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This local city has the priciest office space in Florida

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West Palm Beach

No, it's not time to pick on Boca Raton again.

Downtown West Palm Beach gets the dubious distinction of being the state's most expensive central business district for Class A office space.

Class A space costs roughly \$50 to \$60 gross, which includes rent plus taxes, insurance and maintenance, according to [Capas Group Realty Advisors](#).

With occupancy rates at the city's three Class A towers at 90 to 95 percent, luxury office space is in great demand but short supply. Commercial broker Brad Capas said the city needs new office buildings to address the demand for upscale office space.



Brad Capas of
Capas Group
Real Estate
Advisors

Like a lot of brokers, he's trying to attract new investors to the area. The problem is, some out-of-town money doesn't know much about West Palm Beach.

And so Capas said he regularly schools prospects about West Palm Beach's charms.

But you can only say the same thing so many times, right? So it was time to try to try a different approach.

"I've written about it, preached about it, why not just do a video so (investors) can forward to partners and they can get a flavor for what's really going on?"



Of course, it doesn't hurt that Capas, together with Cushman & Wakefield, is trying to market a prime site in downtown West Palm Beach. It's the [Lakeview Centre site](#), formerly known as [Opera Place](#), at 419 Lakeview Avenue.

"We need someone to build an office building, and we'd love nothing more than for them to do it on the property we have for sale," Capas said.

But the video doesn't even mention Lakeview Centre. "We're just trying to help attract investment capital here," Capas said.

As it stands, Lakeview Centre has attracted a number of interested parties, but no deal is in the works just yet. [Asking price is \\$31.9 million for the site](#), which is zoned for more than 1 million square feet of office, residential, hotel and retail stores.