



ESPERANTÉ

CORPORATE CENTER

West Palm Beach's
Premier Office Building
in the Central Business District



Elegant. Contemporary. Luxurious.





An Iconic Jewel in the West Palm Beach Skyline

\$8M in Contemporary Upgrades Elevate This Classic to a New Era



Premier location with fantastic ocean & city views



Advanced security with 24/7 lobby concierge, remote monitoring, and key card entry



Valet and covered parking with direct bridge access to tower



Separately metered HVAC with clean, internal airflow

Unparalleled Amenities

Esperanté features a grand six-story atrium lobby with escalator access to the second story lobby concierge and security desk.

Tenants enjoy use of a well-appointed, state-of-the-art conference center and on-site fitness studio.

Stunning and luxurious common areas offer complimentary WiFi.



ESPERANTÉ

Unbeatable Location Near the Best of the Palm Beaches



Fantastic Location

The property is near world-renowned shopping and dining, in addition to plenty of cultural and entertainment destinations.

With convenient access to arterial roads, I-95, and the Florida Turnpike, Esperanté Corporate Center is just a 30-minute drive from Boca Raton and Jupiter.



30+ hotels within 2-mile radius



Only 2.5 miles to Palm Beach International Airport



Direct bridge access from Palm Beach



Easy commuter access with Tri-Rail, Brightline, and increased walkability

SHOPPING. DINING. CULTURE.



The Palm Beaches are defined by their mix of national brands, local retailers, international dining, nightlife, and cultural venues flavored with over 100 years of history.

The area is home to several premier destinations that feature a stunning selection of restaurants and retailers:

- Rosemary Square
- Clematis Street
- Warehouse District
- Northwood Village
- Antique Row
- Palm Beach Outlets
- Worth Avenue
- Royal Poinciana Plaza



This culturally rich region features vibrant murals, sculpture gardens, world-class museums and performing arts centers:

- Kravis Center for the Performing Arts
- Norton Museum of Art
- Ann Norton Sculpture Gardens
- Armory Art Center
- Henry Morrison Flagler Museum
- Palm Beach Drama Works
- The Society of the Four Arts
- and plenty more!



Business is easy in the Palm Beaches with:

- West Palm Beach Courthouse & Governmental Center
- Palm Beach County Convention Center
- Palm Beach International Airport
- Brightline, Tri-Rail, and Trolley

ESPERANTÉ

±609-35,000 SF Office/Retail Space in Downtown West Palm Beach



Property:

Esperanté Corporate Center
222 Lakeview Avenue
West Palm Beach, FL 33401

Available Space:

±609-35,000 SF

Rental Rate:

\$50.00-55.00/NNN

Parking:

Valet and covered parking
(2.50:1,000 SF)

Office Space

±1,939 – 35,000 SF Available

Esperanté offers sprawling floorplans with build-to-suit or move-in ready spec suites.

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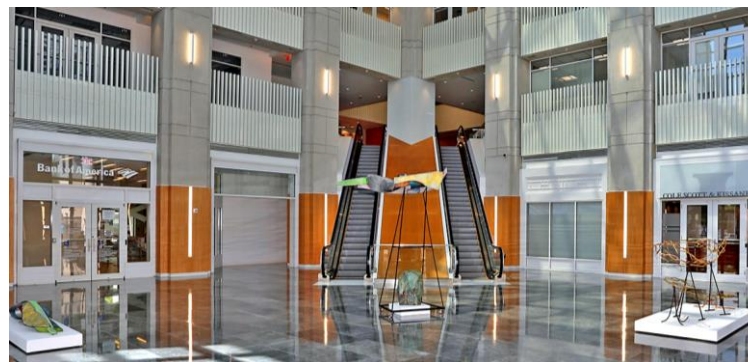
Retail Space

±609 – 2,410 SF Available

Ground floor retail enjoys tremendous foot traffic from daytime workforce and ±26,500 passing cars per day.

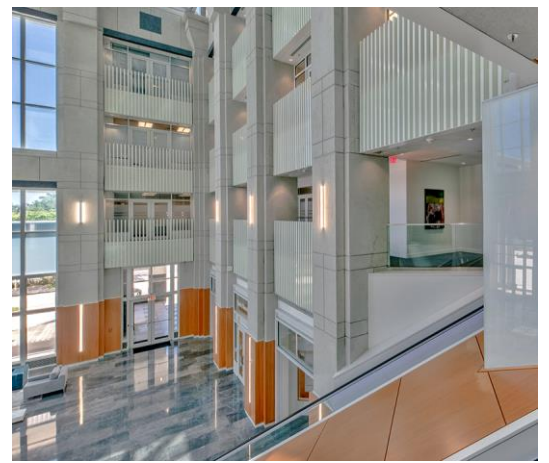
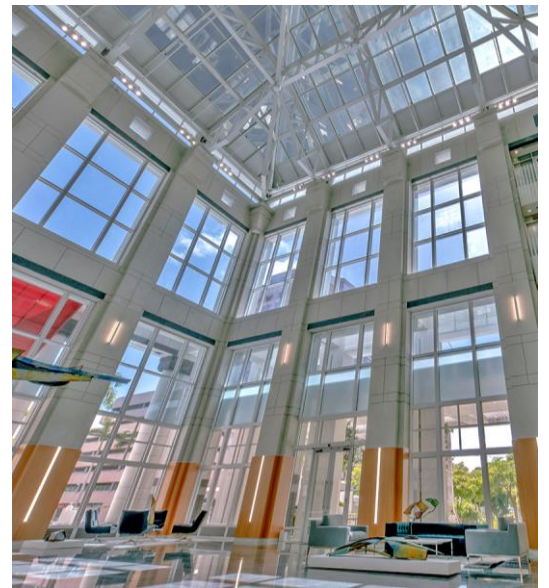
Bruce Corn, Managing Director

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ESPERANTÉ

Build-to-Suit and Move-In Ready Suites Available



READY TO SEE IT UP CLOSE? 561 471 8000