



**the 1645**  
AT PALM BEACH LAKES



**COMMON CONFERENCE CENTER & STRUCTURED PARKING**

**1645 Palm Beach Lakes Blvd.**

WEST PALM BEACH, FL, 33401

## FEATURES

- Class A office building
- Spec suites available for immediate occupancy
- Column free floor plates with floor to ceiling windows
- Excellent visibility from Palm Beach Lakes Blvd.
- ATM

## AMENITIES

- Conference Center

## AVAILABILITIES

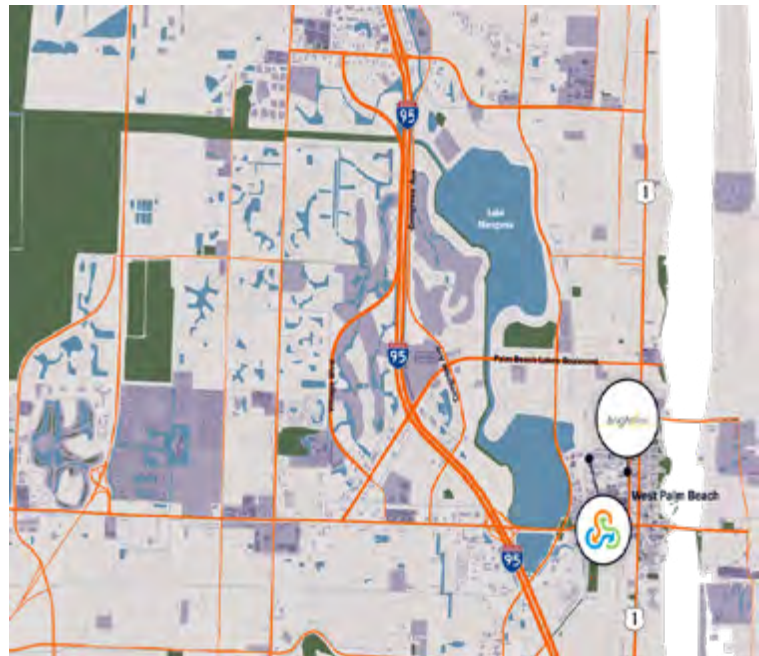
SUITE	RSF	NOTES
150	1,327	AVAILABLE 9/1/23
160	2,062	AVAILABLE 9/1/23
230	2,297	
400	3,287	AVAILABLE 1/1/23
420	1,731	SPEC SUITE AVAILABLE 9/1/23
480	922	
8TH FLOOR	9,765	AVAILABLE 9/1/23
150/160	CONTIGUOUS TO 3,389 R.S.F	
400/480	CONTIGUOUS TO 4,209 R.S.F	



## BUILDING SPECIFICATIONS

BUILDING SIZE	114,182 SF
YEAR BUILT	1980
RENOVATED	2012
TYPICAL FLOOR PLATE	9,785 SF
NUMBER OF FLOORS	12
CONNECTIVITY	COMCAST, FPL FIBERNET, TW TELECOM, AND AT&T
PARKING RATIO	3.5/1,000 SF

## KEY FEATURES



INTERIOR PHOTOS





## Drive times



Walking distance to shopping and restaurants at Palm Beach outlets  
5 MINUTE WALK



Palm Beach International Airport  
10 MINUTES  
Fort Lauderdale International Airport  
45 MINUTES



Downtown Palm Beach  
10 MINUTES  
Downtown Boca Raton  
25 MINUTES  
Downtown Fort Lauderdale  
45 MINUTES



Brightline and Tri-Rail stations  
10 MINUTES



Clematis Street, the heart of downtown West Palm and home of high-end retail, restaurants and entertainment  
5 MINUTES

## Leasing Information



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