



# Palm Beach County Mega Sites

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and Existing

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The Business Development Board of Palm Beach County is your official economic development resource.

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## OFFICE Spec Space



### WEST PALM POINT

#### West Palm Point – At Downtown West Palm Beach

The approved project includes a modern clear glass curtain wall with vertical mullions and fins that reflect light and create a shimmering effect. The office building will be connected to a 10-story parking garage with 1,300 spaces through a ground-level connection and a ninth-floor skybridge. The Paseo provides a pleasant environment with lush landscaping, restaurants, and retail stores for tenants to enjoy.

- 430,000 SF
- 23 – Story Office Tower
- 25,000 SF Ground Floor Retail
- **Approved**



#### ONE West Palm – At Downtown West Palm Beach

One West Palm is a mixed-use complex located in Downtown West Palm Beach, Florida, comprising of two identical towers. These 30-story towers stand at a height of 426 feet, making them the tallest structures in the city. One of the towers is dedicated exclusively to 326 luxury apartment units, while the other tower features 200,000 square feet of Class A office space on its top 15 stories. Below the office space, there is a 201-key all-suites hotel spanning the bottom 15 stories. The complex offers various amenities, including a 10,000 square feet fitness club, spa, movie theater, indoor pool, two outdoor pools, 25,000 square feet of meeting space, and indoor tennis courts. On the ground floor, there are 20,000 square feet of retail shops, a daycare center, restaurants, and corner parks.

- 200,000 SF Class A Office Space
- 30 – Story Office Tower
- Part of a larger mixed use development
- **Under Construction**



#### The Contemporary – At Centrepark West Palm Beach

The property offers scenic vistas of Clearlake to the north, with stunning views of the Atlantic Ocean and Palm Beach Island. There is a chance for building signage that faces I-95, providing great advertising potential. Convenient covered drop-off points are available, and the premises feature expansive outdoor green spaces. The location boasts excellent access for entering and exiting, and it enjoys high visibility from I-95.

- 150,000 SF Total Space
- 13 - Story Office Building
- 24,468 SF Average Floor Space
- 14,630 SF Total Balcony Space
- **Under Review**



#### 300 Banyan Blvd – Downtown West Palm Beach

The property features expansive floor-to-ceiling glass windows that offer breathtaking panoramic water views. Throughout the premises, you will find exceptional world-class art installations, adding a touch of elegance and creativity. All building systems are backed up by a reliable 100 percent generator, ensuring uninterrupted operation. Advanced building technology includes facial and hand scanning for secure access. Additionally, the property provides convenient EV charging stations and car wash services.

- 115,000 SF Class A Office
- 12 – Story Office Building
- State-of-the-art Workplace
- **Under Construction**

## OFFICE Spec Space



### One Flagler- At Downtown West Palm Beach

Located at the entrance between Downtown West Palm Beach and Palm Beach Island, this landmark flagship development revolutionizes the concept of the workplace with its groundbreaking and comprehensive design. Enjoy exceptional amenities such as breathtaking views of the Intracoastal Waterway and the Atlantic Ocean, a well-equipped fitness center, secure bicycle storage, inviting outdoor restaurants on the ground floor, terraces on specific levels, and beautifully landscaped grounds.

- 270,000 SF
- 25 – Story Mixed Use Development
- Floor sizing at 9,000 SF, 16,500 SF, & 19,000 SF
- **Under Construction**



### The Modern – At Palm Beach Gardens

Experience the epitome of luxury in this office space, surrounded by an extraordinary blend of shopping, dining, and world-class golf courses. Strategically positioned off I-95 and PGA Blvd, this location offers convenient access. The amenities provided include a fitness center, conference center, and rooftop patio. The office building features hurricane-resistant glass and 100% generator backup power. Additionally, there is a spacious parking garage with EV charging stations, accommodating up to 1,000 cars. Monument signage is also available for enhanced visibility.

- 200,000 SF
- 8- Story Mixed Use Development
- 25,000 SF Average Floor Size
- 17,000 SF Premium Retail // F&B
- **Under Construction**



### 1001 Tower – At Downtown West Palm Beach

The plan is to renovate the existing Marriot Hotel located near I-95 on Okeechobee Blvd in downtown West Palm Beach. The goal is to transform it into a mixed-use complex that combines a hotel and office spaces. The redesign will include modern glass-walled offices, EV charging stations, a spa, a recreational center, and covered patio space for dining.

- 353,000 SF
- 100+ Hotel Rooms
- 30,000 SF Conference Center
- **Approved**



### The Press – At West Palm Beach

This mixed-use development consists of three primary elements. It features three buildings with a total of approximately 230,000 square feet of office space. Additionally, there is a retail component spanning 120,000 square feet, which includes organic grocers, retail stores, and gourmet coffee shops. The Press Lounge offers spacious meeting areas adorned with antique leather furniture, a pool table, and private storage lockers.

- 230,000 SF Total Space
- 3 – Story Building
- **Available**

## OFFICE Spec Space



### The Aletto – At Sanborn Square Boca Raton

View of the Atlantic Ocean to the east of Compson Financial Center, a 112,825-SF, 10-story mixed-use building featuring 93,649 SF of office space and 19,176 SF of retail space. Property boasts 4 restaurants including one on the rooftop, state-of-the-art security, EV charging stations, and a shuttle to and from the Brightline. Plus more.

- 140-698 SF Office / Retail Mix Use Development
- 10 – Story Tower
- Boca Raton
- **Approved**



### Midtown Place – At Downtown Boca Raton

Midtown Place at Boca Raton is located at 1751 N. Military Trail, conveniently situated near the Town Center at Boca Raton mall and in close proximity to the Glades Road exit of Interstate 95. The office spaces in this development will feature floor-to-ceiling impact glass windows, expansive outdoor balconies, and an ultra-contemporary design with luxurious finishes. Additionally, the design includes a restaurant concept on the first floor.

- 120,000 SF
- 5 – Story Class A Office Building
- Garage & Surface Level Parking
- High Visibility Signage For Tenants
- **Under Construction**



### 515 Fern Street – At Downtown West Palm Beach

Anticipated to be the biggest office building in downtown West Palm Beach, this 25-story structure will encompass 456,000 square feet of office space and 15,000 square feet of retail space. It will also introduce a new connector road connecting Evernia Street to Fern Street, running parallel to the Brightline station. Moreover, the building will enhance pedestrian connectivity by providing a partially covered pathway along its east façade, allowing easy access from the station to The Square.

- 471,000 SF Class A Office Space
- 25 – Story Mixed Use Tower
- Largest Office Tower in DT WPB
- **Under Review**

# Palm Beach County Mega Sites

## OFFICE Vacant Land



### FAU Blvd – At FAU’s Research Park in Boca Raton

This 12.9-acre parcel of land offers entitlements for a long-term ground lease purchase and/or a build-to-suit opportunity, making it an ideal choice for office, medical, and R&D purposes. It is strategically located within the Research Park at FAU, which serves as South Florida’s top Technology Business Incubator, fostering the growth of technology development and startup ventures. FAU Boulevard is conveniently situated just five minutes away from both the Tri-Rail and Interstate 95, ensuring excellent connectivity to the East Coast.

- 12.9 Acres of Land
- 3 Parcels
- Zoned Commercial
- Available



### Palm Beach Gardens Innovation Center

This expansive office and technology complex spans over 20 acres and includes 7.5 acres of land available for development. The entitlements allow for the construction of 100,000 square feet of office and warehouse space, with the possibility of approximately 200 linear feet of Turnpike exposure. The Center’s infrastructure is equipped with electric, water, and sewer utilities, along with high-speed communication services provided by ATT and Comcast.

- Location: Hiatt Drive and Northlake Boulevard, Palm Beach Gardens
- Size: 100,000 sq ft / 7.5 acres
- Available



### Beacon Park - Indiantown Road & Interstate 95

This Class A Mixed-Use Business Park presents a diverse range of opportunities, including R&D, office, hotel, retail, and self-storage spaces. Its outstanding feature is the exceptional access and visibility from the interstate. Whether you require the entire space or just a portion, it is divisible in increments starting from approximately 1 acre, allowing for flexibility based on your specific needs.

- Location: Island Way just north of Indiantown Road and East of Interstate 95, Jupiter, FL 33458
- Size: 57.71 Acres
- Zoning: Mixed Use - Industrial
- Approved Uses: Industrial Biotech/R&D, Retail, & Office
- Available



### S Congress/ Linton Blvd – At City of Delray Beach

Situated to the west of I-95, with convenient access from the Linton Boulevard exit, this commercial land has obtained approval as a planned office center (POC). It’s important to note that the property cannot be subdivided.

- Size: 7 acres
- Location: Delray Beach
- Zoning: POC
- Available

## OFFICE Vacant Land



### 11594 Northlake Blvd

This presents an excellent chance to obtain 100% fee simple interest in NORTHLAKE 20, a highly desirable development site spanning approximately 17.90 acres. The site is strategically positioned in the thriving western corridor of Palm Beach Gardens, Florida.

- Total contiguous land: 17.90 acres
- Zoned: MPUD
- Approved Use: Office, Retail, Medical, Commercial
- Available – Under Contract

# Palm Beach County Mega Sites



## INDUSTRIAL Vacant Land

## Spec Space



### Palm Beach Aggregates

This 4,000-acre tract is on the north side of Southern Boulevard (S.R. 80, U.S. 441) approximately 7 miles west of the Florida Turnpike and approximately 14 miles west of I-95 and Palm Beach International Airport. Both I-95 and the Florida Turnpike have Southern Boulevard interchanges.

- **4,000 Acre Site**



### Intermodal Logistics Center (ILC)

- Property Type: Industrial Park
- Available Acres: 850 Acres
- Zoning: Industrial
- Distance to Interstate or major artery: 3/4 mile to US27; 1 mile to State Highway 715
- Natural Gas, Electrical, Water & Sewer to Site



### Beeline Logistics Center – At Palm Beach Park of Commerce

At Palm Beach Park of Commerce, you'll enjoy easy access to the region's extensive transportation network, including major highways and airports. The Park is also one of the few premier business locations that offers rail service, foreign trade zones, heavy industrial options, plus a direct link to the Port of Palm Beach.

- 555,000 SF
- Will Build To Suit // Will Subdivide
- Home to Over 50 Businesses - Including Walgreens, CSX, Niagara, McLane, IAA, Mountain Productions and Amazon
- **Under Construction**



### Boca Logistics Park – At Boca Raton Park of Commerce

Boca Logistics Center is located in Boca Raton, Florida. Ideally positioned south of Clint Moore Road and north of Yamato Road with easy access to I-95 just east with a few short minutes commute.

- 119,000 SF
- 28' Clear Ceiling Height
- 90 Auto Parking Spaces
- 27 Overhead Dock Doors
- 2 Drive-in Doors
- **Available**

# Palm Beach County Mega Sites



## INDUSTRIAL Vacant Land

## Spec Space



### Palm Beach International Raceway 1 7047 Bee Line Hwy, Jupiter, FL 33478

- Location: 7047 Bee Line Hwy, Jupiter, FL 33478
- +/- 175.0 Acres
- Zoning: Light Industrial & MUPD (Multiple Use Planned Development)



### Building A – Palm Beach Park of Commerce

At Palm Beach Park of Commerce, you'll enjoy easy access to the region's extensive transportation network, including major highways and airports.

- 301,000 SF
- Building Dimensions 344' X 868'
- 43 Loading Dock Doors
- Home to Over 50 Businesses - Including Walgreens, CSX, Niagara, McLane, IAA, Mountain Productions and Amazon
- **Under Construction**



### Building B – Palm Beach Park of Commerce

At Palm Beach Park of Commerce, you'll enjoy easy access to the region's extensive transportation network, including major highways and airports.

- 233,000 SF
- Building Dimensions 270' X 745'
- 42 Loading Dock Doors
- Home to Over 50 Businesses - Including Walgreens, CSX, Niagara, McLane, IAA, Mountain Productions and Amazon
- **Under Construction**

### North Palm Beach County General Aviation (NCO) - Subsidiary Development Area North +170 Acres

Significant frontage on and access to Beeline Highway (SR 710)  
Opportunity for a rail spur connection to CSX directly adjacent to site  
Entitlements in place. Concurrency / Traffic Concurrency approval granted for up to 765,600 square feet building area of Industrial Development or uses with equivalent traffic impacts

- Location: Beeline Highway (SR 710), FL 33411
- Size: +170 Acres / 765,600 sq ft
- Approved Uses: office, industrial, manufacturing, aviation



# Palm Beach County Mega Sites

## INDUSTRIAL Vacant Land

## Spec Space



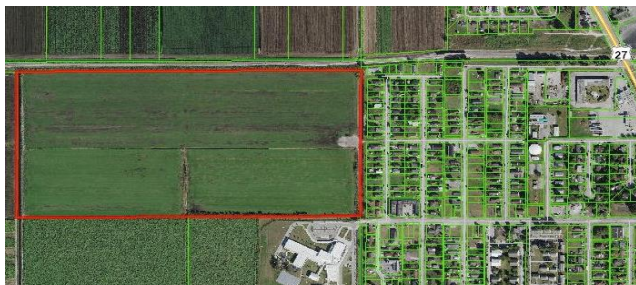
### City of South Bay – Park of Commerce

- Location: Great location on state approved distribution Corridor (US HWY 27)
- Size: 98+/- Acres
- Land Use: Industrial
- Zoning: General Industrial District
- Accessible to Rail
- Shovel Ready Acres
- Available

### Building C – Palm Beach Park of Commerce

At Palm Beach Park of Commerce, you'll enjoy easy access to the region's extensive transportation network, including major highways and airports.

- 53,000 SF
- Building Dimensions 239' X 410'
- 13 Loading Dock Doors
- Home to Over 50 Businesses - Including Walgreens, CSX, Niagara, McLane, IAA, Mountain Productions and Amazon
- Under Construction



### US 27 South Bay - 75 acres

- Property Type: Agricultural with potential to rezone to mixed use
- Available Acres: 75 Acres
- Zoning: Agricultural with potential to rezone to mixed use
- Distance to Interstate or major artery: ~1/4 mile to US27
- 3,000 ft of FEC Rail adjacent to property
- Natural gas to the site
- Available

### Building D – Palm Beach Park of Commerce

At Palm Beach Park of Commerce, you'll enjoy easy access to the region's extensive transportation network, including major highways and airports.

- 368,000 SF
- Building Dimensions 325' X 1,125'
- 51 Loading Dock Doors
- Home to Over 50 Businesses - Including Walgreens, CSX, Niagara, McLane, IAA, Mountain Productions and Amazon
- Under Construction

## INDUSTRIAL Vacant Land

## Spec Space



### Minto Communities – At City of Westlake

The single parcel is filled, compacted and all utilities are at the property line making this site truly shovel ready. Additionally, the City of Westlake fully approved and permitted a nearby project of 227,000 SF light industrial in less than four months.

- Size: 57.3 Acres
- Proposed Use: Light Industrial, Industrial, Heavy Industrial
- Shovel Ready
- Available



### Building E1 – Palm Beach Park of Commerce

At Palm Beach Park of Commerce, you'll enjoy easy access to the region's extensive transportation network, including major highways and airports.

- 176,000 SF
- Building Dimensions 350' X 601'
- 28' Ceiling Height
- Home to Over 50 Businesses - Including Walgreens, CSX, Niagara, McLane, IAA, Mountain Productions and Amazon
- Under Construction



### 1000 US Highway 27, South Bay, FL 33493

- Size: 70 Acres
- Proposed Use: Industrial, Hold for Development
- Parcel Control Number: Multiple Parcels
- Additional Info:  
The property has been cleared. A substantial amount of de-mucking and stabilizing. About 3,000 truckloads of good fill / sand have been brought to the property. FPL is enclosing their substation to the south in a 10 – 12 foot wall.
- Available

### Building E2 – Palm Beach Park of Commerce

At Palm Beach Park of Commerce, you'll enjoy easy access to the region's extensive transportation network, including major highways and airports.

- 119,000 SF
- Building Dimensions 446' X 327'
- 28' Ceiling Height
- Home to Over 50 Businesses - Including Walgreens, CSX, Niagara, McLane, IAA, Mountain Productions and Amazon
- Under Construction

# Palm Beach County Mega Sites



## INDUSTRIAL Vacant Land

## Spec Space



### 3800 S Congress – At City of Boynton Beach

Strategically located Industrial zoned land opportunity in the City of Boynton Beach. Two parcels available for purchase or short-term lease. One of only a few properties available that is serviceable by rail. +125,000 SF office/flex/industrial building; built in 1995, originally as a UPS shipping center on site.

- Location: 3800 S Congress
- Size: 30.75 acres
- Zoning: M1
- Adjacent to I-95
- Serviceable by rail
- **Available**



### 2209 7<sup>th</sup> Avenue – At City of Lake Worth

10 Acres of Industrial zoned land in the city of Lake Worth. Permit approvals include new building structure and outside storage facility.

- Size: 10.03 acres
- Parcel #: 38-43-44-20-01-066-0010
- Zoned Industrial
- Minutes to i-95
- **Available**



### 8225 W Atlantic Ave - A, Delray Beach, FL 33446

Proposed Class B Industrial Warehouse.

- Location: 8225 W Atlantic Ave - A, Delray Beach, FL 33446
- 104,000 sq ft
- **Under Construction**

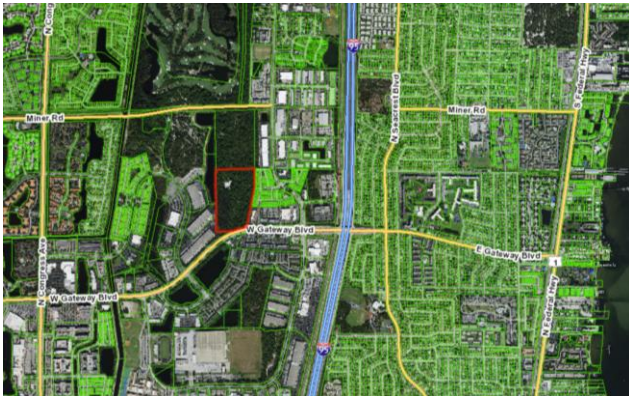


### 20125 Southern Blvd – West Palm Beach FL, 33470

The West Palm Logistics Center is an ideal location for state-wide distribution, as 90% of the state's population can be reached in less than a 5-hour drive time, or for last-mile users distributing to the South Florida region. Florida and Palm Beach County's logistics and distribution industry is poised for growth with the numerous infrastructure developments and upgrades underway across the state.

- 1,084,000 SF
- Building could be built to suit for single tenant
- 3 Phase Heavy Power
- 200+ Dock High Loading Doors
- 40' Ceiling Heights
- **Under Construction**

## INDUSTRIAL Vacant Land



### NW 22<sup>nd</sup> Ave – At City of Boynton Beach

Two adjacent parcels zoned for Industrial use just west of I-95 in the City of Boynton Beach. Contact BDB for more info.

- Parcel #1: 08-43-45-17-00-000-1010 – 23.26 acres
- Parcel #2: 00-43-45-17-00-000-1020 – 24.87 acres
- Total Size: 48.13 acres
- Zoned: R1
- Property Use Code: Industrial
- **Off Market // Available**

The Business Development Board of Palm Beach County is your official economic development resource. We provide complimentary services to you such as property tours, research, expedited permitting, introductions to education institutions, connections to CareerSource and so much more.

**Contact:**  
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