

# GARDENS PROFESSIONAL ARTS BUILDING

3365 BURNS ROAD, PALM BEACH GARDENS, FL 33410

## Medical Office Building For Lease



### PROPERTY DESCRIPTION

The Gardens Professional Arts Building is a two-story, medical office building containing 43,321 square feet. Ownership recently completed a \$1.75M renovation of the building including a new roof, chiller system, impact glass, renovated common areas, restrooms and elevator. The building has a digital access control system with 24 hour access for tenants.

### LOCATION DESCRIPTION

The property is located on the north side of Burns Road between Alternate A1A and Prosperity Farms Road. Palm Beach Gardens Medical Center is located directly across the street from the property. The property is minutes from Downtown at the Gardens, the Gardens Mall, PGA Boulevard, I-95, U.S. Highway One, and Florida's Turnpike.

### OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (NNN)
2025 Estimated Operating Expense:	\$11.20/SF
Available SF:	6,856 SF
Lot Size:	2.02 Acres
Building Size:	43,321 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 101	\$24.00 SF/yr	6,856 SF



David W. Knott    Ryan R. Dinsdale, CCIM  
561.662.5758    561.504.6169  
dknott@kdcre.com    rdinsdale@kdcre.com

# GARDENS PROFESSIONAL ARTS BUILDING

3365 BURNS ROAD, PALM BEACH GARDENS, FL 33410



## Office Building For Lease

Lease Rate	\$24.00 SF/YR
------------	---------------

### LOCATION INFORMATION

Building Name	Gardens Professional Arts Building
Street Address	3365 Burns Road
City, State, Zip	Palm Beach Gardens, FL 33410
County	Palm Beach

### BUILDING INFORMATION

Building Size	43,321 SF
Building Class	B
Tenancy	Multiple
Number of Floors	2
Year Built	1986
Year Last Renovated	2024
Gross Leasable Area	43,321 SF
Load Factor	17.64
Construction Status	Existing

### PROPERTY INFORMATION

Property Type	Office
Property Subtype	Medical
Lot Size	2.02 Acres
APN #	52-43-42-07-00-000-1080
Lot Frontage	196 ft
Lot Depth	449 ft

### PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	3.74
Number of Parking Spaces	160

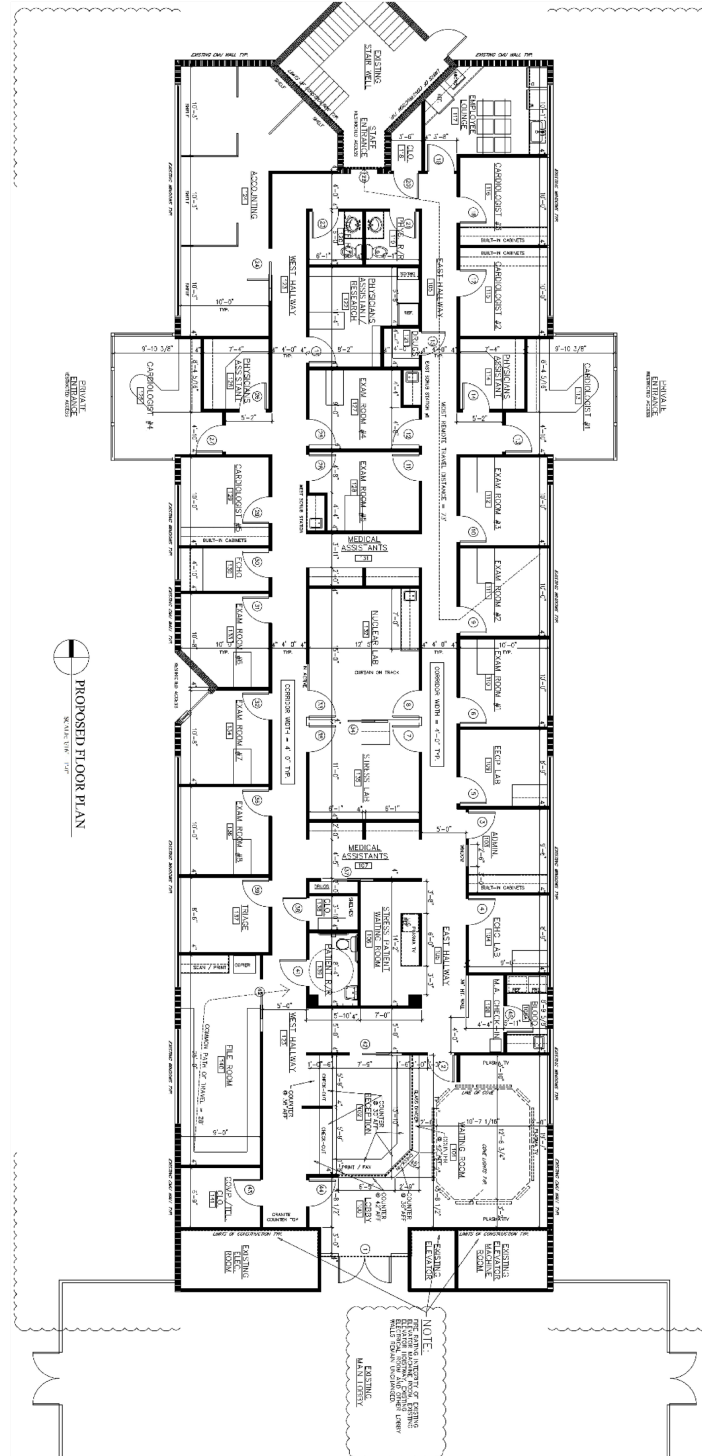
### UTILITIES & AMENITIES

Number of Elevators	1
---------------------	---



David W. Knott    Ryan R. Dinsdale, CCIM  
561.662.5758    561.504.6169  
dknott@kdcre.com    rdinsdale@kdcre.com

3365 BURNS ROAD, PALM BEACH GARDENS, FL 33410

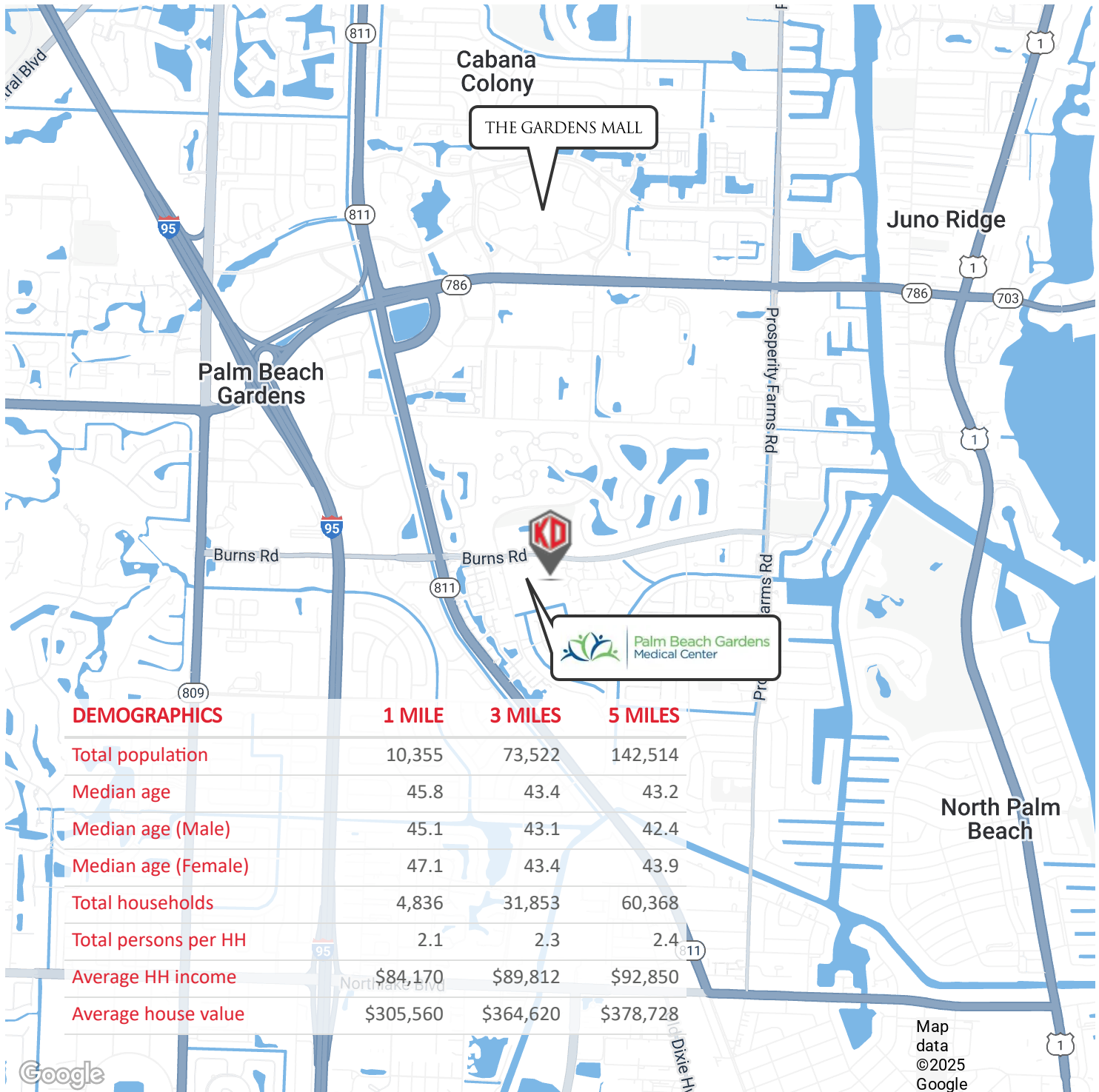


David W. Knott      Ryan R. Dinsdale, CCIM  
561.662.5758      561.504.6169  
dknott@kdcre.com      rdinsdale@kdcre.com

# GARDENS PROFESSIONAL ARTS BUILDING

3365 BURNS ROAD, PALM BEACH GARDENS, FL 33410

## Medical Office Building For Lease



**KD COMMERCIAL**  
REAL ESTATE

David W. Knott  
561.662.5758  
dknott@kdcre.com

Ryan R. Dinsdale, CCIM  
561.504.6169  
rdinsdale@kdcre.com

No warranty or representation, express or implied, is made as to the accuracy or completeness of the information contained herein, and is submitted subject to errors, omissions, change of terms or conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Additionally, no representation is made as to the condition of the property in question.