

# OFFICE SPACE AVAILABLE



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

**ECOPLEX<sup>®</sup>**

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:** \$21.75 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<sup>®</sup> Gold by the U.S. Green Building Council
- Efficient 25,000 RSF column-free floor plates
- 10' clear ceiling heights
- Tate<sup>®</sup> integrated air and raised floor system
- Five level parking garage
- Tenant fitness center with showers and lockers
- Build-to-suit tenant improvements

## 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

### Second Floor

- Suite 220 - 13,923 RSF (Relet)
- Available March 2019
- Divisible

### Third Floor

- Suite 310 - 6,209 RSF (Shell)
- Suite 330 - 3,901 RSF (Relet)
- Suite 350 - 1,133 RSF (Relet)



\*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.