

OFFICE SPACE AVAILABLE



We have the space you need...in the center of it all
CENTREPARK OFFICE DISTRICT

ECOPLEX[®]

AT CENTREPARK WEST

A NavarroLowrey Project



Call Mark C "Bo" Paty at **561-688-2530, Ext. 102** or visit **www.ecoplexfl.com**

Minimum term: Five (5) years **Number of floors:** Four (4)
Tenant parking: Ratio 4:1,000 RSF **Minimum bay size:** 1,500 RSF
Rentable area: 100,525 RSF

RENT & TERMS

Base Rent: \$24.00 NNN per rentable square foot, per year, subject to annual 5% increases.
Operating Expenses: Budgeted at \$12.79 per rentable square foot, inclusive of building operating expenses, property taxes, property management, insurance, tenant and AC electric and janitorial service.
TI Allowance: Landlord will provide its Class "A", turnkey solution.
Lease Term: Five (5) to ten (10) years

HURRICANE-RESISTANT FEATURES

- 100% emergency power provided
- Solid concrete, steel-reinforced, tilt-up wall panel exterior
- "Large missile," high-impact, exterior window glazing system at all floor levels

ADDITIONAL SPECIAL FEATURES

- LEED[®] Gold by the U.S. Green Building Council
- 10' clear ceiling heights
- Five level parking garage
- Build-to-suit tenant improvements
- Fiber optic service is available through several third-party vendors, including Crown Castle, AT&T, and Comcast
- Efficient 25,000 RSF column-free floor plates
- Tate[®] integrated air and raised floor system
- Tenant fitness center with showers and lockers

BUILDING & AREA DATA

Owner/Developer: EcoPlex Partners, Ltd., a Navarro Lowrey company
Architect: Glidden Spina & Partners (tenant improvements)
Property Manager: Navarro Lowrey Properties, Inc.
Address: Centrepark West, 1641 Worthington Road, Suite 330 West Palm Beach, FL, 33409



AVAILABLE SPACE

First Floor

Suite 120 - 5,153 RSF (Dec. 2020)

Second Floor

Suite 230 - 4,302 RSF

Third Floor

Suite 300 - 8,888 RSF

Suite 330 - 3,901 RSF

Suite 340 - 1,590 RSF (Sublet)*

Suite 350 - 1,133 RSF

Fourth Floor

Suite 420 - 5,202 RSF (Fall 2020)

*\$16.16 NNN



*The LEED Certification mark is a registered trademark owned by the U.S. Green Building Council and is used by permission. Oral representations cannot be relied upon as correctly stating the representations of the developer. For correct representations, reference should be made to the documents required by section 718.503 Florida Statutes, to be furnished by a developer to a buyer or lessee. Specifications and product features are subject to change without notice.