

LOST TREE VILLAGE FINANCIAL CENTER

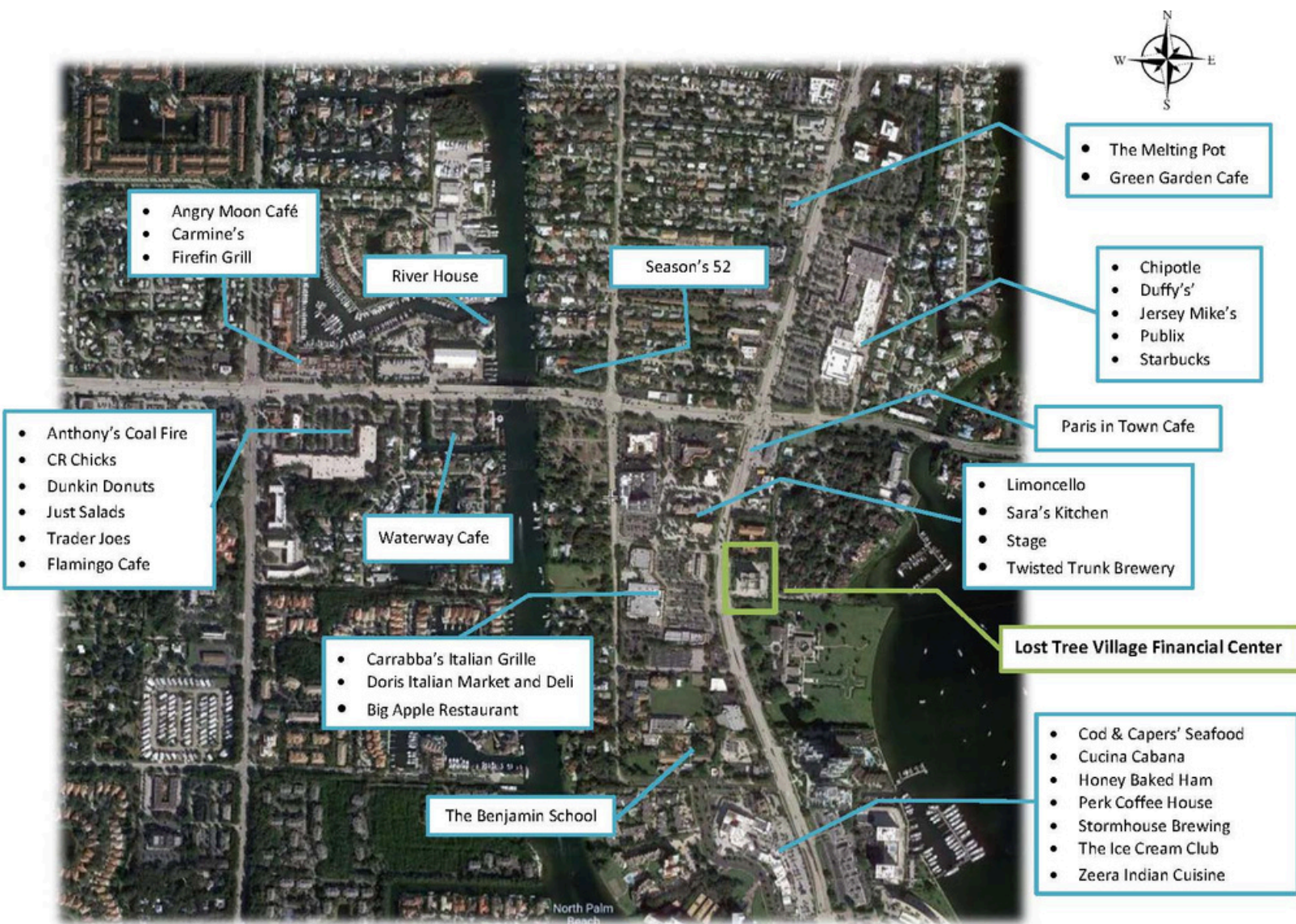
11300 US HWY 1, PALM BEACH GARDENS, FL 33408



1,300 TO 5,000 SF AVAILABLE

Ready for a change? Come experience the best boutique office property in Palm Beach Gardens. Multiple spaces available with flexible layouts ranging from 1,300 to 5,000 SF.

- ✓ US 1 SIGNAGE AVAILABLE
- ✓ UNDERGROUND PARKING
- ✓ WATER VIEWS
- ✓ ONSITE OWNER/MANAGER
- ✓ CLOSE TO EVERYTHING



Amenity rich location less than 1 mile from over 50 restaurants, coffee shops and bars. Located less than 1/2 mile from Lost Tree Village, Water Club and Seminole, and across the street from The Benjamin School. Our tenants benefit from a boutique, yet professionally managed property with a full onsite management team and maintenance staff.



PROPERTY SUMMARY

ADDRESS	11300 US Hwy 1, Palm Beach Gardens, FL 33408
TOTAL SF	60,000 RSF +/-
LOCATION	Southeast corner of PGA/US 1, surrounded by Lost Tree Village, Seminole, Water Club Living, The Benjamin School and multiple amenity sites.
SPACES AVAILABLE	Suite 200: 3,500+/- SF Suite 150: 1,300 - 4,700/ SF
ASKING LEASE RATE	\$33-36 PSF+
2024 CAM	\$15.00 PSF + Electric. <i>Includes 5-day per week janitorial service. HVAC and in-suite electric are separately metered to each tenant. No charge for After-Hours HVAC</i>
PARKING	Underground & Surface Available 4 / 1000 Parking Ratio Underground unreserved available at \$50/space/mo Underground reserved available at \$100/space/mo

COME SEE US TODAY

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