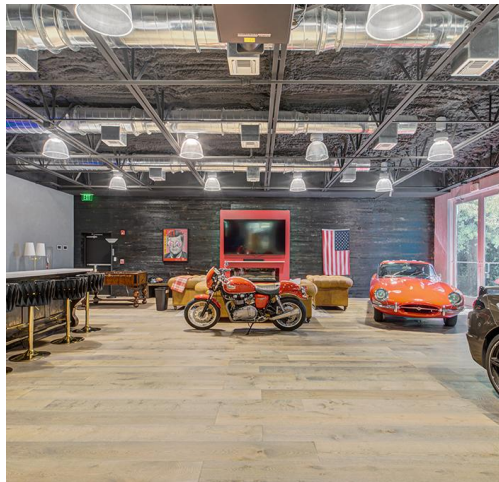


±11,644 SF WPB OFFICE BUILDING | FOR SALE



A HIDDEN GEM IN WEST PALM

SLEEK. PRIVATE. DESIGNED FOR VISIONARIES.



4450 S TIFFANY DRIVE, WEST PALM BEACH, FL

- **STUNNING OWNER/USER BUILDING**
- **MODERN & MOVE-IN READY**
- **PRIME WEST PALM BEACH LOCATION**

±11,644 SF of polished office space with spectacular finishes, designed for growing businesses, creatives, and professional teams. Set just off I-95 and minutes from the best of the Palm Beaches, this modern HQ blends style, privacy and accessibility.




1 MILE TO I-95



**INCOME POTENTIAL
THROUGH OPTIONAL
LEASEBACK**



**UNIQUE AND
STATE-OF-THE-ART
BUILDING**

THIS ONE WON'T LAST
 **561 471 8000**

Jason Sundook, SIOR
Lesley Sheinberg
Patrick Almand

NAI Merin Hunter
Codman, Inc.
Commercial Real Estate Services, Worldwide.

FOR SALE
±11,644 SF
Premier Executive
Office Building

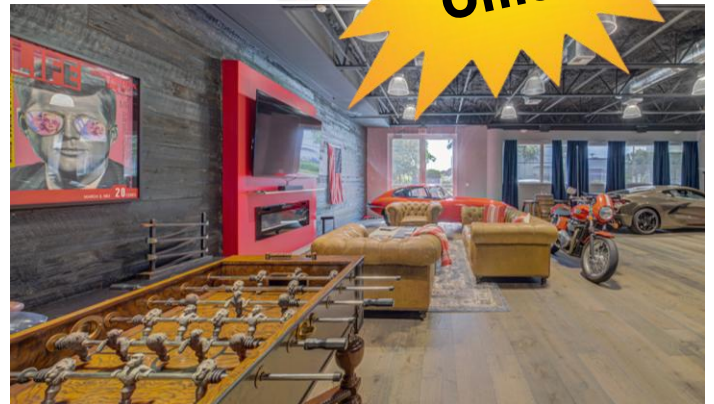
4450 Tiffany Drive S
WEST PALM BEACH, FL 33407



**Not Your
Average
Office**

Property Features

- Single-story office building with flexible PCC Zoning, allowing for a variety of uses
- Plug & play with furniture available
- Fantastic build-out with spectacular finishes and designer touches
- Bright and modern space with a living reef aquarium centerpiece
- Efficient layout with flexible workspace, private offices, and collaborative spaces
- Impact glass throughout
- Natural gas generator for backup power
- Privacy and ample parking in a quiet commercial enclave near downtown West Palm Beach



Jason Sundook, SIOR
Principal | jsundook@mhcreal.com

Lesley Sheinberg
Managing Director | lsheinberg@mhcreal.com

Patrick Almand
Associate | palmand@mhcreal.com

PLUG & PLAY EXECUTIVE OFFICE OPPORTUNITY

With modern interiors, high-end infrastructure, and zoning flexibility, this freestanding asset allows owners to take control of their business environment while building long-term equity.

From 40 on-site parking spaces and a natural gas generator to impact glass and a private executive suite, every detail is designed for security, efficiency, and day-to-day comfort. Whether you're streamlining your footprint or scaling for growth, this property provides the stability, customization, and cost-control advantages only ownership can offer.



Address: 4450 Tiffany Drive S.
West Palm Beach, FL 33407

Size: ±11,664 SF on 0.94 Acres

Zoning: PCC – Planned Commerce Center
Mangonia Park Municipality
(see OM for allowed uses)

PID: 44-43-43-05-000-0200

Year Built: 1988 (Fully renovated 2017)

Parking: 40 surface spaces

HVAC: 10 roof-top units, plus 3 splits

Occupancy: Delivered vacant or with partial tenant
Immediate Availability

Offering Price: \$4,250,000 (\$336.13/SF)

FOR OFFERING MEMORANDUM & MORE INFO:

 **561 471 8000**