



**KD COMMERCIAL**  
REAL ESTATE

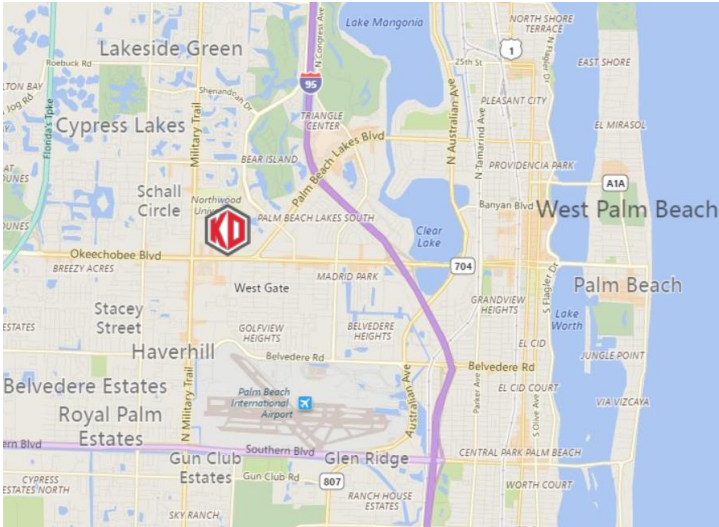
Freestanding  
Office Building  
**For Sale**



**For Sale: \$2,250,000**

**3 Harvard Circle  
West Palm Beach, Florida**

- 9,919 SF freestanding office building
- Built in 2000
- Can be single tenant or multiple tenant property
- Numerous nearby retail amenities
- Excellent access to I-95 and the Florida Turnpike
- Seller will lease back approximately 1,500 SF or vacate upon sale



**For more information, contact:**

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1416 Okeechobee Road  
West Palm Beach, FL 33401  
Office: 561.408.8100  
KDCommercialRealEstate.com



Freestanding  
Office Building  
**For Sale**

**Description:**

Constructed in 2000, this freestanding office building measures  $\pm$  9,919 square feet situated on a 39,696 SF lot. The building was designed to accommodate multiple tenants, or a single tenant. There is currently approximately 3,600 SF of space in concrete shell condition, which has never been occupied and is ready for a custom buildout to your exact specifications. The balance of built out space has above average finishes.

**Location:**

The property is located at the end of a cul-de-sac in a well known office park, just west of I-95 and north of Palm Beach Lakes Boulevard. The property is within walking distance to several restaurants and a Publix, as well as a short drive to numerous retail amenities, including the Palm Beach Outlets.

**Parking:**

There are approximately 40 spaces on site, for a parking ratio of 4.03/1,000 SF.

**Zoning:**

(CPD) Commercial Planned Development, City of West Palm Beach

**Parcel Control #:**

74-43-43-19-16-000-0142

**Real Estate Taxes (2018 Prop):**

\$23,278

**Sale/Leaseback:**

Seller will consider leasing approximately 1,500 SF from buyer, or can vacate upon sale.



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