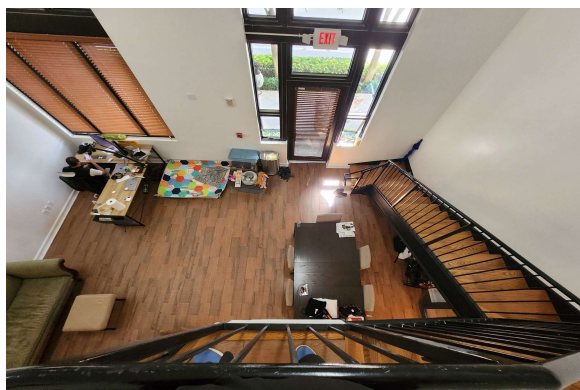
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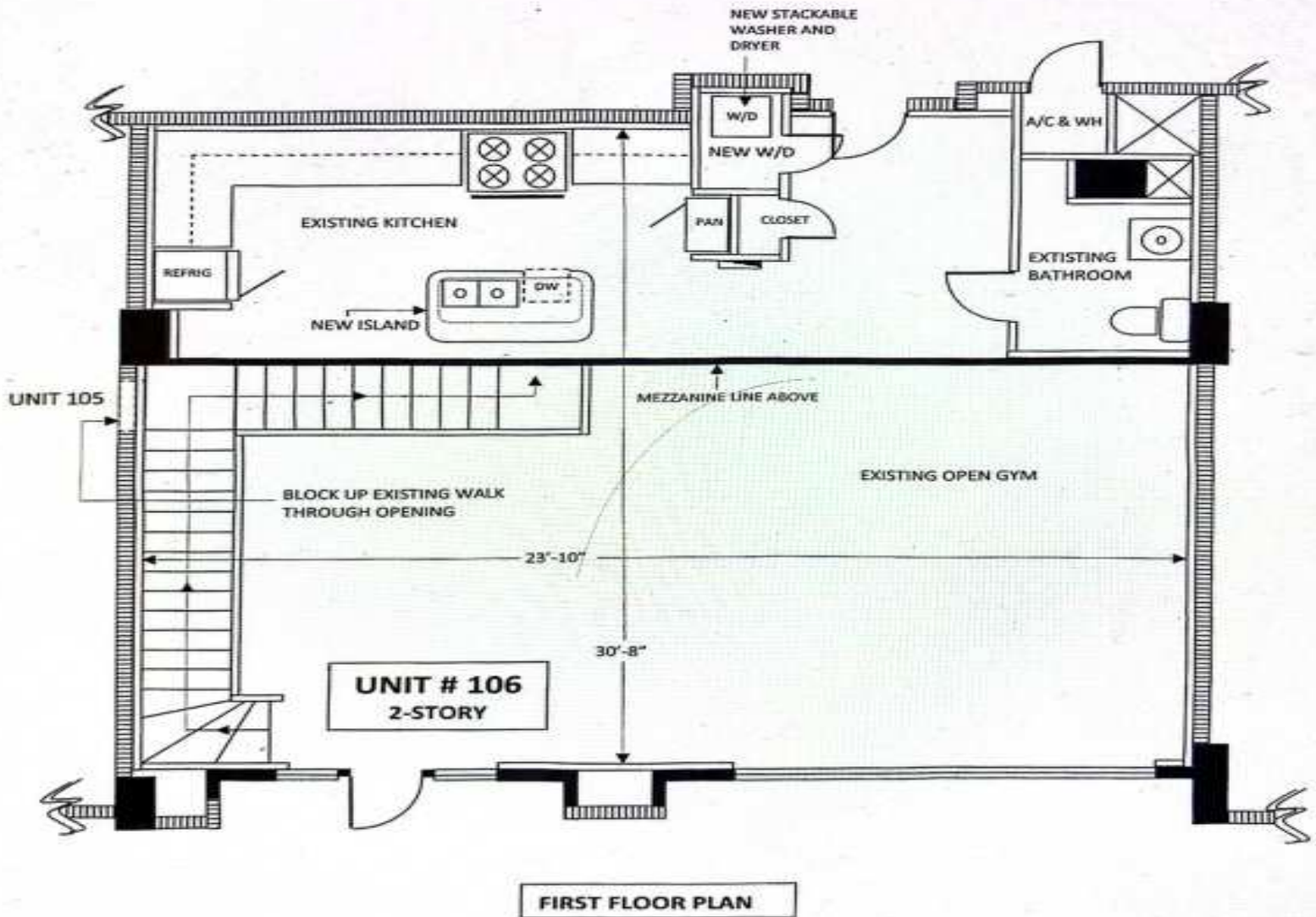
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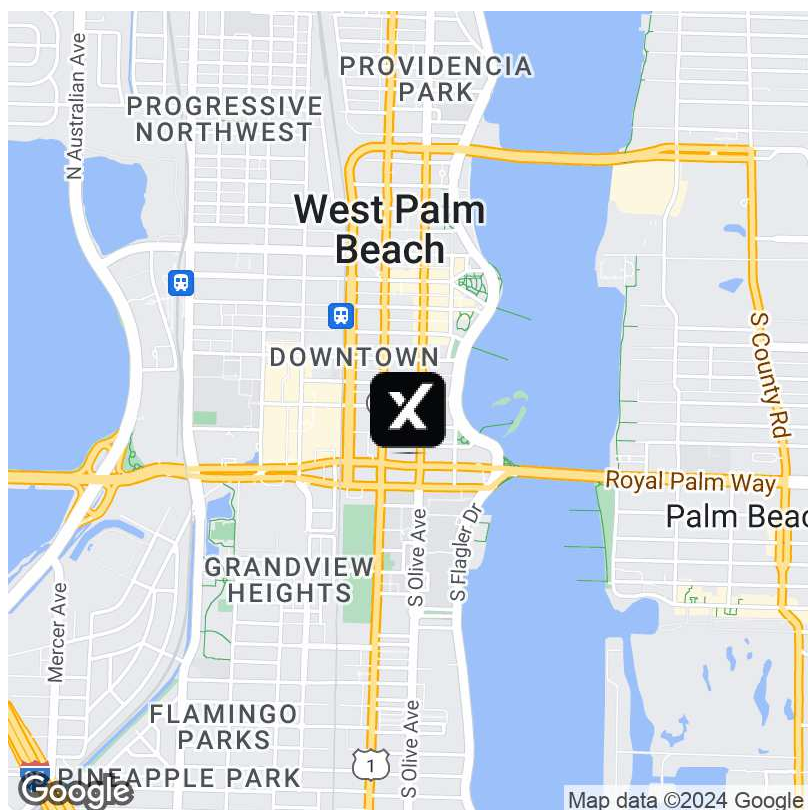
Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	2,073	5,469	12,837
Average Age	47.7	44.3	43.6
Average Age (Male)	52.2	45.3	44.4
Average Age (Female)	51.4	48.0	45.8

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,851	4,246	9,347
# of Persons per HH	1.1	1.3	1.4
Average HH Income	\$83,319	\$85,062	\$102,746
Average House Value	\$480,559	\$493,379	\$659,642

Traffic Counts

Lakeview Ave /day

* Demographic data derived from 2020 ACS - US Census



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Chad Massaker, MICP, NCREA, CREIPS, ePRO

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

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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. 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.

Education

B.S. Psychology

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