

6400 PARK OF COMMERCE BOULEVARD

OFFICE SPACE FOR LEASE



6400

15,150 SF Available

BOCA RATON, FLORIDA

6400

6400 PARK OF COMMERCE BOULEVARD

PROPERTY HIGHLIGHTS

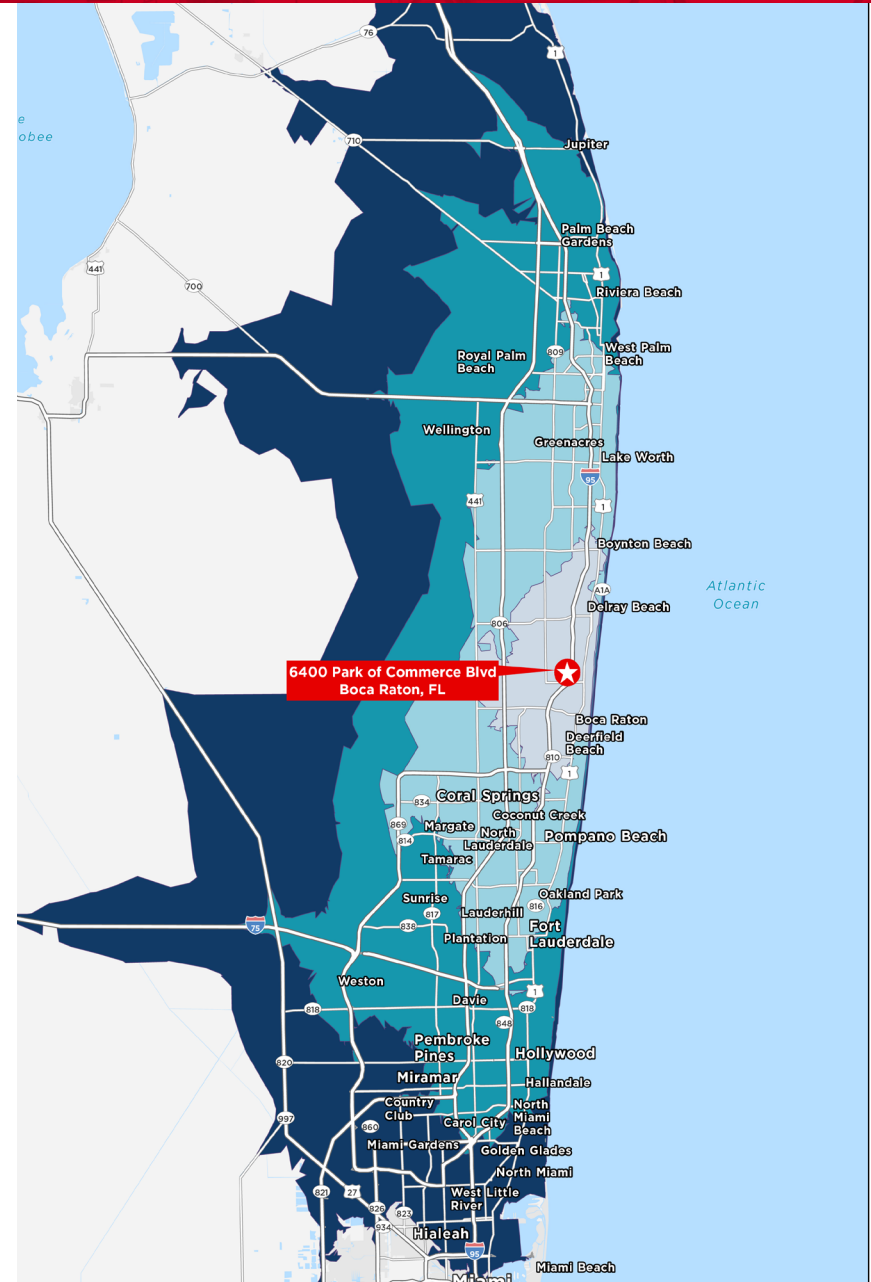
- Located in the prestigious Arvida Park of Commerce at Broken Sound, 6400 Park of Commerce Boulevard is located in the heart of Boca Raton. Located between Clint Moore Road and Yamato Road with Immediate access to I-95 making this an ideal location for any user.

LOCATION HIGHLIGHTS

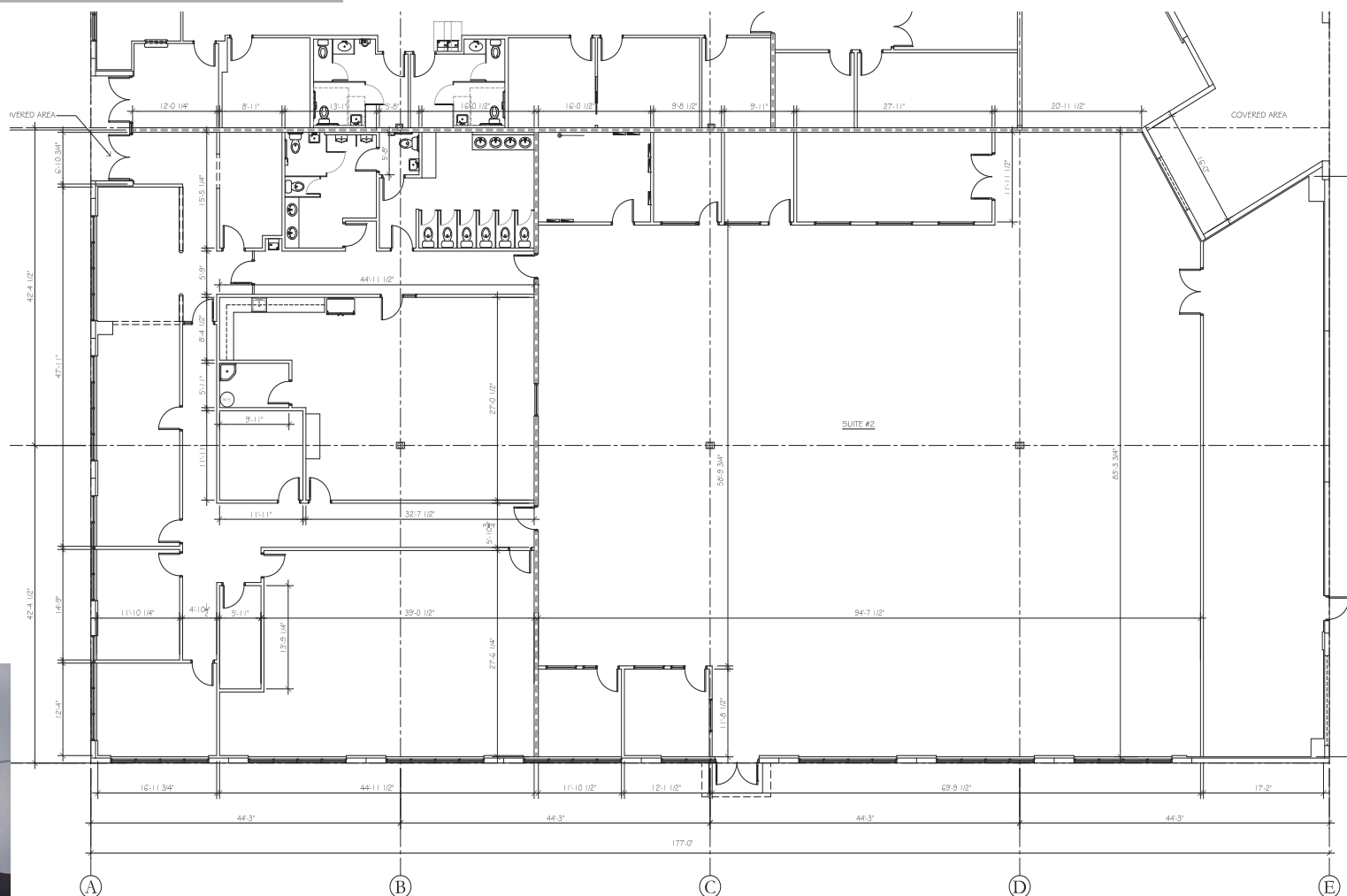
- Located in one of the most active submarkets along a major East/West thoroughfare in Palm Beach County
- **DRIVE TIMES:**
 - **TriRail Station:** 4 Minute Drive
 - **POC Bus Loop:** 2 Minute Walk
 - **FL Turnpike:** 15 Minute Drive
 - **I-95:** 3 Minute Drive
 - **Palm Beach International Airport:** 20 Minute Drive
 - **Ft Lauderdale International Airport:** 30 Minute Drive

DEMOGRAPHICS

	15 MIN.	30 MIN.	45 MIN.	60 MIN.
TOTAL POPULATION	344,885	1,694,834	3,121,975	4,471,486
WORKFORCE POTENTIAL (+16)	149,137	787,740	1,489,193	2,112,962
HIGH SCHOOL EDUCATION (POP. 25+)	56,903 (20.74%)	297,314 (23.85%)	522,773 (22.91%)	765,920 (23.66%)
BLUE COLLAR/SERVICE WORKERS	18,995	144,780	262,861	392,888



- 15,150 SF Available
- 100% Office
- Built in 1995
- Zoned W1
- Class A Office/Warehouse Building
- 24' clear ceiling height
- Fire sprinkler
- High-end office finish
- Tilt wall construction
- \$15.95 NNN
- \$5.87 OpEx





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BOCA RATON, FLORIDA

For More Information, Contact:

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