

OFFICE SPACE FOR LEASE

6415 LAKE WORTH RD, LAKE WORTH, FL 33463

# LAKEVIEW CORPORATE CENTER



MOLLY STAFFORD

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**DA** DAVID ASSOCIATES  
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319 Clematis Street  
Suite #708

West Palm Beach, FL 33401  
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OFFICE BUILDING

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# LAKEVIEW CORPORATE CENTER



## OFFERING SUMMARY

**Available SF:** 650 - 1,435 SF

**Lease Rate:** \$25.00 SF/yr (MG)

**Lot Size:** 3.0 Acres

**Year Built:** 1984

**Building Size:** 31,126 SF

**Zoning:** C-1

## PROPERTY OVERVIEW

Lakeview Corporate Center is a 3-story, 31,126 square foot office building, built in 1984. Located on a lake with fantastic views, the building common areas have recently been significantly upgraded. Lakeview Corporate Center also offers 24/7 monitored video surveillance cameras at all entrances, ample parking and lake views.

## PROPERTY HIGHLIGHTS

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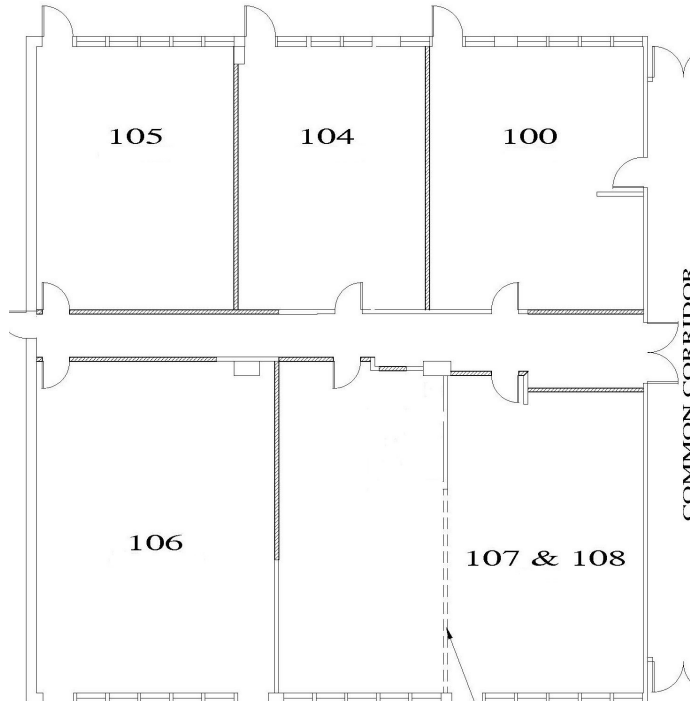


**LEASE TYPE** | MC

**TOTAL SPACE** | 616 - 1,300 SF

**LEASE TERM** | Negotiable

**LEASE RATE** | \$25.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
100-1	Available	725 SF	Modified Gross	\$25.00 SF/yr
104	Available	650 SF	Modified Gross	\$25.00 SF/yr
105	Available	685 SF	Modified Gross	\$25.00 SF/yr
106	Available	1,025 SF	Modified Gross	\$25.00 SF/yr
107-108	Available	1,435 SF	Modified Gross	\$25.00 SF/yr

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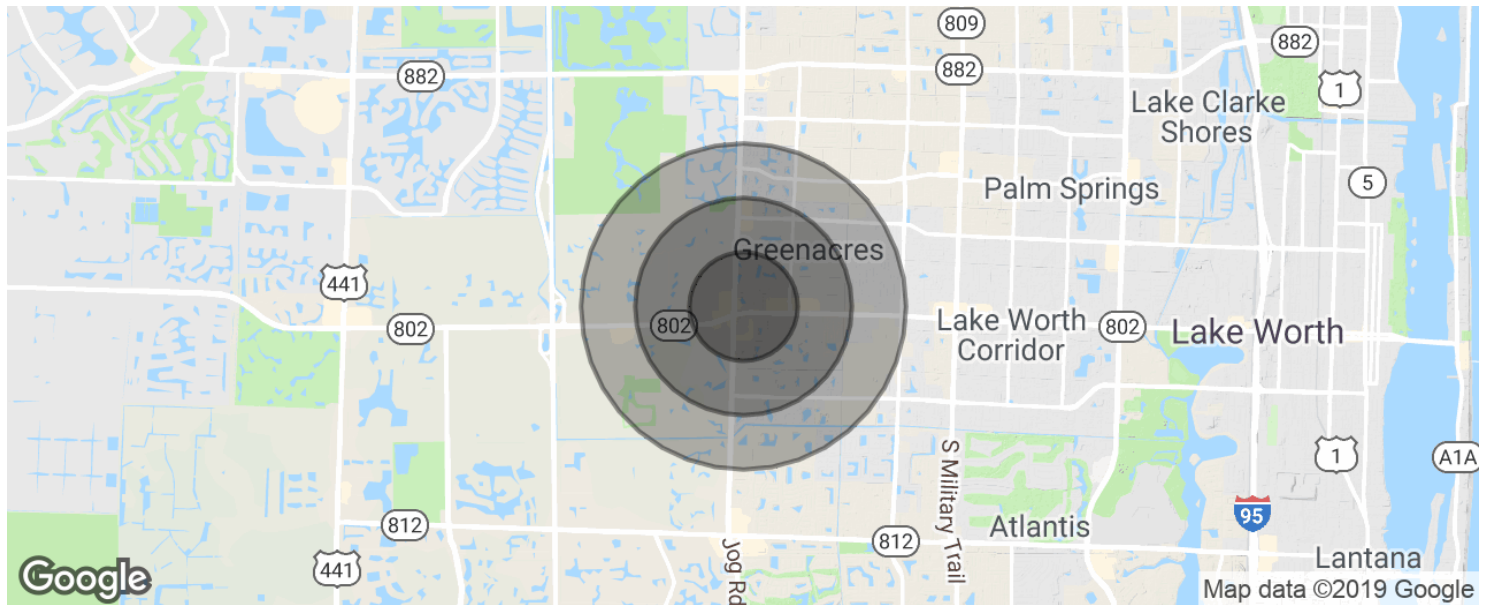
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<b>POPULATION</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total population	14,724	58,296	133,847
Median age	31.5	30.0	31.7
Median age (Male)	32.3	30.3	32.3
Median age (Female)	30.7	29.6	31.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total households	6,514	27,173	69,807
# of persons per HH	2.3	2.1	1.9
Average HH income	\$187,788	\$140,708	\$122,868
Average house value	\$733,417	\$701,563	\$599,536

\* Demographic data derived from 2010 US Census

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