

• AMAZING OPPORTUNITY FOR SALE •

2505

NW Boca Raton Boulevard, Boca Raton, FL



TWO-STORY BUILDING | 7,100 SQUARE FEET

Let's connect.

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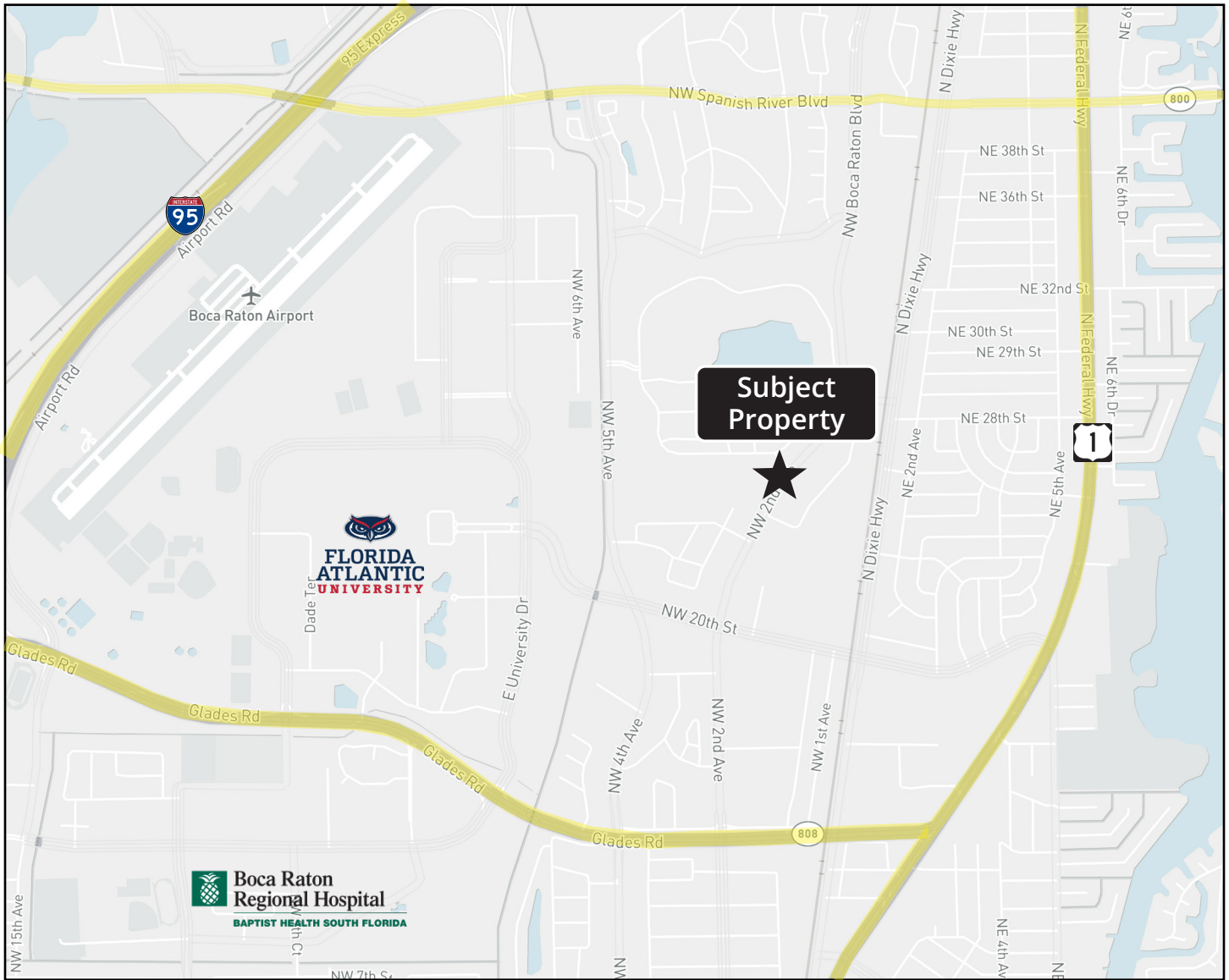
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**AVISON
YOUNG**



COMPASS

Proximity Map



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About the Property

This is a unique opportunity to invest in and/or occupy a boutique office property in east Boca Raton, FL.

Strategically located on Boca Raton Boulevard (NW 2 Avenue), between Glades and Yamato Roads.

The existing design and floorplans work well for general office, legal and financial services, or can easily be redesigned.

Offering elevator access from the covered garage between the first and second floors. The building has a total of twenty-seven (27) parking spaces (4/1,000 parking ratio), six (6) of which are fully covered. Boca Raton zoning is B-1 Commercial.

The building has hurricane impact windows and a new roof. The interior lobby and offices offer abundant natural light.

The gross building area is approximately 7,100 SF, with three demised office suites. The second-floor suite sizes are 4,760 SF and 1,200 SF. The first floor is 1,200 SF. The terms of the leases in place are flexible, creating the unique opportunity to occupy all or a portion of the property.

The property has excellent curb appeal, easy ingress/egress, and prominent signage to increase visibility and branding for any business. The design creates an inviting atmosphere for tenants and clients alike.



Two-story Building



7,100 Square Feet



**Built in 1973
Renovated in 2022**



**Zoning B-1
Boca Raton**



**Parking 4:1000
27 Partially
Covered Spaces**



**5 Electric Meters
8 AC Compressors**



New roof

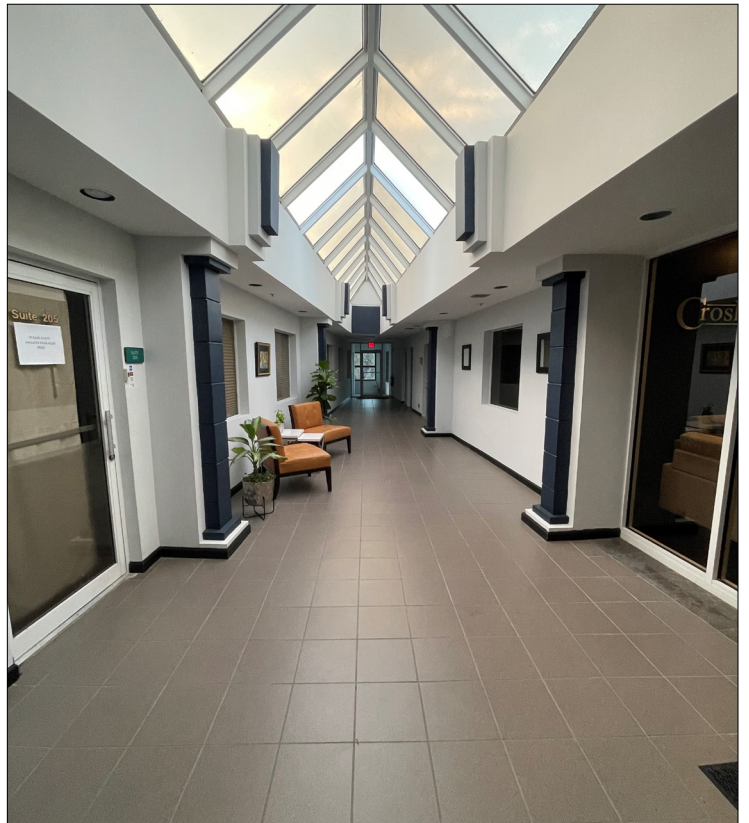


**New Impact
Windows**



Renovated Restrooms

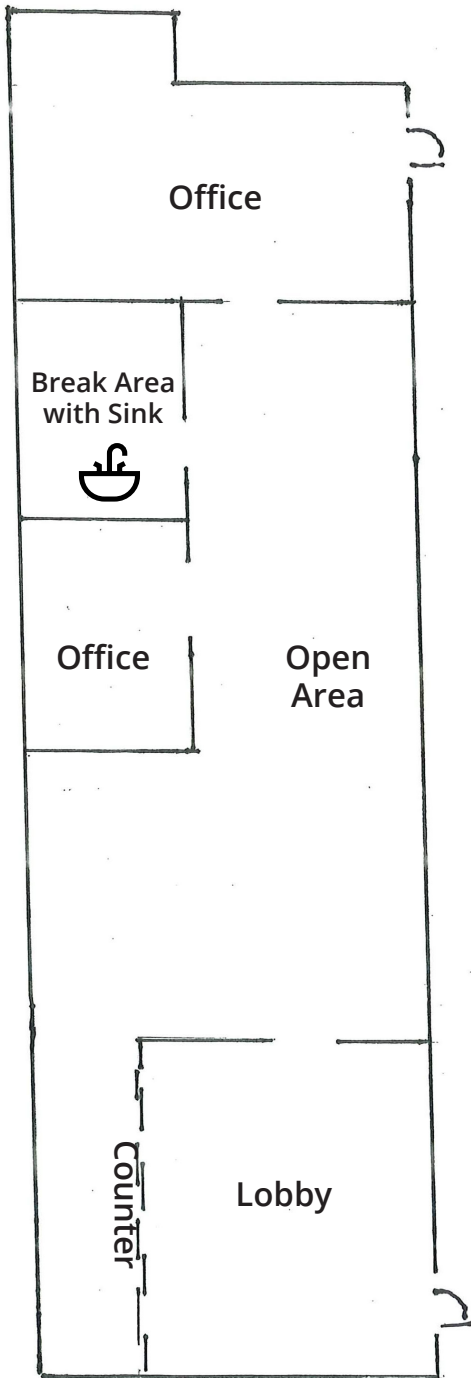




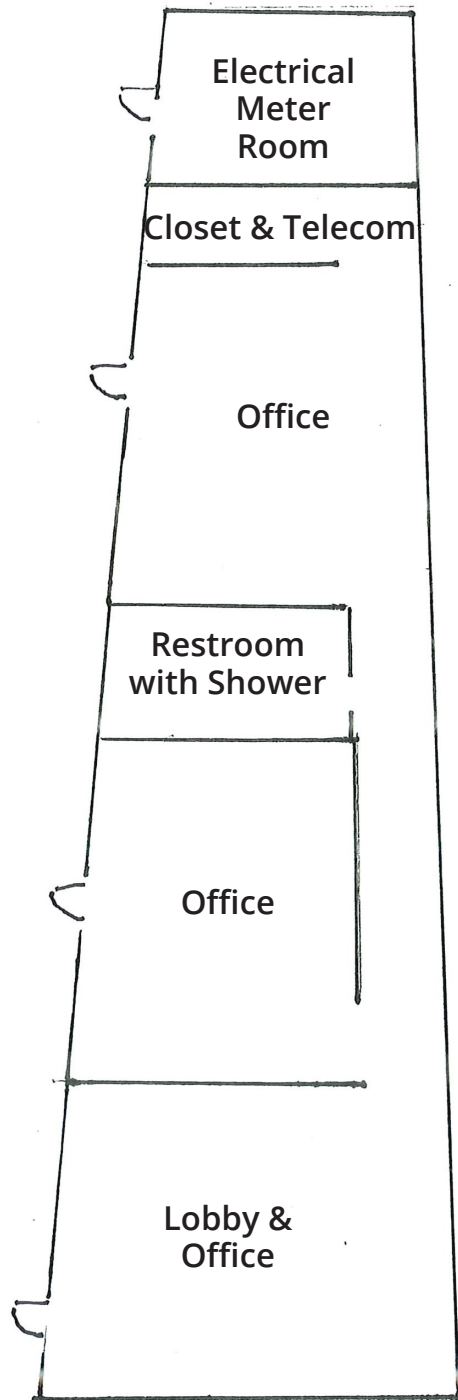
Floor Plan



Floorplans



2nd Floor
1,200 SF Suite



1st Floor
1,200 SF Suite

If you would like to discuss this further, please get in touch.

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