

LEASE

BOCA COMMERCE PARK

10026 Spanish Isles Blvd, Bay B18 & B19 Boca Raton, FL 33496



PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty is excited to present PSB Boca Commerce Park, a premier commercial property located at 10026 Spanish Isles Blvd, B18 & B19, in the heart of Boca Raton, FL 33498. This impressive facility is situated on a generous lot spanning approximately 47,886 square feet, offering ample space to accommodate a variety of business ventures.

Boasting a ceiling height of 14 feet, this property provides versatility and functionality for a wide range of operations. Suite B19 will become available in mid-August, providing an excellent opportunity for businesses seeking a new location. The sublandlord is open to leasing both spaces, which together have a total square footage of 1,300. Whether you're seeking warehouse space, a distribution center, or a storage facility, the expansive interior dimensions cater to diverse business needs.

OFFERING SUMMARY

Lease Rate:	\$29.10 - 33.68 SF/yr (Gross)
Number of Units:	2
Available SF:	650 - 1,300 SF
Lot Size:	1.099 Acres
Building Size:	17,950 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	421	1,297	4,409
Total Population	1,163	3,346	11,513
Average HH Income	\$140,004	\$126,528	\$132,202

Elvis A Amor, PA MSIRE
954 477 2381

Ricardo Carrera, PA
954 829 5702

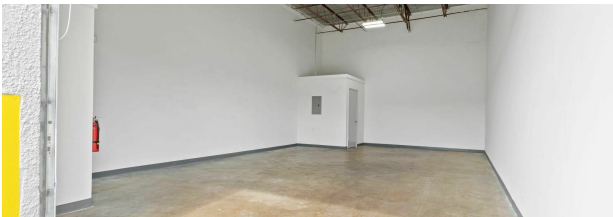
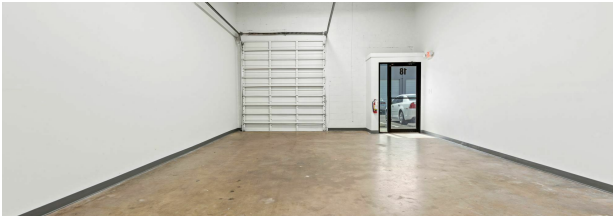
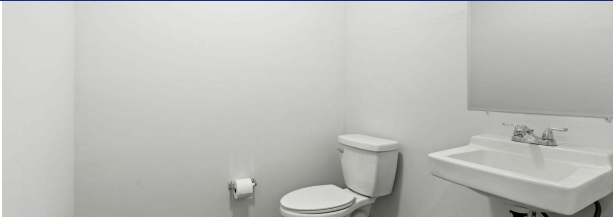


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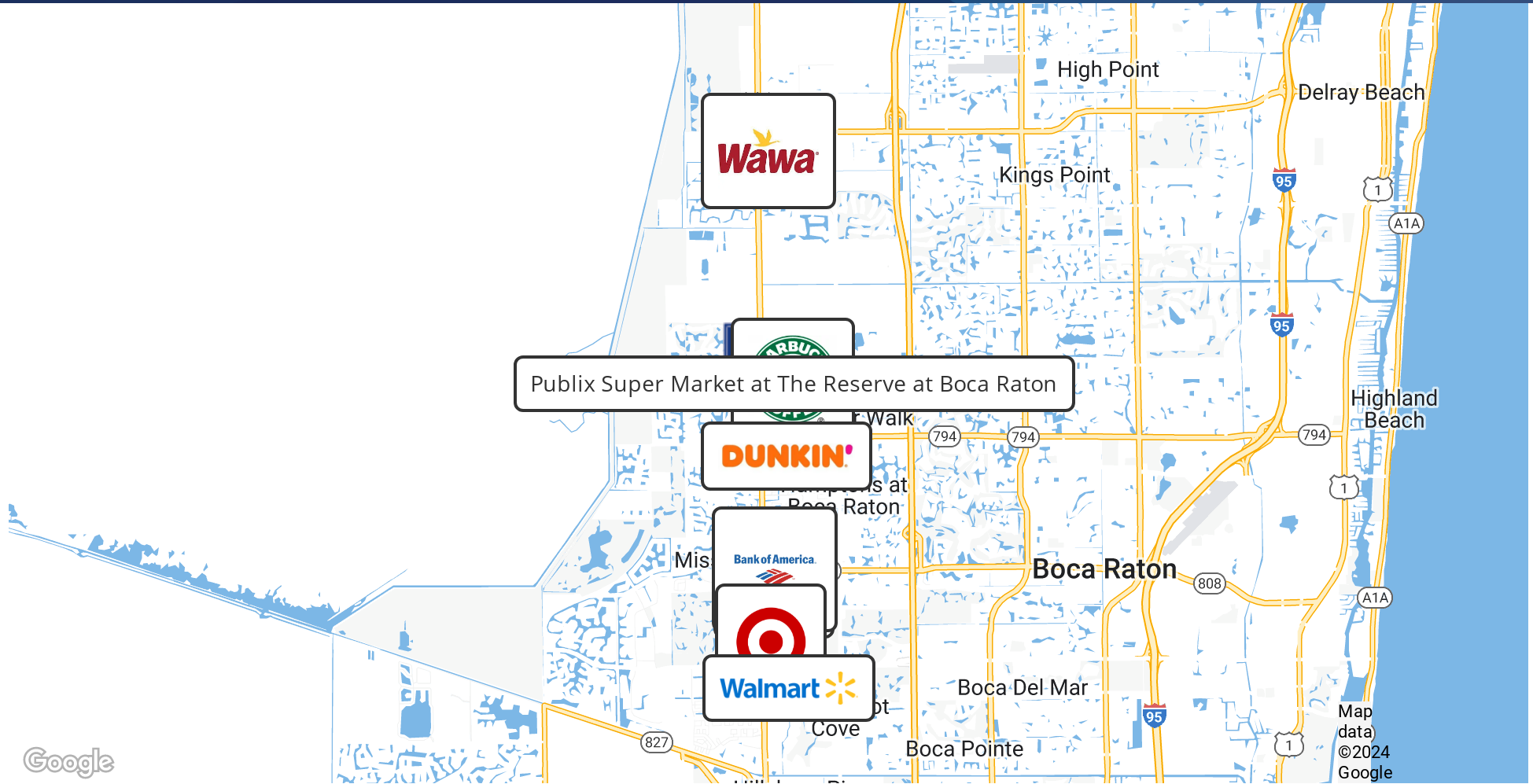


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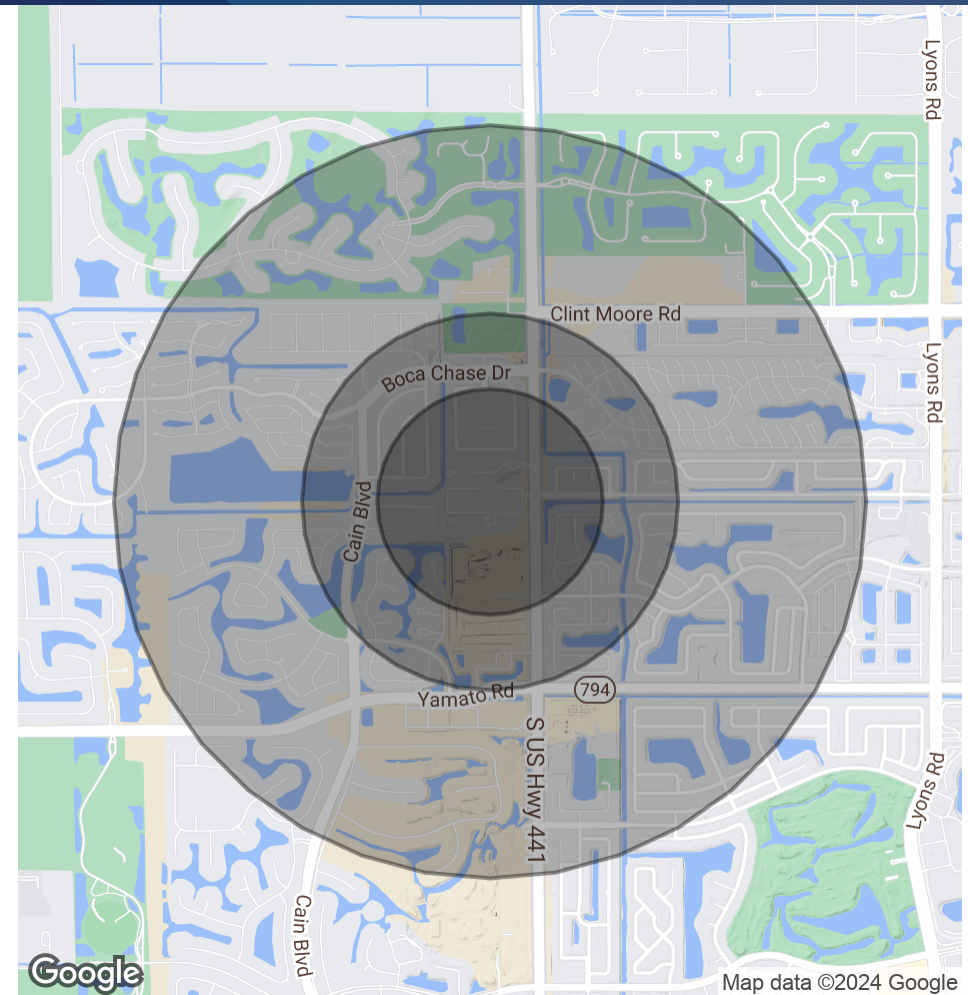
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,163	3,346	11,513
Average Age	43	46	46
Average Age (Male)	42	44	44
Average Age (Female)	44	47	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	421	1,297	4,409
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$140,004	\$126,528	\$132,202
Average House Value	\$544,659	\$502,188	\$544,734

Demographics data derived from AlphaMap



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