



# Plaza Center

249 – 251 Royal Palm Way  
Palm Beach, Florida 33480



Plaza Center is a six-story, twin tower office complex with a covered parking garage, located on along Royal Palm Way, just a few blocks from the ocean and world-renowned shops and restaurants of Worth Avenue in the heart of the prestigious Palm Beach Island.

A great example of the International Architecture Style, the property offers multiple unique amenities including water views from upper floors, a lush courtyard, valet service, and a full-time management office.

Join Merrill Lynch, Marsh, Cypress Trust and other high-quality tenants with a committed, long-term ownership that will customize space to fit tenant requirements.

Plaza Center offers an ideal spot for your corporate office, with a signature Palm Beach address at the most competitive rental rates.

## For leasing information:

**Kevin McCarthy**  
Vice President  
+ 1 561 292 2668  
[kevin.mccarthy@am.jll.com](mailto:kevin.mccarthy@am.jll.com)

Licensed Real Estate Broker



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|------------------------------------|---|
| <b>Building Size:</b>              | Six (6) stories (each)<br>45,000 s.f. Building (each)   |
| <b>Location:</b>                   | On the north side of Royal Palm Way in the heart of Palm Beach island. Close proximity to numerous restaurants and shops along Worth Avenue   |
| <b>Parking:</b>                    | Valet parking available<br>Reserved covered parking \$100/mo<br>3:1,000 parking ratio   |
| <b>Use:</b>                        | Professional office   |
| <b>Additional features:</b>        | <ul style="list-style-type: none"> <li>• Two Class "A" multi-tenant office buildings</li> <li>• Capital improvements for both buildings include renovated lobby, roof, chiller and paver motor court</li> <li>• Signature address on Palm Beach with competitive lease rates</li> <li>• Easy access to I-95</li> <li>• Beautiful views</li> <li>• Covered parking garage</li> <li>• On-site management</li> <li>• Building signage available</li> </ul> |
| <b>Asking rate:</b>                | \$35.00/r.s.f., NNN   |
| <b>Operating Expenses:</b>         | \$16.30/r.s.f. (Combined Tax and Operating Expenses; includes Electric & Janitorial)  |
| <b>Tenant Improvements:</b>        | Negotiable  |
| <b>Ownership &amp; Management:</b> | Long-term ownership and full time on-site management  |
| <b>Space Available:</b>            | 500 s.f. to 15,000 s.f.   |