

A wide-angle photograph of a modern, multi-story office building with a prominent glass facade. The building is surrounded by several tall palm trees and landscaped greenery. The sky is blue with scattered white clouds. The building's entrance is visible, featuring a covered walkway and a sign with the number '4200'.

Colliers

For Sublease

Sublease Space

±6,441-

55,205 SF

Asking Rent

\$26.00/SF NNN

\$13.43/SF OpEx

Lease Expiration

11/30/2027

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2024. All rights reserved. Commercial Real Estate Services.

Corporate Center at the Gardens

**4200 Northcorp Parkway
Palm Beach Gardens, FL**

Corporate Center at the Gardens, an upscale and modern workplace that has recently completed a remarkable \$2.5 million capital improvement program. This investment ensures that the building is equipped with state-of-the-art features to enhance your business operations now and in the future. Nestled along the prestigious PGA Corridor, you'll have access to a variety of dining and retail options, perfect for entertaining clients or grabbing a bite during lunch breaks.

Positioned along Interstate 95 and just south of PGA Boulevard, Corporate Center at the Gardens provides unparalleled visibility, making it a prime location for high-earners and decision-makers seeking a live, work, play lifestyle.

Elevate your business at Corporate Center at the Gardens, where luxury, location, and functionality converge to create the perfect environment for your company's success.

Accelerating success.

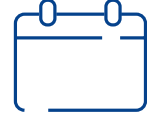
Space **Highlights**



±6,441 - 55,205 SF
Sublease



\$26.00/SF NNN
\$13.43/SF OpEx



Lease Expiration
11/30/2027



Furniture
Negotiable



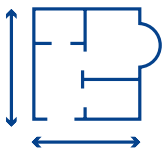
Potential Building
Signage Opportunity



Subterranean
Parking Available

Suites and **Footprints Available**

Option #	Suite #	Available SF
Option 1	Suite 140	6,441
Option 2	Suite 150	6,785
Option 3	Suites 140-150	13,226
Option 4	Suite 185	12,293
Option 5	Suite 200	29,686
TOTAL SF Available		55,205

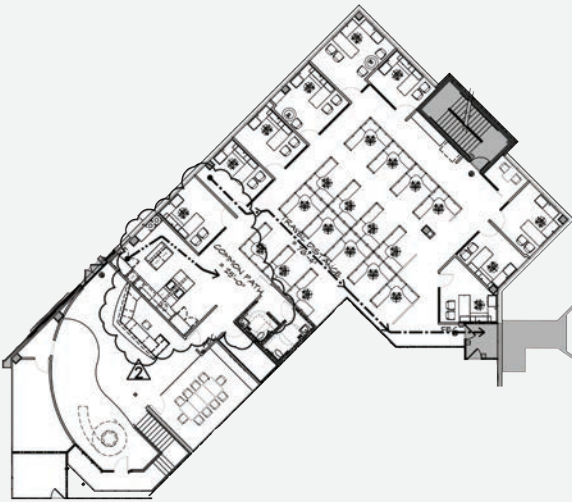


Footprints Available



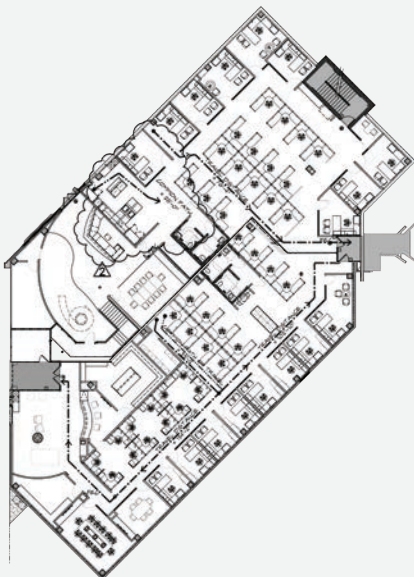
Option 1 | Suite 140

6,441 SF



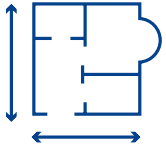
Option 2 | Suite 150

6,785 SF

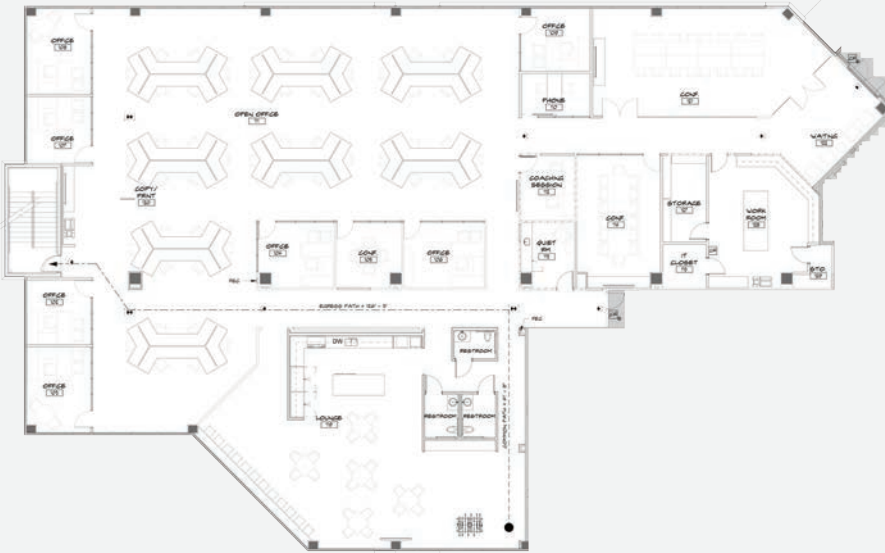


Option 3
Suites 140-150

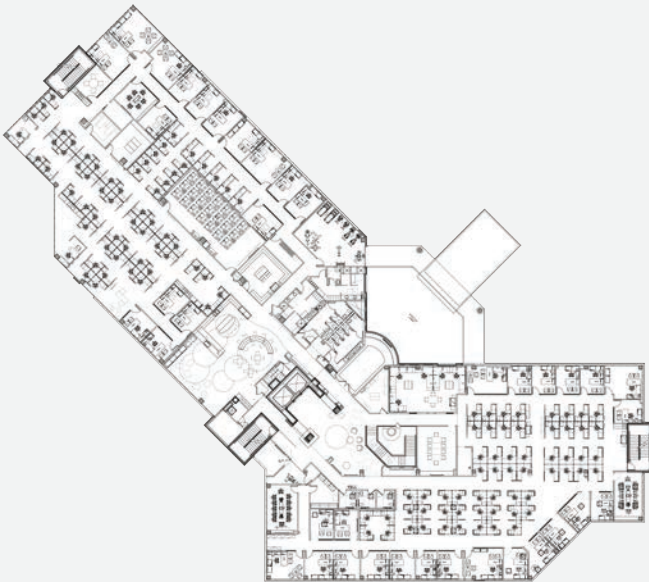
13,226 SF



Footprints Available



Option 4 | Suite 185
12,293 SF



Option 5 | Suite 200
29,686 SF

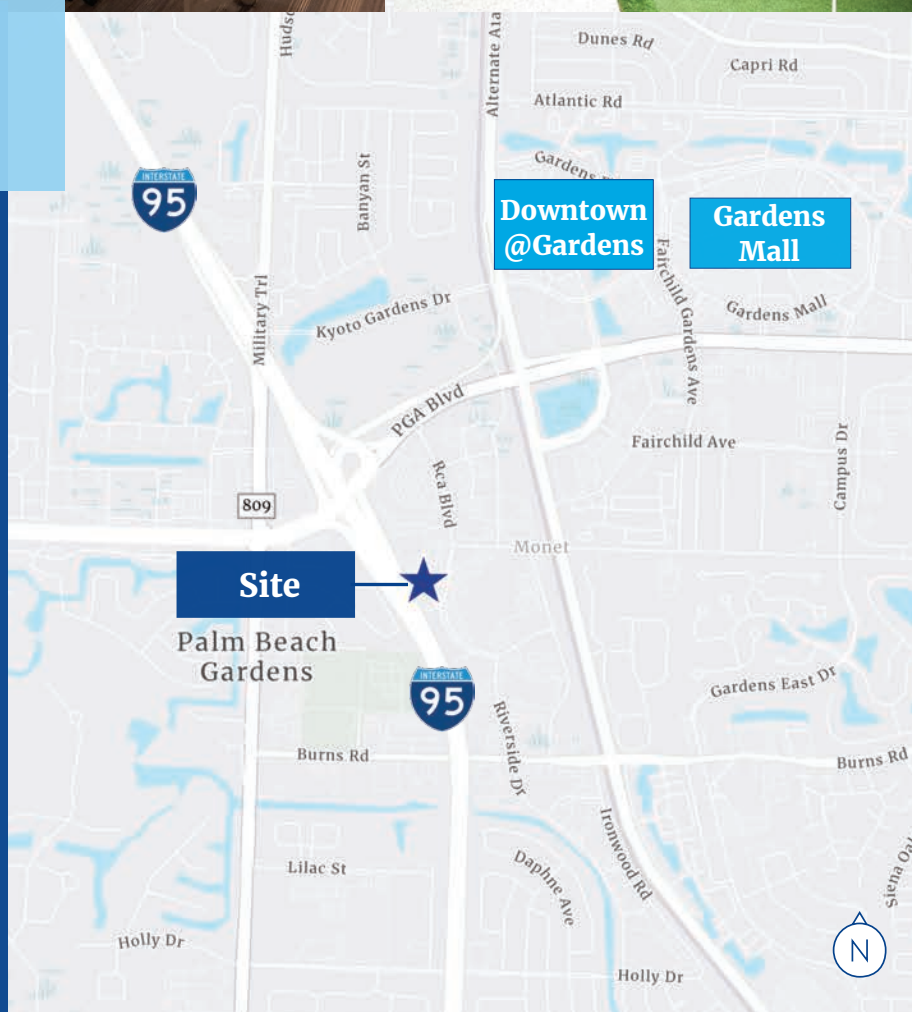
Open to other options available

Interior Suite Photos



Location Overview

- » Located in the heart of the PGA Corridor, minutes from I-95, the Gardens Mall and Downtown at the Gardens
- » Minutes to nearby PGA amenities
- » 3.2 miles to the Florida Turnpike
- » 6.9 miles to the Mangonia Park Commuter Rail
- » 16.6 miles to the Palm Beach International Airport



Contact us:

Derek Baker

Executive Vice President
+1 561 353 3638
derek.baker@colliers.com

colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2024. All rights reserved. Commercial Real Estate Services.

Colliers International
Florida, LLC
901 Northpoint Pkwy
Suite 109
West Palm Beach, FL 33407

