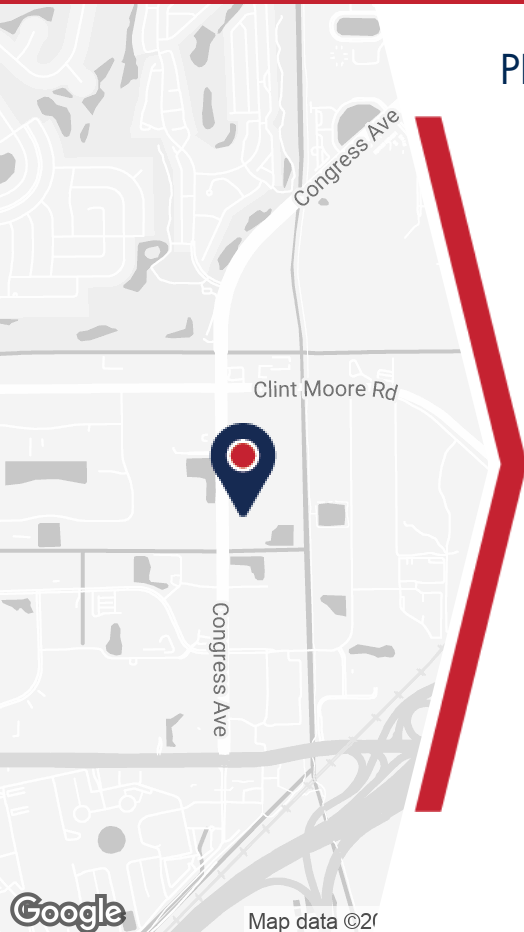


CONGRESS POINT

6400-6420 CONGRESS AVENUE



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:

Daniel Silver

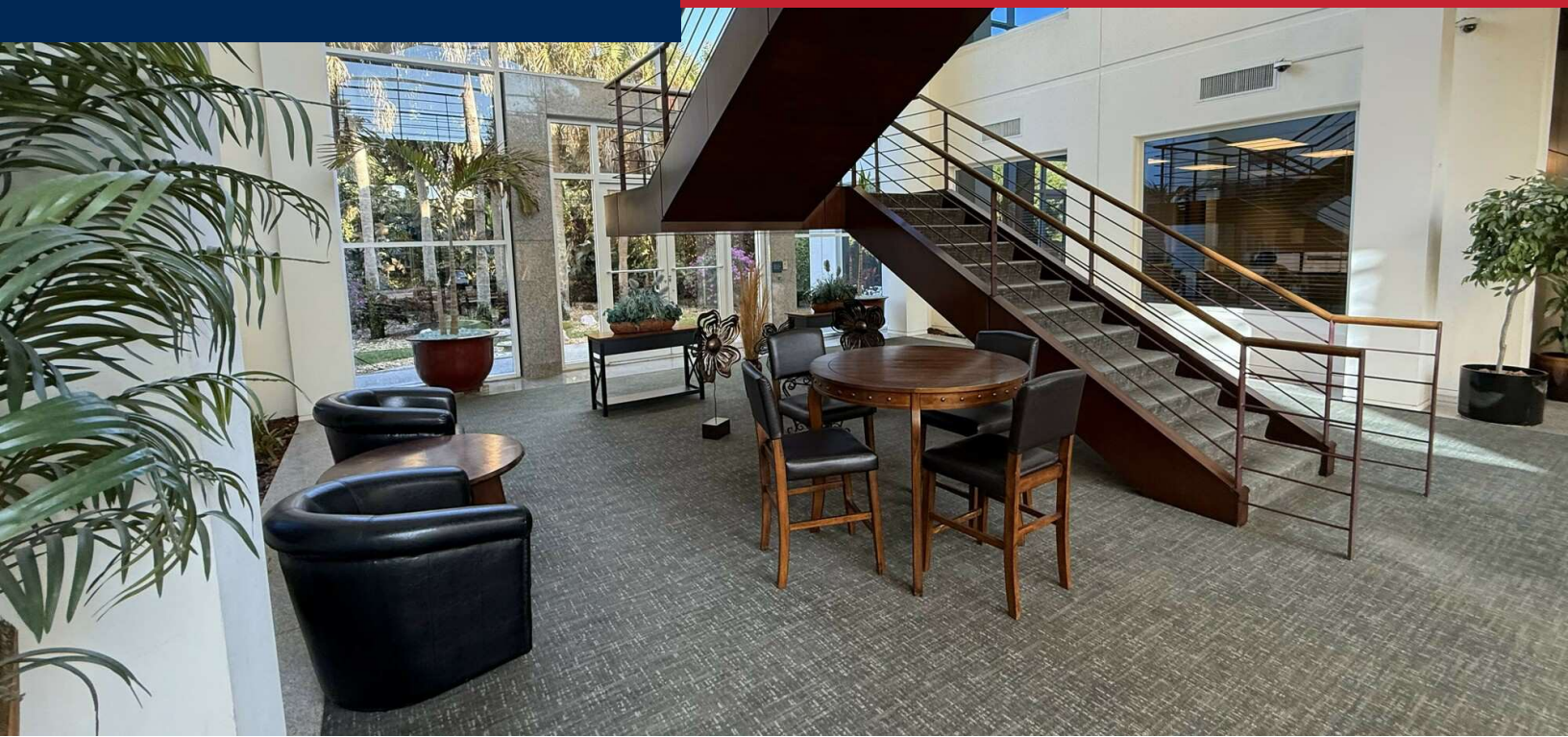
561.510.2124 | dsilver@Bergercommercial.Com
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Michael Feuerman, Esq., CCIM, SIOR

561.430.2303 | Mfeuerman@Bergercommercial.Com



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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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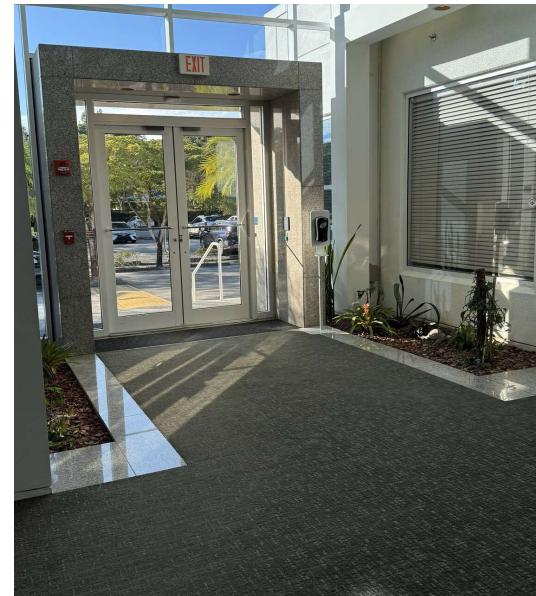
561.430.2303 | Mfeuerman@Bergercommercial.Com



COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

CONGRESS POINT

ADDITIONAL PHOTOS



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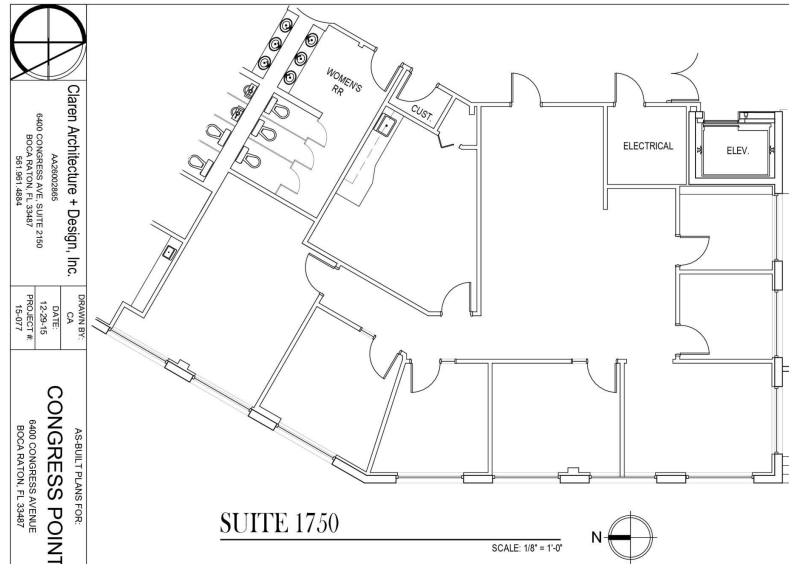
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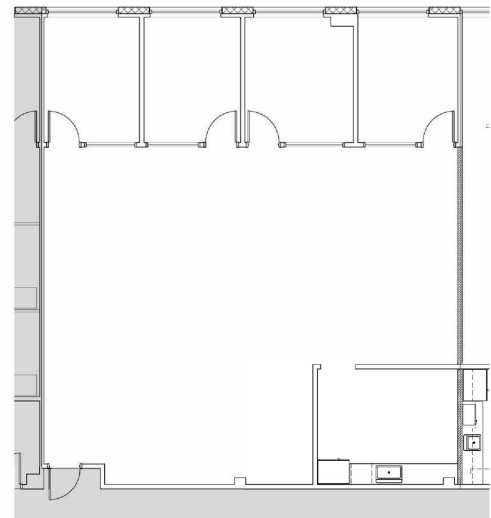
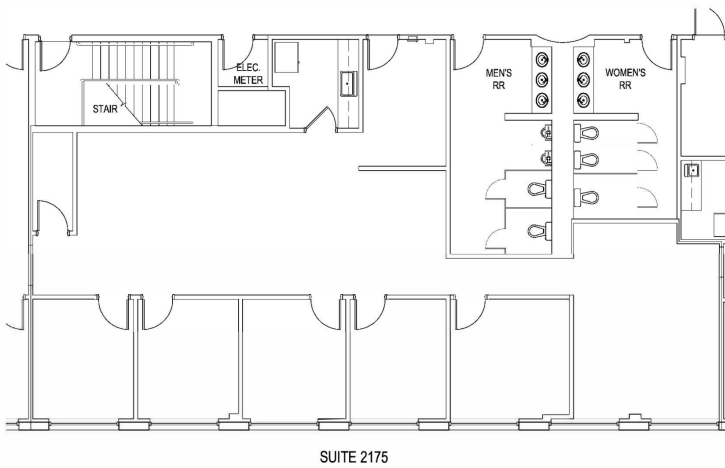
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SUITE 2025



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