

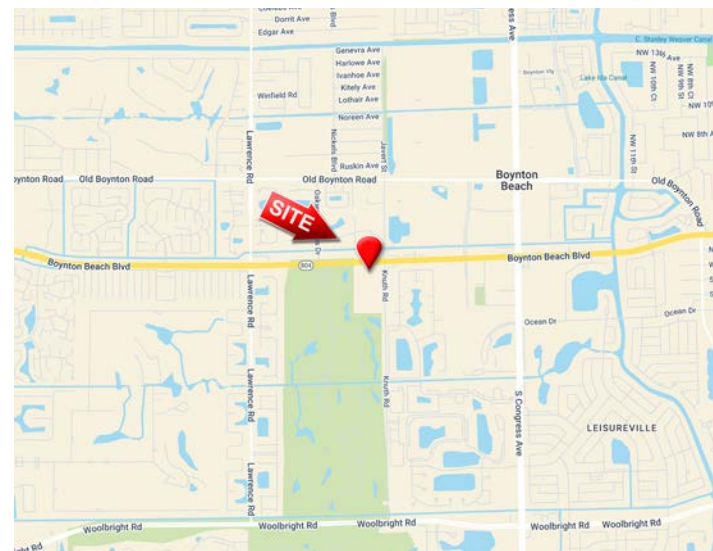
# SHALIMAR AT BOYNTON BEACH | RETAIL SPACE FOR LEASE

Boynton Beach Blvd & Knuth Rd | Boynton Beach, FL



## HIGHLIGHTS

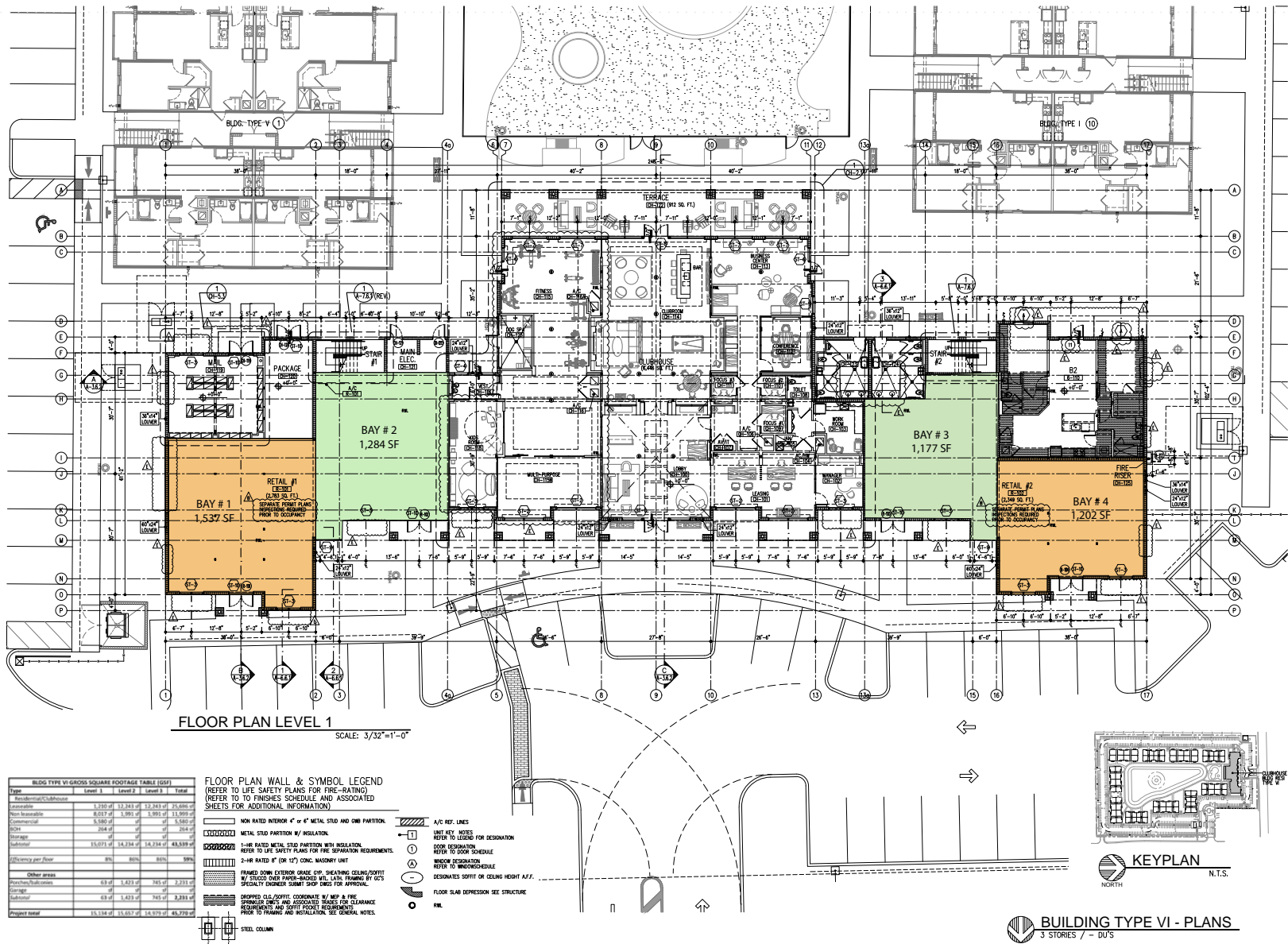
- Shalimar at Boynton Beach is a mixed-use luxury rental apartment community that will consist of 262-units within eleven 3 story buildings, clubhouse, beach entry pool and 5,200 SF of retail space located along Boynton Beach Boulevard.
- Parking will consist of 21 spaces for retail at 4.04 spaces per 1,000 SF and 7 additional spaces for the clubhouse.
- Retail space 5,200 SF.
- Potential 2 to 4 spaces ranging in size from 1,177 SF to 1,537 SF. Can be combined to be two spaces of 2,821 SF on the east side and 2,379 SF on the west side.
- Strong residential in the immediate area.
- Minutes from retail, shopping and I-95.
- Busy east west throughfare along Boynton Beach Blvd that has 43,500 vehicles per day.



Demographics	1 Mile	3 Miles	5 Miles
Population	11,879	120,805	259,849
Daytime Employees	8,613	50,409	104,765
Average HH Income	\$79,875	\$85,480	\$95,352
Median Age	48.5	47.6	49.7

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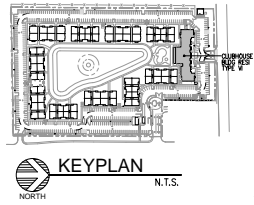


BUILDING TYPE VI GROSS SQUARE FOOTAGE TABLE (GSF)				
Area/Room/Category	Level 1	Level 2	Level 3	Total
Available	1,180 GSF	12,343 GSF	12,343 GSF	25,866 GSF
Non-leaseable	8,037 GSF	1,991 GSF	1,991 GSF	11,991 GSF
Common	5,100 GSF	1,100 GSF	1,100 GSF	7,300 GSF
Office	204 GSF	0 GSF	0 GSF	204 GSF
Subtotal	13,021 GSF	14,234 GSF	14,234 GSF	41,489 GSF
Efficiency per floor	80%	80%	80%	80%
Other areas				
Perimeter/Access	63 GSF	1,433 GSF	745 GSF	3,221 GSF
Core	63 GSF	1,433 GSF	745 GSF	3,221 GSF
Subtotal	126 GSF	2,866 GSF	1,490 GSF	6,622 GSF
Project total	13,147 GSF	17,099 GSF	15,724 GSF	46,170 GSF

**FLOOR PLAN WALL & SYMBOL LEGEND**  
(REFER TO LIFE SAFETY PLANS FOR FIRE-RATING)  
(REFER TO FINISHES SCHEDULE AND ASSOCIATED SHEETS FOR ADDITIONAL INFORMATION)

- NON RATED INTERIOR 4" or 6" METAL STUD AND CHB PARTITION.
- METAL STUD PARTITION w/ INSULATION.
- 1-HR RATED METAL STUD PARTITION WITH INSULATION. REFER TO LIFE SAFETY PLANS FOR THE SEPARATION REQUIREMENTS.
- 2-HR RATED 8" (OR 12") CONC. MASONRY UNIT.
- FRAMED DOWN EXTERIOR GRADE CIP, SHEATHING CEILING/SOFT W/ 1/2\"/>

A/C REF. LINES  
UNIT KEY NOTES  
REFER TO LEGEND FOR DESIGNATION  
DOOR DESIGNATION  
REFER TO DOOR SCHEDULE  
WINDOW DESIGNATION  
REFER TO WINDOW SCHEDULE  
DESIGNATES SLOPE OR CEILING HEIGHT A.F.F.  
FLOOR SLAB DEPRESSION SEE STRUCTURE  
R.W.



**BUILDING TYPE VI - PLANS**  
3 STORIES / - DU'S

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	11/02/2021	ISSUED FOR OWNER REVIEW	MAI
2	11/02/2021	ISSUED FOR OWNER REVIEW	MAI
3	11/02/2021	ISSUED FOR OWNER REVIEW	MAI
4	11/02/2021	ISSUED FOR OWNER REVIEW	MAI
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8	11/02/2021	ISSUED FOR OWNER REVIEW	MAI
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98	11/02/2021	ISSUED FOR OWNER REVIEW	MAI
99	11/02/2021	ISSUED FOR OWNER REVIEW	MAI
100	11/02/2021	ISSUED FOR OWNER REVIEW	MAI

SHALIMAR AT BOYNTON BEACH  
FOR THE INITIAL  
LOCATED AT  
BOYNTON BEACH, FLORIDA

MSA ARCHITECTS, INC.  
ARCHITECTS  
ARCHITECTURE & PLANNING

11/02/2021  
SCALE  
AS SHOWN

BUILDING TYPE VI  
LEVEL 1

SHEET NUMBER:  
A-2.6.1



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LIGHTHOUSE  
REALTY SERVICES

Blair C. Lee, MAI, CCIM | 561.628.6683 | [blair@lighthouserealty.com](mailto:blair@lighthouserealty.com)



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