

PROPERTY DETAILS

- 2-story Class B office building
- 4/1000 parking, reserved spaces available
- Excellent access to I-95 at Yamato Rd. and Congress Ave.
- 3 Suites Available for Lease
- 6400 Building:
 - Suite 1750: +/- 2,452 SF (Needs cosmetic work)
 - Suite 2175: +/- 2,253 SF (Move-in ready)
- 6420 Building:
 - Suite 2025: +/- 2,199 SF (Move-in ready, 4 offices)

ABOUT PROPERTY



PRICE

\$21.30 RSF/yr (NNN)



YEAR BUILT

1990



AVAILABLE SF

2,199 RSF, 2,253 RSF, AND 2,452 RSF



PARKING

4:1,000 SF



LOCATION

6400-6420 Congress Ave, Boca Raton, FL 33487

For more information:

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CORFAC
International



PROPERTY DESCRIPTION

Beautifully-maintained office building in North Boca Raton. Multiple spaces available between 2,199 - 2,452 rsf. Asking rate \$21.30/rsf NNN + \$14.64/rsf CAM/Opex.

PROPERTY HIGHLIGHTS

- Variety of suite sizes to accommodate different business needs
- Move-in ready suites for quick occupancy
- Well-maintained building
- Convenient location with easy access to major roadways and highways
- Ample parking for tenants and visitors
- Professional property management to address tenant needs
- Flexible floor plans to suit diverse business requirements

OFFERING SUMMARY

Lease Rate:	\$21.30 RSF/yr (NNN) + \$14.64/RSF CAM
Number of Units:	3
Available SF:	2,199 - 2,452 SF
Building Size:	68,319 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,059	35,310	102,817
Total Population	4,119	80,440	216,966
Average HH Income	\$136,181	\$132,144	\$127,122

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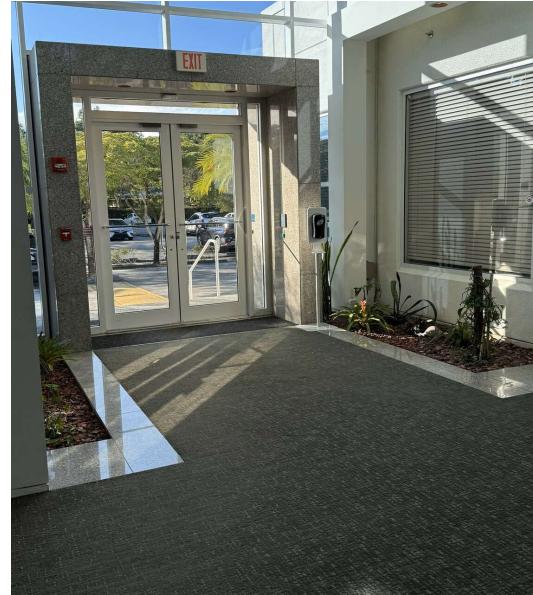
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CONGRESS POINT

ADDITIONAL PHOTOS



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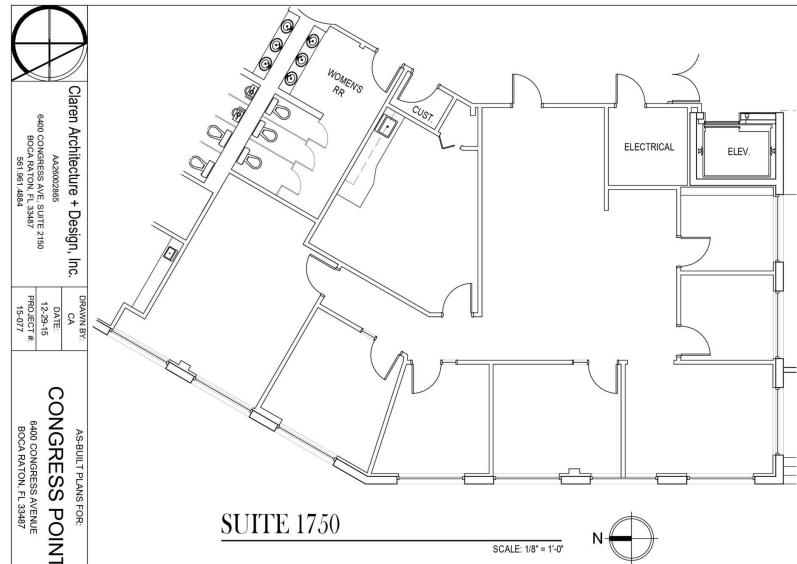
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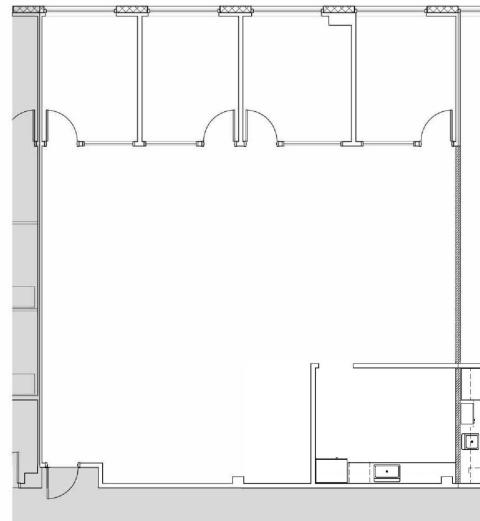
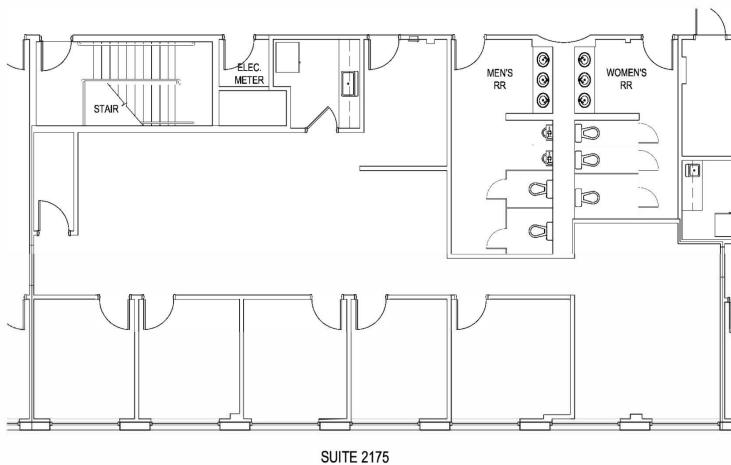
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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

Information furnished regarding this property is from sources deemed reliable, but no warranty or representation as to the accuracy thereof and it is submitted subject to errors, omissions, prior sale, lease or withdrawal without prior notice.



SUITE 2025



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