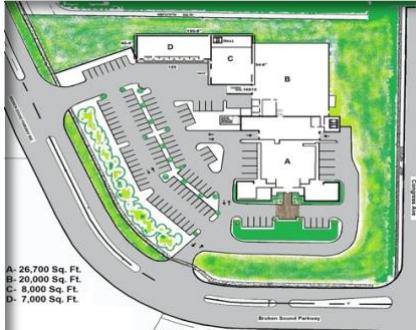


**UNIQUE INVESTMENT- Boca Raton, FL
HQ Bldg. for sale directly by owner
Class "A" Office /Warehouse / Museum**

Price \$25 Million NET



- 59,000+/- sf of buildings on 6+ acres in the heart of Boca
- 12,000+/- sf Air-Conditioned warehouse, 15,000+/- sf gym
- Hard, signalized intersection of Congress Ave. & Broken Sound Pkwy. at entrance to Arvida Park of Commerce
- 20,000+/- sf of Class A Offices, currently Landlord rented
- Seller leaseback opportunity. Potential redevelopment.
- Congress Avenue frontage, near I-95 interchange
- 120+ parking spaces, covered parking, bus stop on site, near Tri-Rail station, located in the heart of Boca Raton

**Contact Eric Wolf, Broker - Wolf Realty Corp.
(561) 445 1550**

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