

AMERICAN REALTY NETWORK LLC

COMMERCIAL REAL ESTATE

TWIN LAKES

PROFESSIONAL CENTER

2900 N Military Trail, Boca Raton, FL 33431

Suites 246 & 247 | 3,503 SF | 2 Deeded Medical Office Condos

\$1,900,000

Asking Price

3,503 SF

Total Size

Class B

Building

1985

Year Built

OFFERING MEMORANDUM

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CONFIDENTIAL — FOR QUALIFIED BUYERS ONLY

EXECUTIVE SUMMARY

Twin Lakes | 2900 N Military Trail, Boca Raton, FL | Suites 246 & 247



The Opportunity

Rare opportunity to acquire two deeded medical/professional office condominiums totaling 3,503 SF at Twin Lakes Professional Center — fronting N Military Trail, Boca Raton's primary healthcare corridor.

Seller occupies Suite 247 (1,871 SF) under a leaseback post-closing — providing income subject to leaseback agreement executed at closing. Suite 246 (1,632 SF) is available for owner-occupancy or lease in Fall 2026, subject to ongoing selective upgrades expected prior to Fall 2026 delivery.

Two deeded units. Two strategies. One acquisition.



\$1,900,000

Asking Price



3,503 SF

Total — 2 Deeded Units



Leaseback

Subject to Agreement at Closing



Fall 2026

Suite 246 Availability

PROPERTY DETAILS

Twin Lakes | 2900 N Military Trail, Boca Raton, FL 33431

Property Specifications

Property Name	Twin Lakes Professional Center
Address	2900 N Military Trail, Boca Raton, FL 33431
Suite 246	1,632 SF — Available for Lease or Owner-Occupy
Suite 247	1,871 SF — Seller Leaseback Post-Closing
Total Size	3,503 SF (2 Deeded Condominium Units)
Building Size	96,626 SF — Single-Story Campus
Building Class	Class B Year Built: 1985 Upgrades In Progress (2025-26)
Property Type	Medical / Professional Office
Zoning	PO&I — Institutional & Public Facilities District
Parking	3.44 per 1,000 SF — Ample On-Site Surface
PID (Suite 246)	06-42-47-13-02-000-2460
PID (Suite 247)	06-42-47-13-02-000-2470
County JMV (2024)	\$1,194,035 Combined (+58% since 2020)
Current Owner	YO 247 LLC

Sale Conditions

Asking Price	\$1,900,000
Sale Type	Investment or Owner User
Leaseback	Suite 247 (1,871 SF) — Seller Leases Back Post-Close
Availability	Suite 246 — Fall 2026 Suite 247 — Leaseback
Condition	Upgrades In Progress — Delivered In Current As-Is Condition
Lease Type	NNN (Suite 246)
Lease Rate (246)	\$35.00-\$38.00/SF NNN (~\$57K-\$66K/yr)
Financing	Cash or Conventional Commercial — Preferred
Due Diligence	NDA Required — HOA docs, leaseback terms on request

ACQUISITION SCENARIOS

Three ways to buy — choose the strategy that fits your goals

A

Pure Investment

Income from day one — zero active management required

- Seller occupies Suite 247 (1,871 SF) via leaseback — terms negotiated at closing
- Lease Suite 246 (1,632 SF) to medical tenant at \$35-\$38/SF NNN
- Estimated annual base rent from Suite 246: \$57,120-\$62,016/yr
- Seller to occupy Suite 247 post-closing per leaseback agreement
- Leaseback terms to be confirmed at closing — subject to executed agreement

B

Owner-Occupy + Income

Run your practice in Suite 246, collect rent from Suite 247

- Medical or professional practice occupies Suite 246 (1,632 SF)
- Collect leaseback rent from seller in Suite 247 (1,871 SF)
- Offset occupancy cost with passive rental income
- Build equity in a well-located medical office condo
- Ideal for aesthetic, dental, wellness, or professional practices

C

Expand Your Practice

Acquire the full 3,503 SF for a growing medical operation

- Combine both suites via the interior lockable connecting door
- 3,503 SF of medical office space with upgrades in progress
- Two independent exterior entrances — flexible operations
- Multiple exam/treatment rooms, reception areas, and clinical spaces
- Leaseback of Suite 247 ends when expansion requires full space

SUITE 246 — INTERIOR

1,632 SF | Designer Medical Buildout | Available Fall 2026



Reception & Corridor



Exam / Treatment Room



Aesthetic Treatment Room



Clinical Corridor



Waiting Area



Clinical Suite

SUITE 247 — INTERIOR

1,871 SF | Full Clinical Medical Buildout | Seller Leaseback Post-Closing



Treatment Room



Clinical Corridor



Reception Area



Exam Room



Procedure Room



Staff Area

FINANCIAL SUMMARY

Pricing, income projections, and asset value — Twin Lakes Suites 246 & 247

\$1,900,000

Asking Price

\$542/SF

Price Per SF

\$1,194,035

County JMV (2024)

+58%

Value Growth Since 2020

\$57K-\$66K/yr*

Projected Rent — Not Guaranteed

Palm Beach County Assessed Value Trend

Year	2020	2021	2022	2023	2024*
Suite 246 JMV	\$351,142	\$361,676	\$409,307	\$479,809	\$556,285
Suite 247 JMV	\$402,565	\$414,642	\$469,248	\$550,075	\$637,750
Combined	\$753,707	\$776,318	\$878,555	\$1,029,884	\$1,194,035
YOY Change	—	▲ 3.0%	▲ 13.2%	▲ 17.2%	▲ 15.9%

Projected Income — Suite 246 (Not Guaranteed)

Suite 246 Size	1,632 SF
Conservative (\$32/SF NNN)	\$52,224/year \$4,352/mo
Recommended (\$35/SF NNN)	\$57,120/year \$4,760/mo
Optimistic (\$38/SF NNN)	\$62,016/year \$5,168/mo
NNN Expenses (est.)	\$8-\$12/SF — paid by tenant
Gross Rent Equivalent	\$43-\$50/SF — competitive vs. Class A

LOCATION & MARKET OVERVIEW

Boca Raton West Submarket | N Military Trail Medical Corridor

Location Highlights



N Military Trail Frontage

Direct arterial visibility on Boca Raton's primary healthcare corridor — high daily traffic count and drive-by exposure for medical and professional practices.



I-95 Access

Less than 1 mile to I-95 interchange — fast regional connectivity for patients, staff, and clients across Palm Beach and Broward counties.



Boca Raton Airport

Minutes to Boca Raton Airport — convenient for regional business travel and executive clientele.



FAU & Lynn University

Adjacent to Florida Atlantic University and Lynn University — natural demand generator for healthcare, professional, and administrative tenants.



Established Medical Campus

Twin Lakes hosts an established community of medical, wellness, and professional tenants — proven co-tenancy and patient traffic ecosystem.

Boca Raton West — Market Metrics (Q1 2026)

Market Vacancy Rate	8.6%	Healthy, demand-driven
Submarket 2-4★ Vacancy	11.3%	Active absorption
Avg. Asking Rent/SF	\$47.63-\$50.71	Growing 4.9% YOY
Avg. Months on Market	13.6 months	Active tenant pool
Class B Comp Range	\$27-\$38/SF NNN	Subject: \$35-\$38
Class A Comp Range	\$40-\$55/SF NNN	Subject at discount
5-Comp Avg Asking Rent	\$50.00/SF	Nov 2025-Mar 2026
YOY Rent Growth	+4.9%	Sustained uptrend

LISTING TEAM

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Serving South Florida
Commercial & Medical Office

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