



Point West Center

7035 Beracasa Way, Boca Raton, FL 33433



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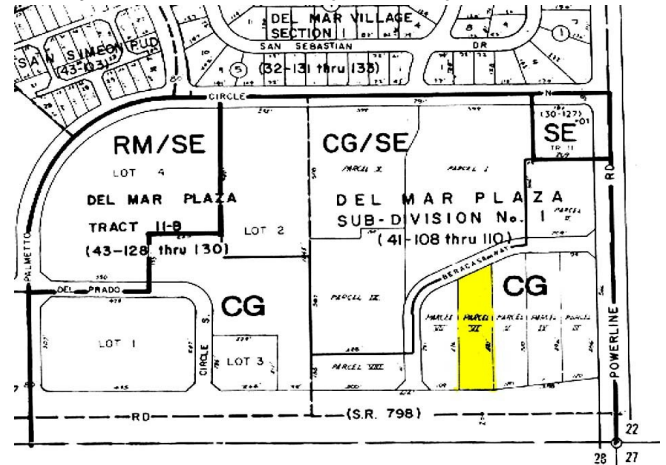


Point West Center

\$25.00 /SF/YR

Positioned in the heart of Boca Raton's vibrant commercial corridor, this modern office suite offers a turnkey solution for professionals seeking a well-located, flexible workspace. Suite 204 at 7035 Beracasa Way is designed to support productivity and comfort, featuring a layout that includes private offices, a reception area, a kitchen, and a conference room. With immediate availability and a minimum one-year lease term, this space is ideal for startups, boutique firms, or established professionals looking to elevate their business presence. The surrounding area is rich with amenities, including cafés, restaurants, banks, and retail options—all within walking...

- Easy access to I-95, Turnpike, and public transit
- Has common areas (reception, kitchen, conference room)
- Has a lot of parking spaces, security entry and ADA - compliant access
- Walking distance to cafes, restaurants, retail centers, gym, etc.
- Easy access to I-95, Turnpike, and public transit



Rental Rate:	\$25.00 /SF/YR
Property Type:	Office
Building Class:	B
Rentable Building Area:	17,392 SF
Year Built:	1984
Walk Score ®:	81 (Very Walkable)
Rental Rate Mo:	\$2.08 /SF/MO



2nd Floor Ste 204

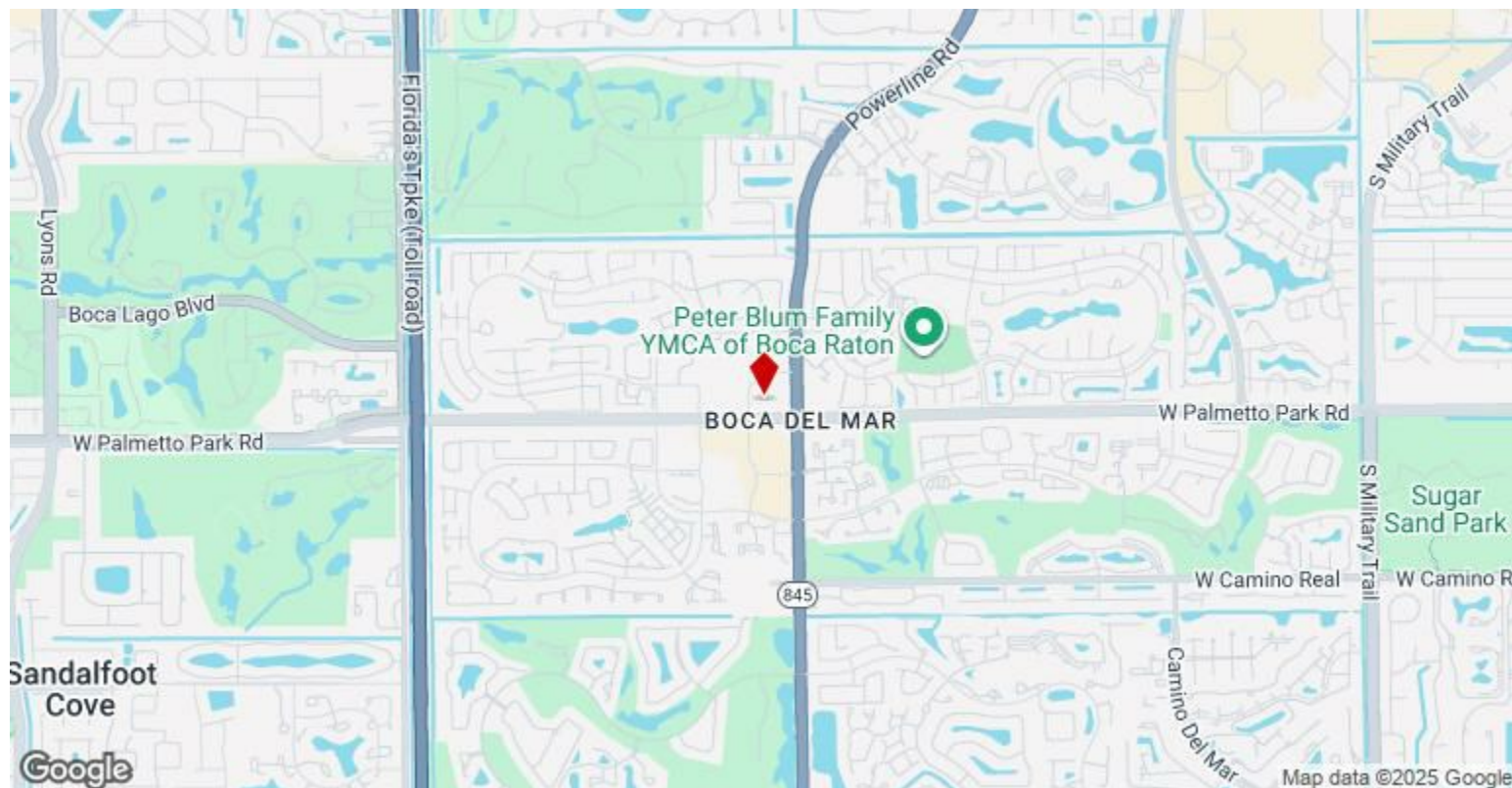
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Space Available	110 SF
Rental Rate	\$25.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Professional Services
Space Type	Sublet
Space Use	Office
Lease Term	Negotiable

Suite 204: 3 private offices, kitchen, reception, conference room, available immediately. The building offers secure entry, and ADA-compliant facilities, ensuring a professional and accessible environment. Tenants benefit from on-site and nearby parking, as well as proximity to major transportation routes including I-95, Florida’s Turnpike, and local bus and metro connections. With a competitive asking rate of \$799/month and operating expenses of \$5.37 PSF, this suite provides excellent value in one of South Florida’s most dynamic business hubs. The building’s professional lobby and 24/7 security enhance the overall tenant experience, offering peace of mind and a polished image for any business.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
ASB Financial	-	
Back In Balance	-	
Concierge Health & Rejuvenation Solutions	-	
Levay Mack Insurance Group	-	
Lifeboost	-	
MD Now Urgent Care Centers	-	
Neuro Connections	-	January 2026
Physical Evidence Chiropractic: David Lipman, DC	-	December 2029
The Gudaitis CPA Firm PLLC	-	
Total Family Eyecare	-	



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Property Photos



Property Photos



Property Photos



Property Photos

