

302 DATURA STREET

+/- 9,165 SF FOR LEASE
THIRD FLOOR OFFICE SPACE + OUTDOOR TERRACE

In the heart of Downtown West Palm Beach

302 DATURA STREET, SUITE 300, WEST PALM BEACH, FL 33401



PRIME, THIRD FLOOR, OFFICE SPACE IN DOWNTOWN WEST PALM BEACH



OLIVE AVE

DATURA STREET

THIRD FLOOR HIGHLIGHTS



**FLOOR TO CEILING
WINDOWS**

Great daylight and
views of downtown

**1 BLOCK FROM
CLEMATIS STREET**

Steps from restaurant and
entertainment venues

**SECURE ENTRANCE
WITH STAIRS & ELEVATOR**

Only accessible
with a key fob

302 DATURA STREET
WEST PALM BEACH, FL

**PRIVATE
PARKING**

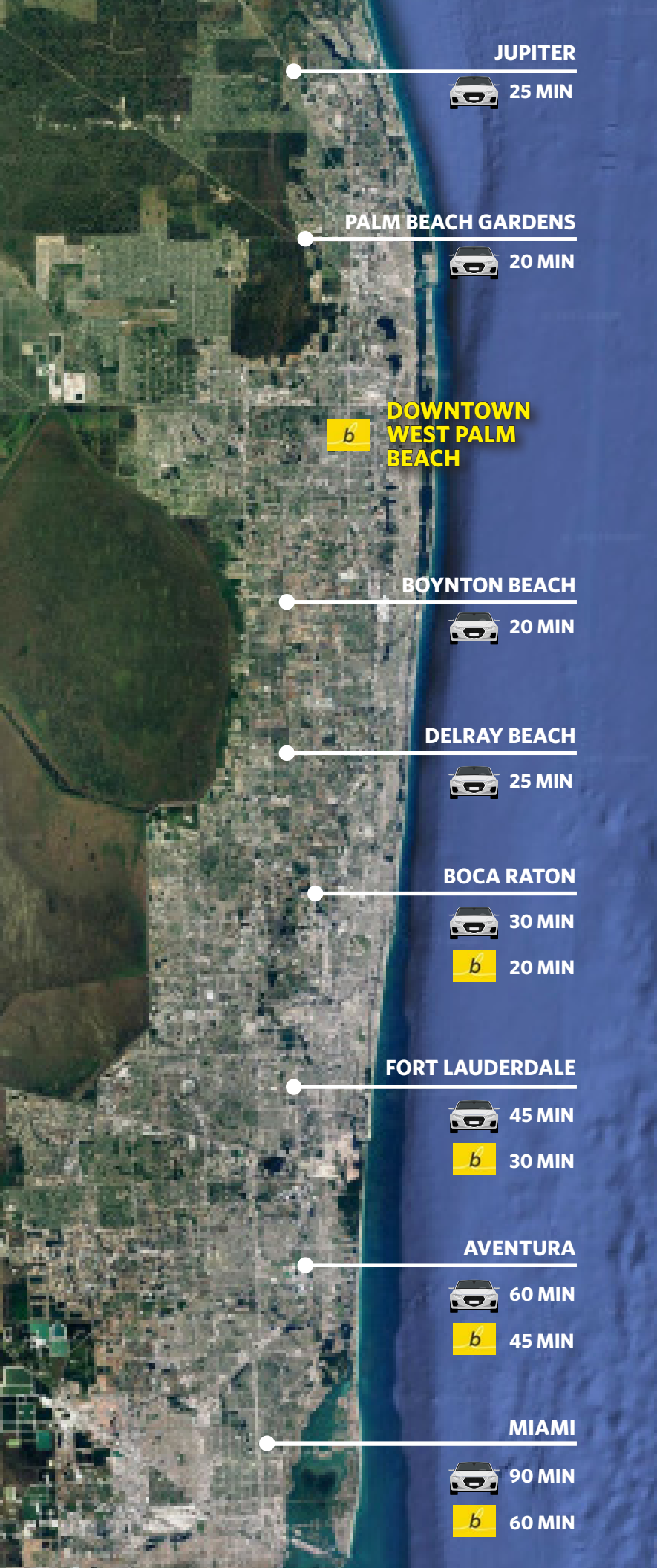
Gated employee
parking

**OUTDOOR
TERRACE**

840 SF of private
outdoor space

**PUBLIC
PARKING**








Steps from a public
parking garage for easy
client access



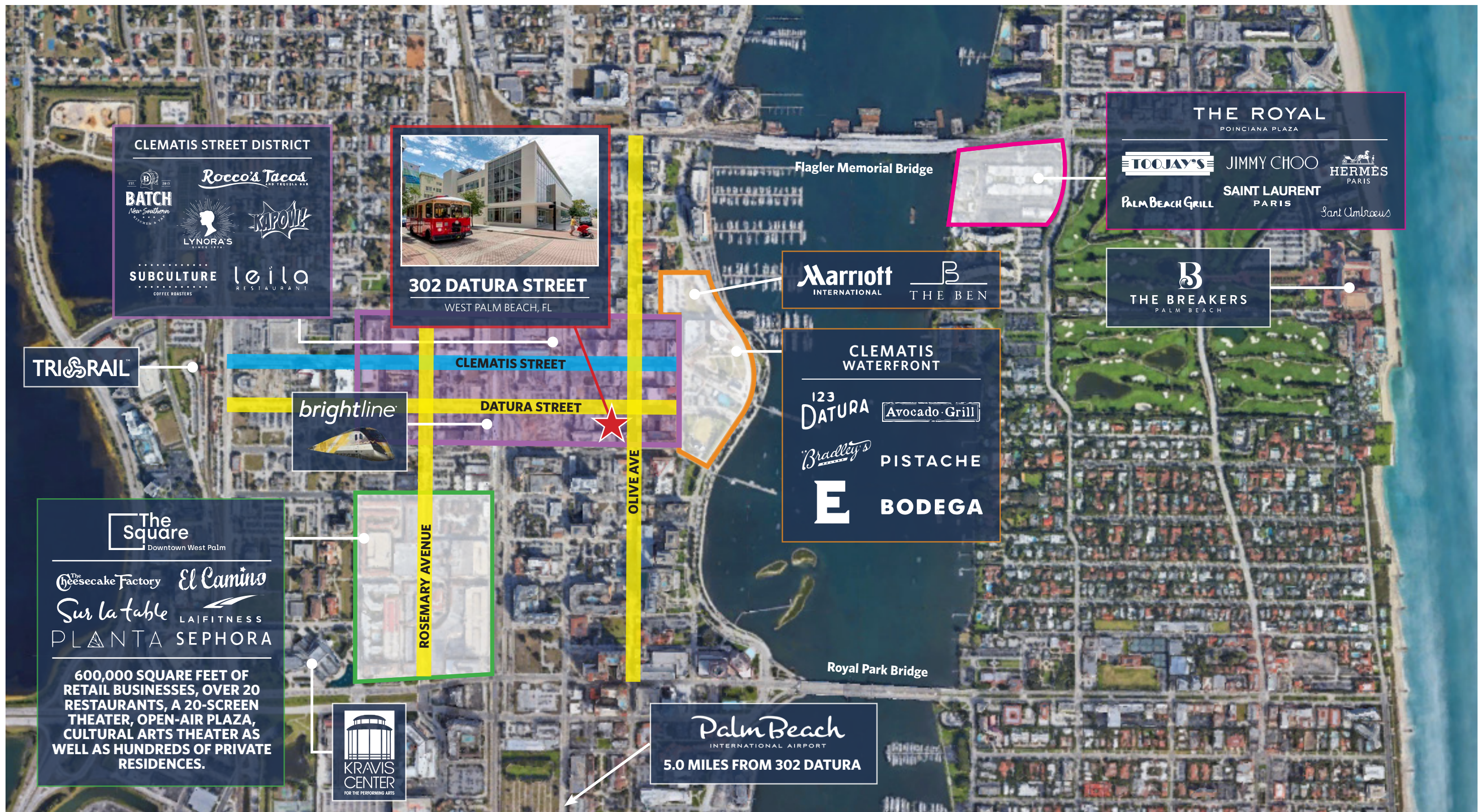
DOWNTOWN WEST PALM BEACH

Downtown West Palm Beach is located approximately 60 miles north of Miami and approximately 150 miles southeast of Orlando. The downtown area offers many amenities to residents and visitors alike. Downtown West Palm Beach is home to two retail and entertainment districts – Rosemary Square and the Clematis Street District. These vibrant pieces of the city are lined with fashionable martini bars, trendy nightclubs, elite boutiques, and fine dining establishments.



DEMOGRAPHICS & OFFICE STATISTICS	3-Mile Radius		
	Total Daytime Population	 Total Housing Units	
	129,025	40,763	
	Total Employees	 WPB Annual Tourism	
	103,852	7,800,000+	
	Average HH Income		
	\$93,943	10,955	
	Total Businesses		
	10,955		

DOWNTOWN WEST PALM BEACH AREA MAP



CLEMATIS STREET & DOWNTOWN

In the heart of Downtown West Palm Beach is the historical Clematis Street, located a 1-minute walk from 302 Datura Street. The area is home to two of the most prominent structures, the Comeau Building and Harvey Building, date from 1925 and 1927, respectively. Starting at Flagler Drive on the Intracoastal Waterway, walk west along Clematis Street and experience the varied, unique to South Florida flavor of the area’s colorful boutiques, art galleries, nightclubs, live music, restaurants, antique shops and historical landmarks. In the winter season there is a farmers market and the spring has SunFest. Walking south on Rosemary Avenue (the western end of Clematis) will take you straight into The Square.



AREA ATTRACTIONS

- Waterfront Flagler Park
- Meyer Amphitheater, home to many event & music stages
- 5-mile Lake Trail that makes for a beautiful, walk, run or bike ride
- Open air markets in the winter
- Walkable restaurants and entertainment venues

A HISTORIC REDEVELOPMENT

Clematis Street acts as both a plaza and a traditional main street featuring:

- Wider sidewalks which allow for more seating, street amenities, and walkability
- Cobblestone paving
- Shaded trees

PALM BEACH, WEST PALM'S UPSCALE ADDRESS

A mere 1-mile from downtown is Palm Beach Island, affectionately referred to as “The Island” by locals, which is home to an estimated 30 billionaires

- Worth Avenue is lined with upscale boutiques, galleries and restaurants
- Henry Flagler’s former residence, Flagler Museum
- Home to legendary resorts, exquisite mansions and historic landmarks

WALKABLE FOOD AND BEVERAGES:









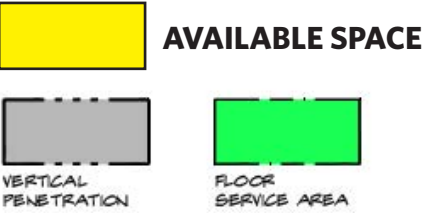
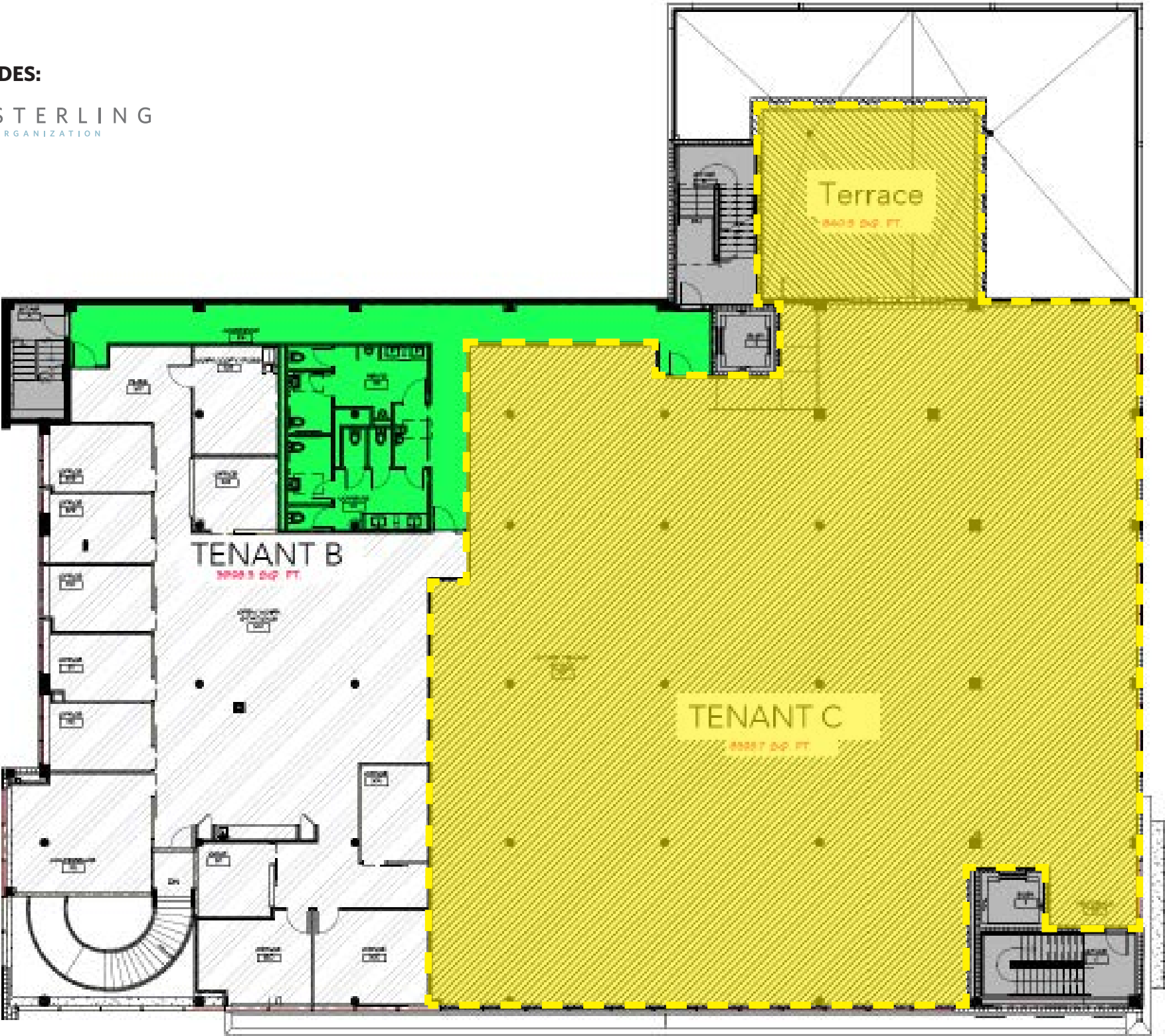


OPTION A: FLOOR PLAN +/- 9,165 SF AVAILABLE

302 DATURA STREET, SUITE 300C, WEST PALM BEACH, FL 33401

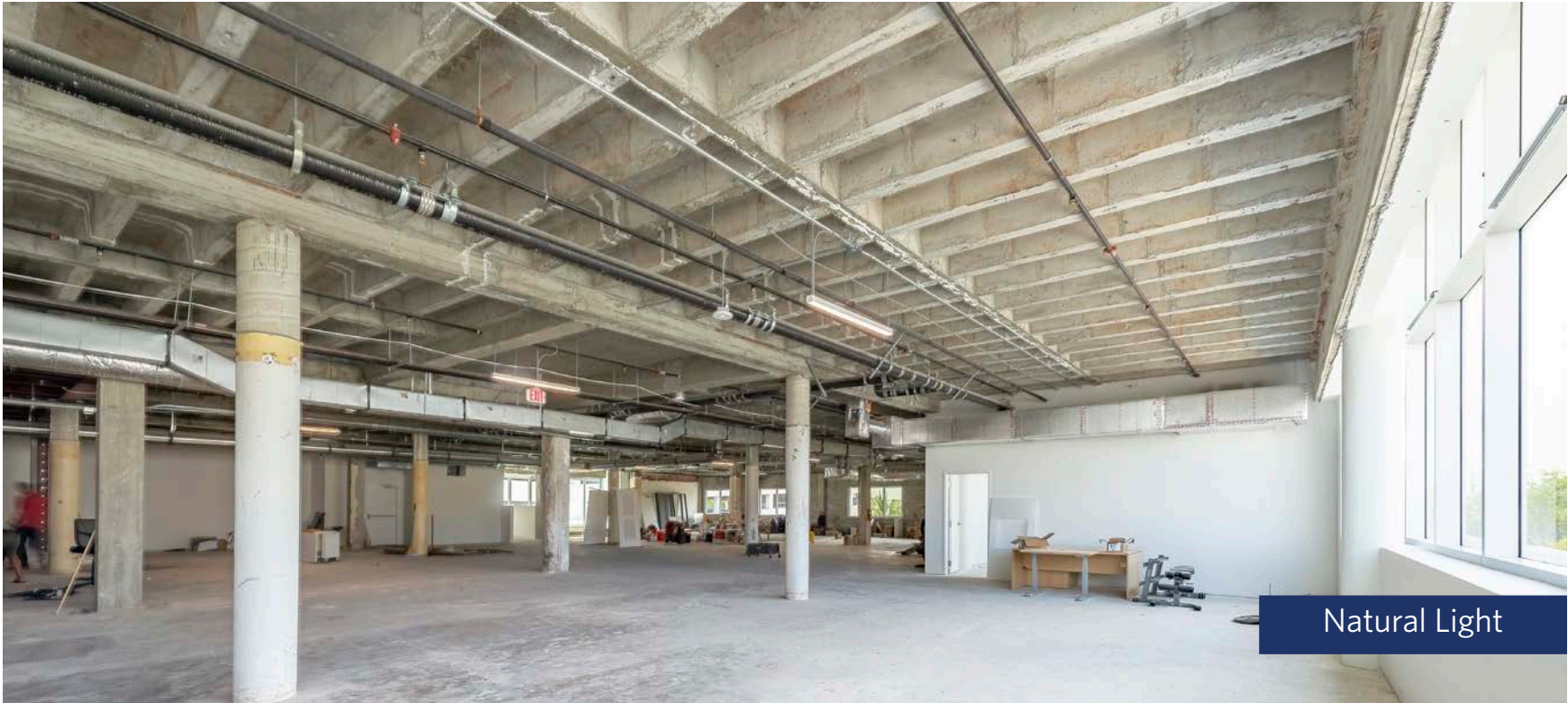
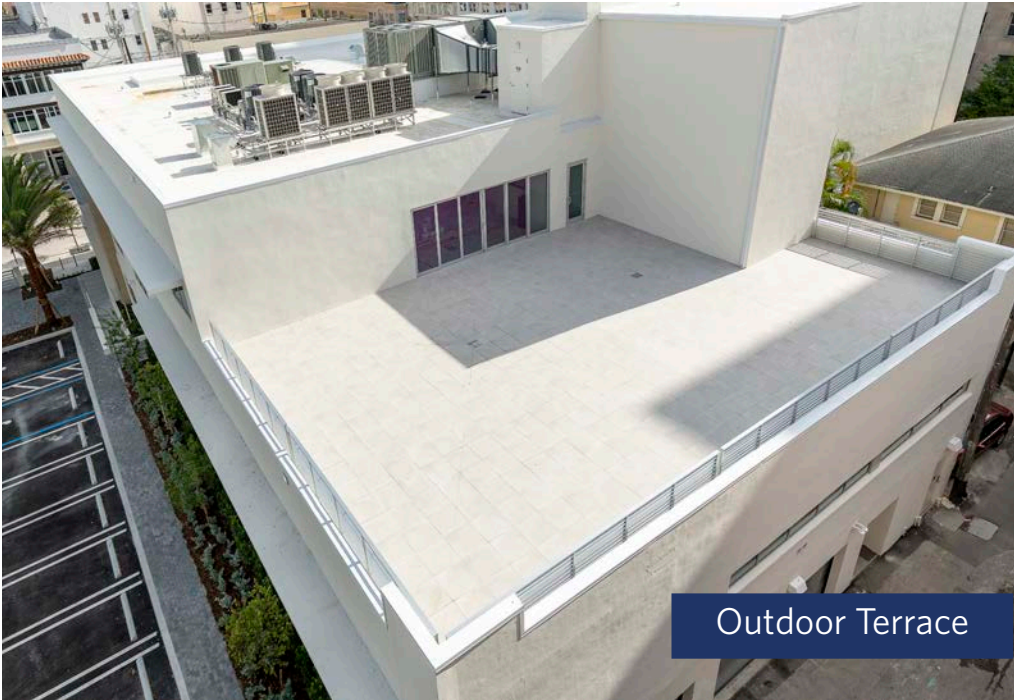
EXISTING BUILDING TENANT INCLUDES:

FIRST & SECOND FLOOR



SPACE OVERVIEW +/- 9,165 SF AVAILABLE

302 DATURA STREET, SUITE 300C, WEST PALM BEACH, FL 33401





For More Information Contact

Kevin Probel
Senior Managing Director
(561) 676-2131
kevin.probel@jll.com

Kevin McCarthy
Senior Managing Director
(561) 292-2668
kevn.mccarthy@jll.com

Leigh Lingo
Sales Coordinator
(302) 519-5331
leigh.lingo@jll.com