

Office Space For Sublease



PROPERTY OVERVIEW

Well below market sublease opportunity! Fully renovated, beautifully built out, class "A" professional office space. Perimeter offices provide natural light with floor to ceiling windows. Central cubicle system, large conference room, massive training room, and a break room with new appliances. Opportunity to extend lease term beyond sublease expiration.

PROPERTY HIGHLIGHTS

- Below market lease rate!
- Move in ready professional office space
- Functional perimeter office layout
- Signage on PGA Blvd
- Located in the heart of Palm Beach Gardens
- 24 hour controlled access
- Tons of natural light
- Ample parking for tenants and visitors

OFFERING SUMMARY

Available SF:	8,500 SF
Lease Rate:	\$28.64 SF/yr (NNN)
2025 CAM Projection	\$13.58/SF
Lot Size:	1.97 Acres
Year Built:	2003
Building Size:	25,996 SF
Renovated:	2022
Zoning:	PCD

LOCATION OVERVIEW

With PGA Boulevard frontage and signage available, 2925 PGA Boulevard is located in the heart of Palm Beach Gardens, with convenient access to major roadways, minutes from I-95 and the Florida Turnpike. The property is surrounded by numerous dining and retail establishments located at the Gardens Mall, Legacy Place and Downtown at the Gardens.



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Property Details

Lease Rate	\$28.64 SF/YR
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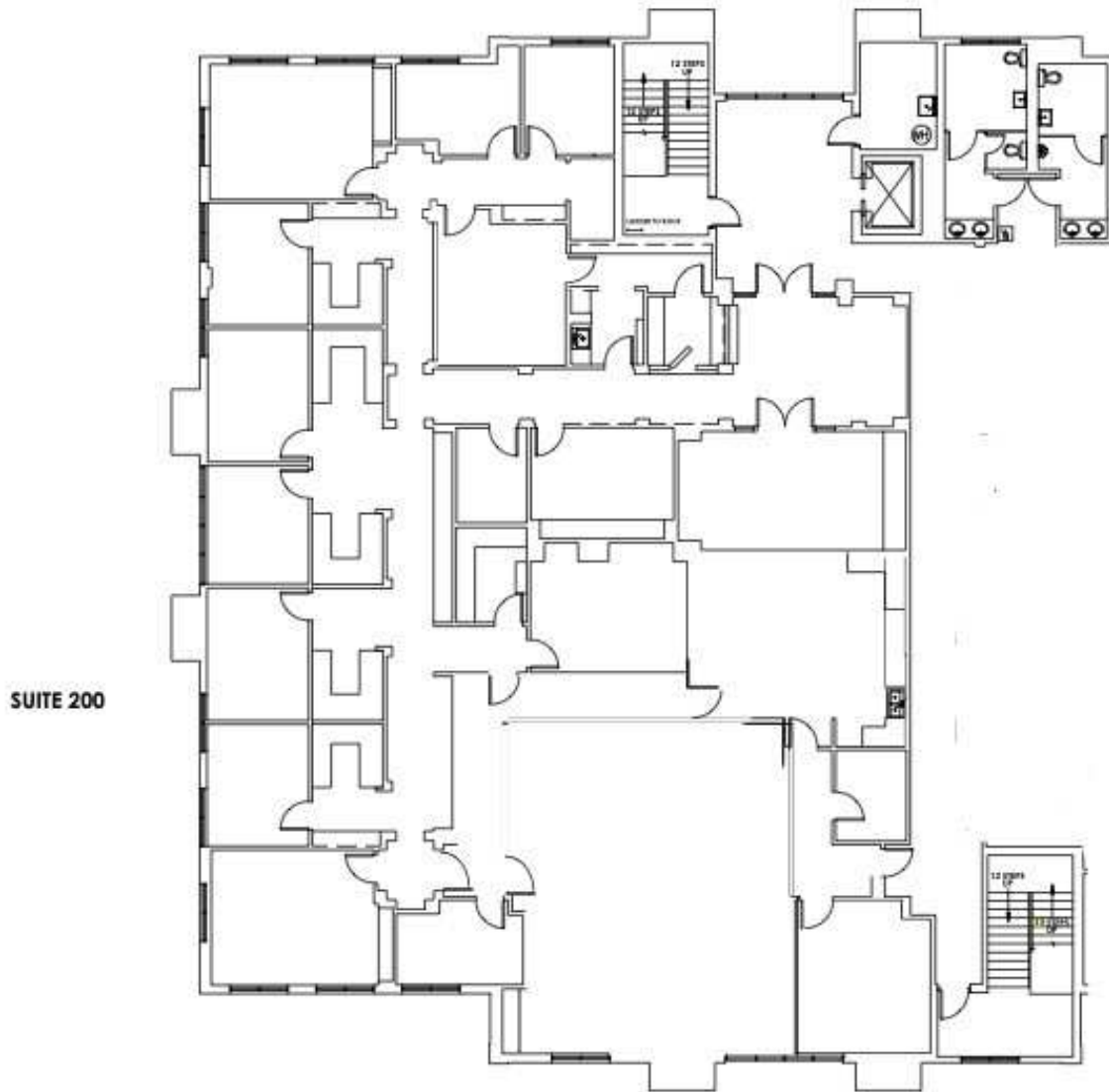
LOCATION INFORMATION	
Street Address	2925 PGA Blvd
City, State, Zip	Palm Beach Gardens, FL 33410
County	Palm Beach

BUILDING INFORMATION	
Building Size	25,996 SF
Building Class	A
Tenancy	Multiple
Number of Floors	2
Year Built	2003
Year Last Renovated	2022

PROPERTY INFORMATION	
Property Type	Office
Property Subtype	Office Building
Zoning	PCD
Lot Size	1.97 Acres
APN #	52-43-42-05-26-027-0051
Corner Property	No
PARKING & TRANSPORTATION	
Parking Type	Surface
Parking Ratio	3.4
Number of Parking Spaces	89
UTILITIES & AMENITIES	
Handicap Access	Yes
Number of Elevators	1
Central HVAC	Yes



Floor Plan - Suite 200



SECOND FLOOR



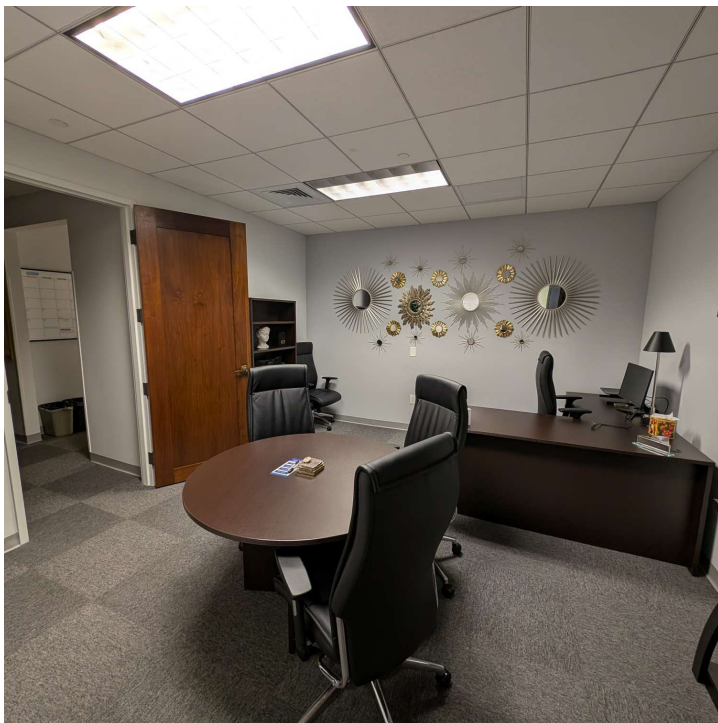
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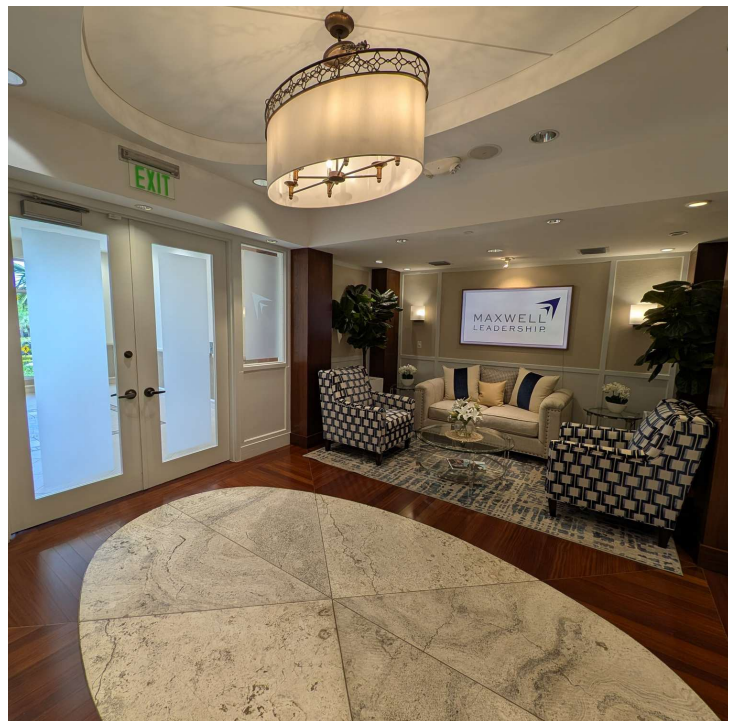
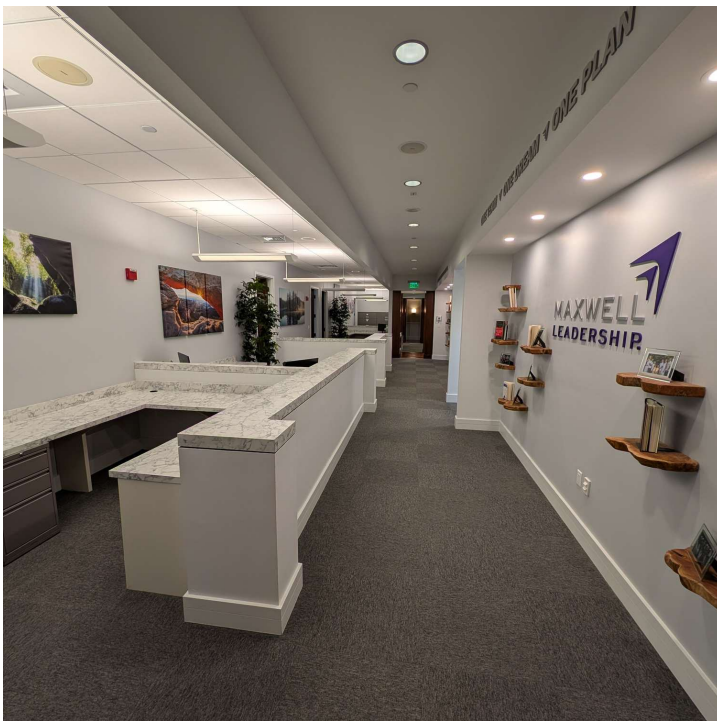
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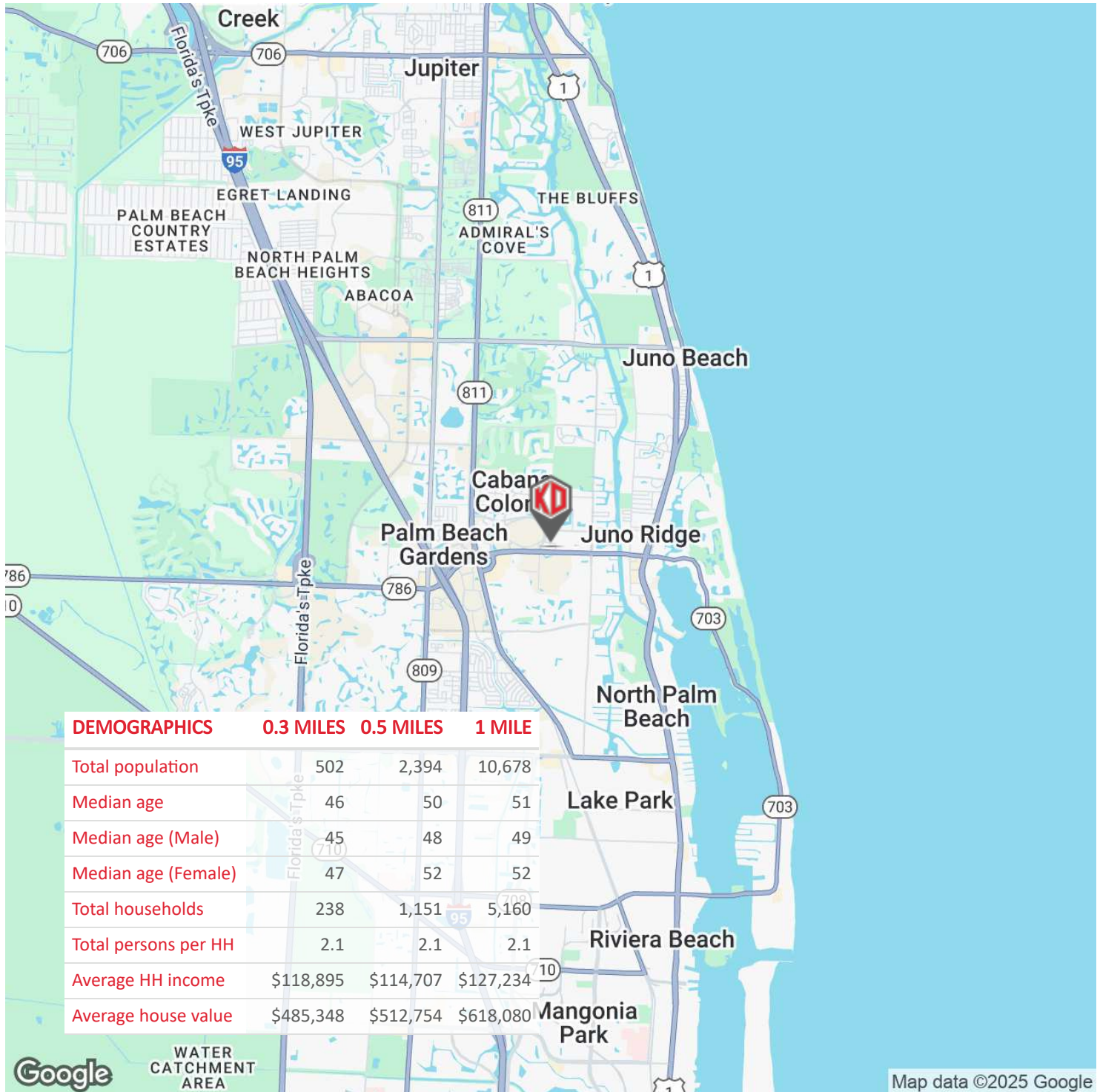
Photos



Photos



Property Location



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