

680 SF OFFICE SPACE FOR LEASE
725 NORTH A1A, SUITE E-204, JUPITER, FLORIDA

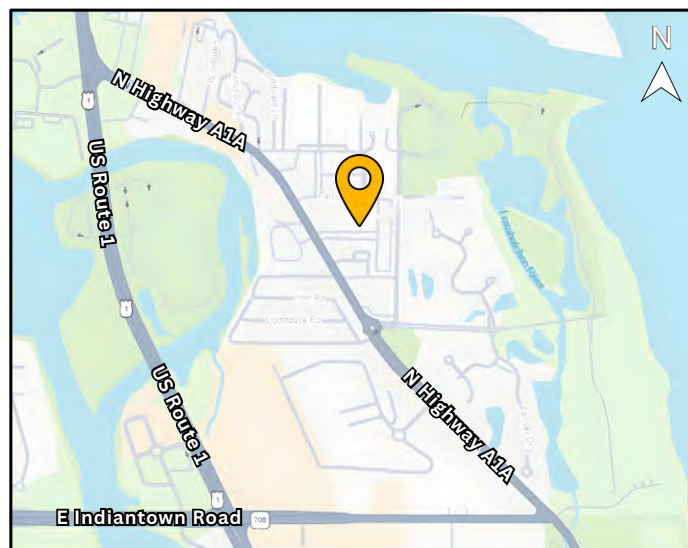
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FOR LEASE - 725 N A1A, SUITE E-204, JUPITER



Property Highlights

- 680 SF office condo for lease on the second floor of Alhambra North Commercial Condominium.
- The suite features 2 private offices in the back of the suite plus a large open area that can be utilized as a lobby, office or showroom, in the front.
- Lease Rate: \$45.00 psf modified gross or \$2,550.00 per month plus sales tax (currently at 0%) and utilities.



\$45.00 psf modified gross



680 SF



Office Space

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Reichel Realty & Investments, Inc.
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(561) 478-4440 main
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680 SF OFFICE SPACE FOR LEASE 725 NORTH A1A, SUITE E-204, JUPITER, FLORIDA



PROPERTY INFORMATION SUMMARY

Property:	725 North A1A, Suite E-204 Jupiter, Florida
Location:	Located in east Jupiter, just south of the Jupiter Inlet. This area is known as the Jupiter Inlet Fishing Village and features numerous waterfront restaurants and businesses within walking distance.
Description:	680 SF office condominium for lease on the second floor of Alhambra North Commercial Condominium.
Interior:	2 large private offices with windows are located at the back of the space, there is a large open room in the front of the space which can be utilized as a lobby/reception area, office area or showroom. The suite features a private restroom, wainscoting in the main office area plus 8' clear ceiling height. All offices and rooms have windows.
Condominium:	Alhambra North Commercial Condominium has 2 stairwells and an elevator to access the second floor. There is ample parking for all occupants and the project was constructed in 1989.
Zoning:	(C2) Commercial General - Jupiter, Florida. Medical uses are not permitted.
Lease Rate:	\$45.00 psf modified gross (\$2,550.00 per month) plus sales tax (currently 0%) and all utilities.



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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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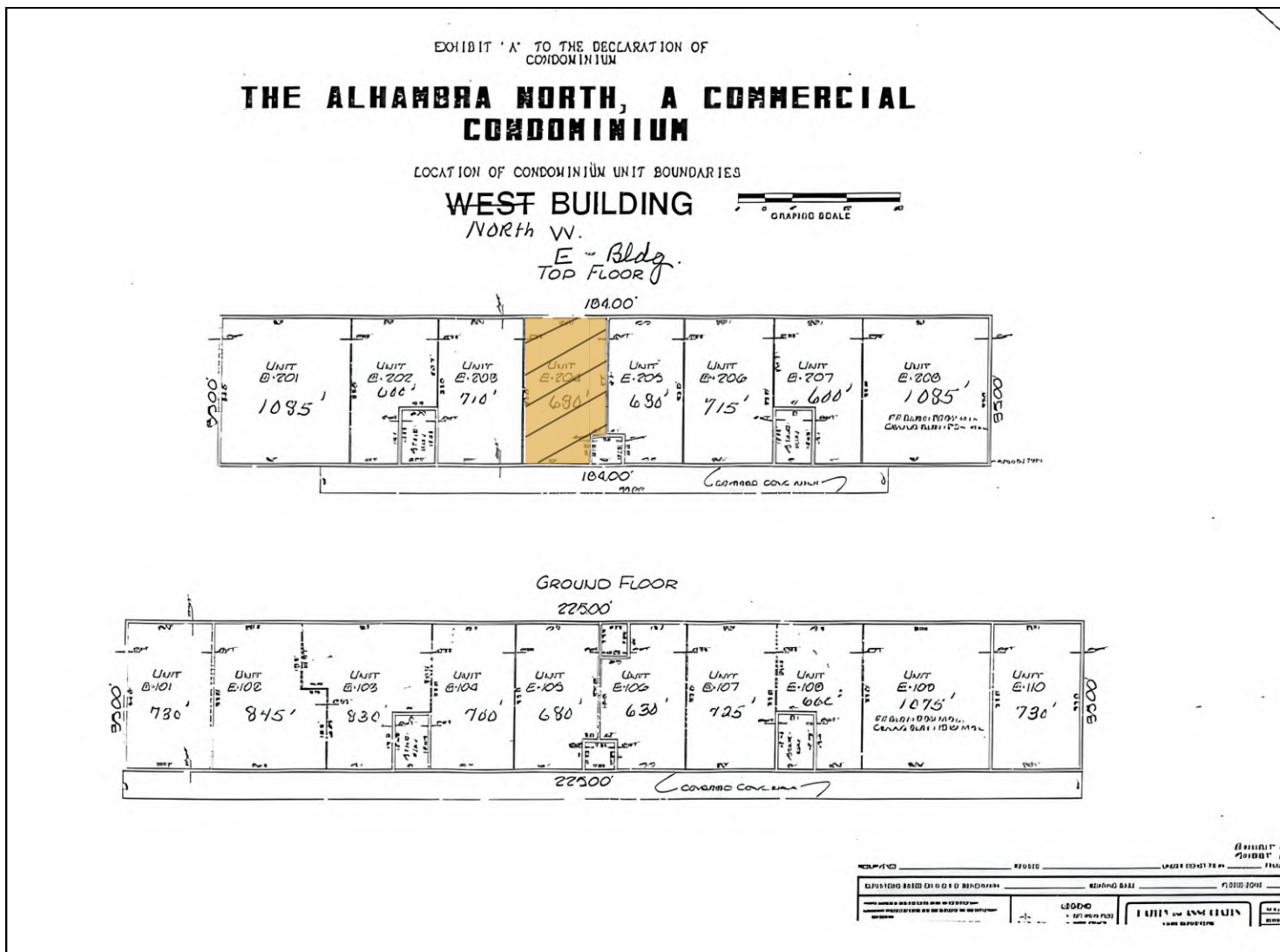
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FLOOR PLAN



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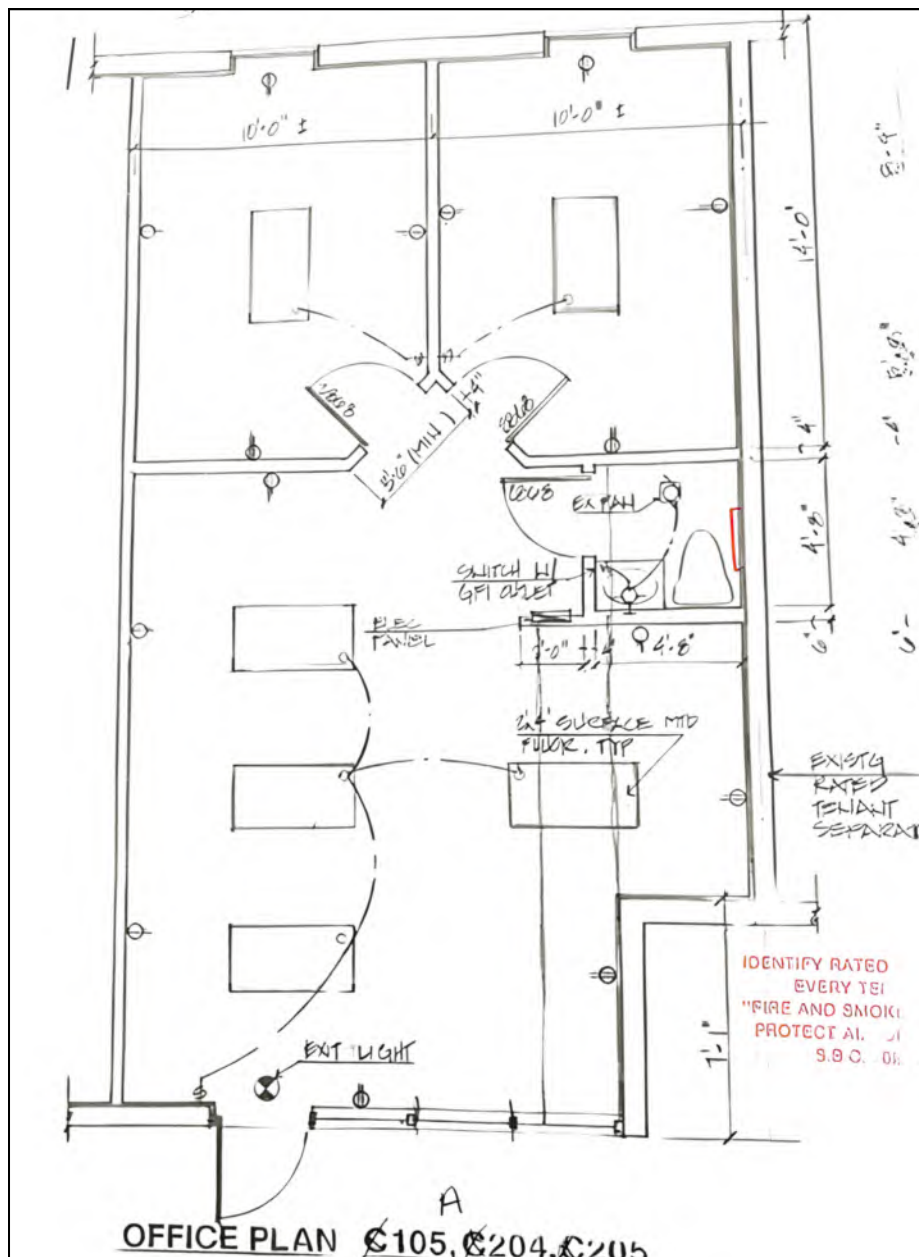
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FLOOR PLAN



OFFICE PLAN A
105, 204, 205

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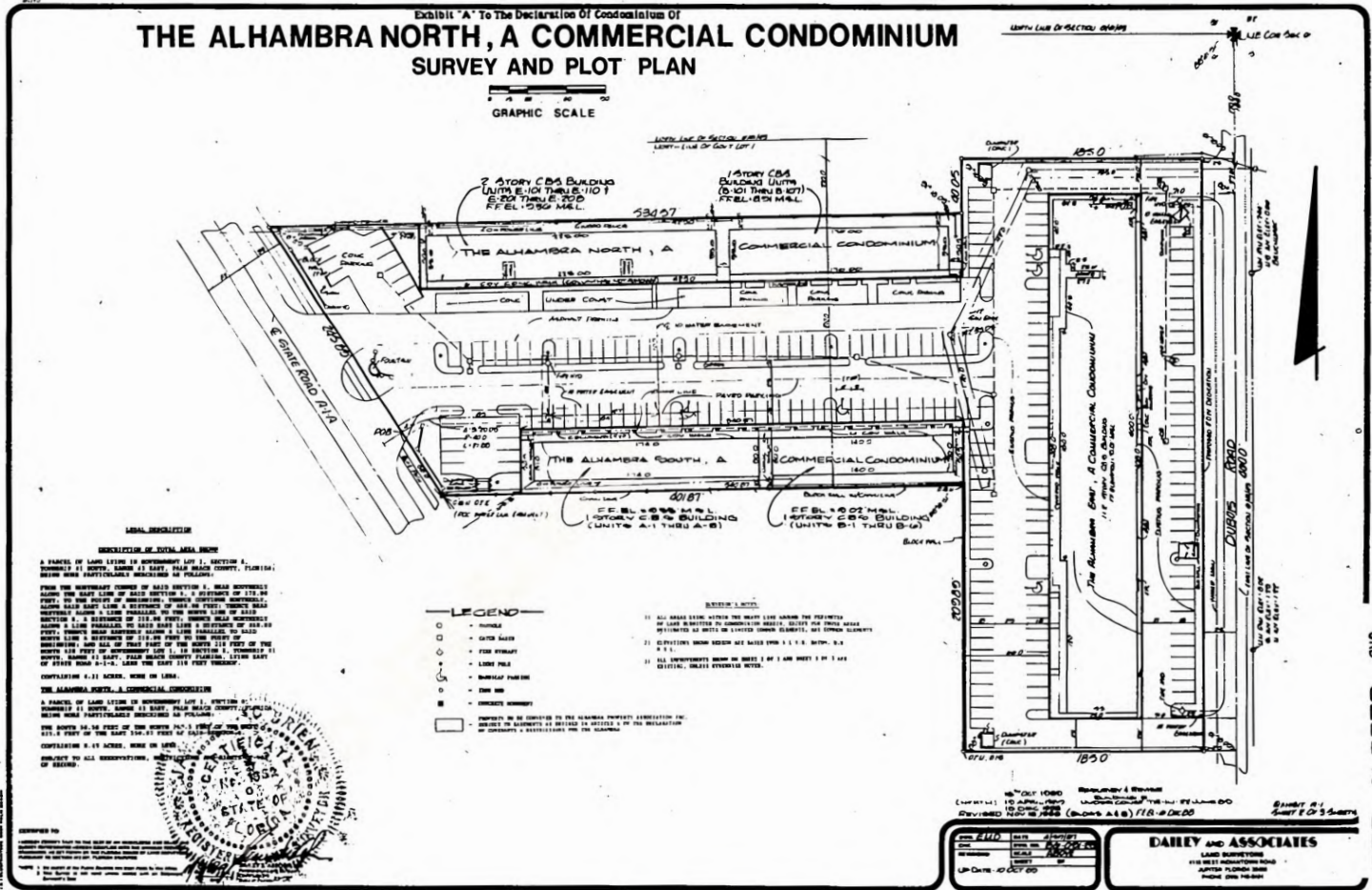
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SITE PLAN



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PERCENTAGES

ORB 6266 Pg 523

REVISED EXHIBIT E

THE ALHAMBRA NORTH, A COMMERCIAL CONDOMINIUM

PERCENTAGE OF UNDIVIDED INTEREST

IN THE COMMON ELEMENTS

ATTRIBUTABLE TO EACH UNIT

AND THE MANNER OF SHARING COMMON

EXPENSES AND COMMON SURPLUS

Unit No. PERCENTAGE OF UNDIVIDED INTEREST IN COMMON ELEMENTS
ATTRIBUTABLE TO EACH UNIT AND UNIT OWNER SHARE OF
COMMON EXPENSES AND COMMON SURPLUS

D-101	3.56
102	4.37
103	4.39
104	3.56
105	3.56
106	3.56
107	7.12

E-201	5.56
202	3.06
203	3.64
204	3.46
205	3.46
206	3.64
207	3.06
208	5.57

E-101	3.74
102	4.30
103	4.22
104	3.55
105	3.46
106	3.20
107	3.69
108	3.06
109	5.47
110	3.74

RECORD VERIFIED
PALM BEACH COUNTY, FLA.
JOHN B. DUNKLE
CLERK CIRCUIT COURT

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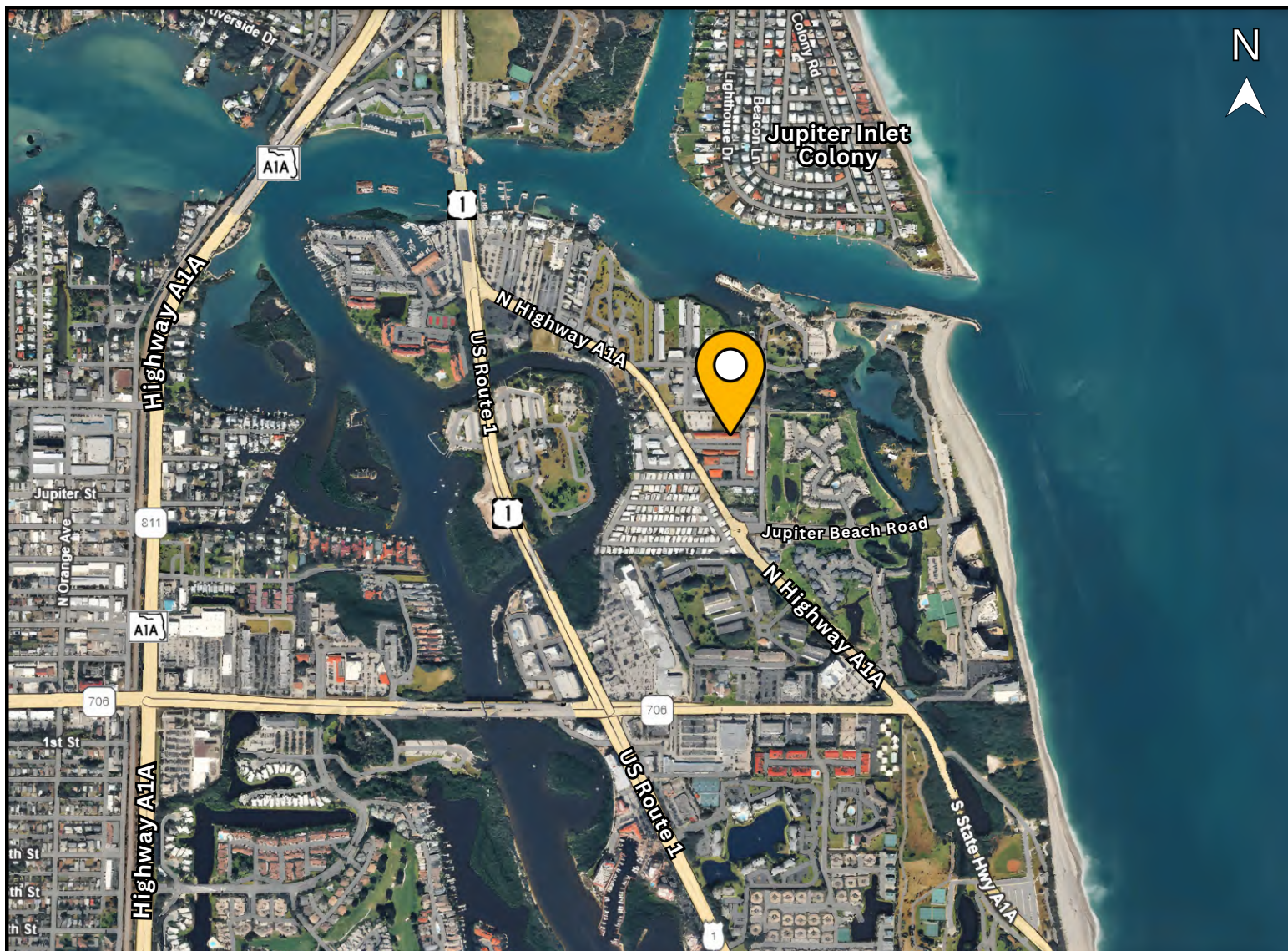
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MAP



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