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Lease Rate:

\$27.58

PSF NNN

FOR SUBLEASE | 900 Village Square Crossing, Palm Beach Gardens | FL

Village Crossing Office Park

This two story professional office / medical office building is located in the Village Crossing Office Park in Palm Beach Gardens. Join JFK Medical Center, Atlantis Orthopaedics, SurgCenter, Water's Edge Dermatology, Metropolitan Health Partners, and Canasi Medical Institute in this premium medical office building in the Gardens. Located on Prosperity Farms Road between RCA Boulevard and Burns Road. This building offers great access to Palm Beach Gardens Hospital and will soon have an exit on RCA Boulevard via the rear of the site.

- Suite 150 | 1,260 SF space for sublease with at least \$50K in upgrades over the build-out allowances given in 2019 (see page 2 for details)
- Landlord willing to negotiate a direct lease
- Brand new construction of space delivered in January 2019
- Turnkey delivery of space - ready to go!
- Medical / professional office uses permitted
- Hurricane impact glass and doors
- Building built in 2014 with 3 phase power
- 5 : 1,000 SF parking ratio
- Estimated expenses: \$7.75/SF/Year
- Office furnishings will be available for sale

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UPGRADES/CAPITAL IMPROVEMENTS WITH INITIAL CONSTRUCTION:

- Quartz countertops for Reception Area and in the 2 Exam Rooms and 1 Exam/Procedure Room
- Frosted glass divider at Nursing Station
- Kohler no-touch faucets in the 2 Exam Rooms and 1 Exam/Procedure Room
- Undermount sinks in the 2 Exam Rooms and 1 Exam/Procedure Room
- Custom cabinets in the 2 Exam Rooms and 1 Exam/Procedure Room as well as Nursing Station and Break Area (no hardware on cabinets)
- Floor boxes installed in the 2 Exam Rooms and 1 Exam/Procedure Room (for electric charis to plug in on the floor)
- Exam/Procedure Room flooring upgraded to medical sheet vinyl with integral base and heat welding (\$1,400 add-on)
- Wired for CAT 4 in all areas with internet switch installed in the hall utility closet and wireless router in the ceiling

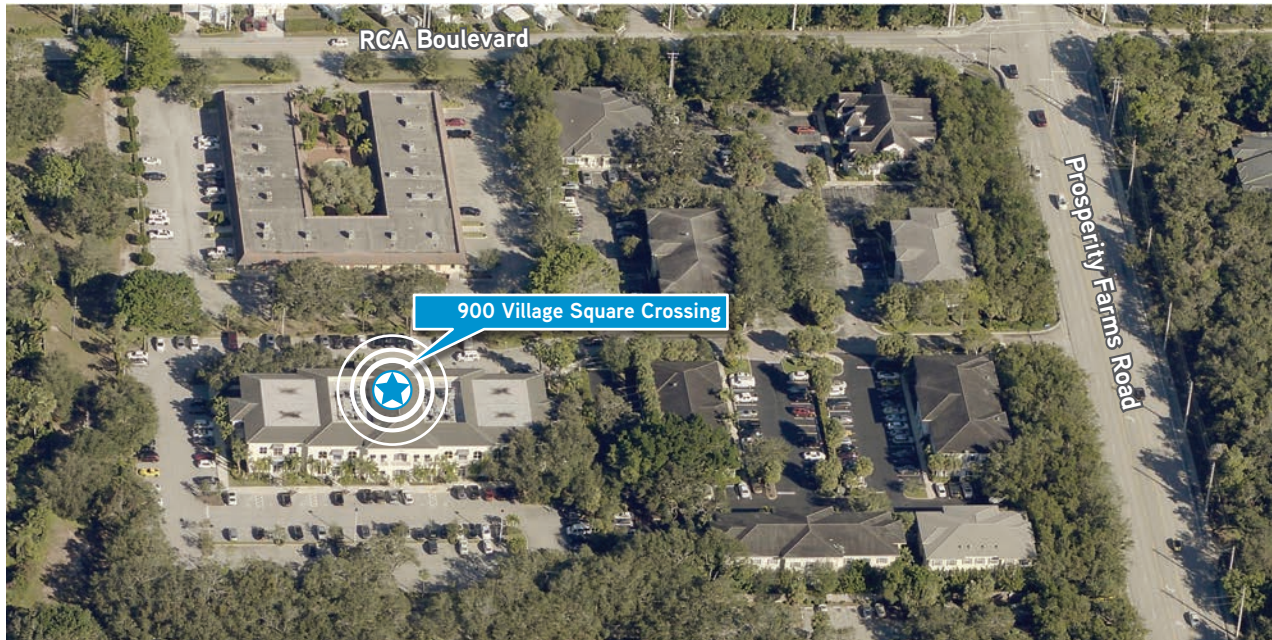
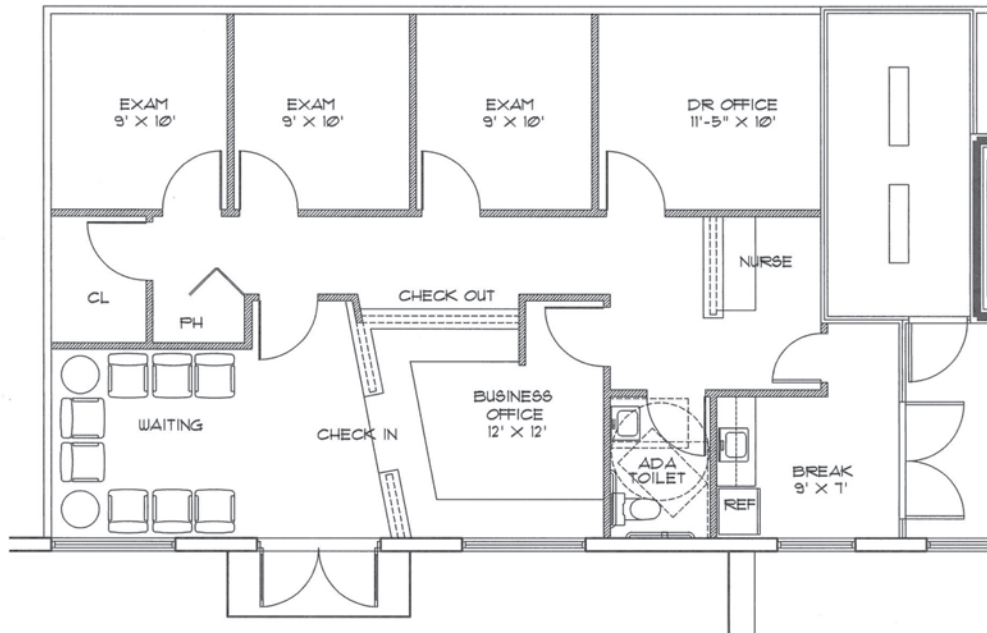




ADDITIONAL UPGRADES NOT INCLUDED IN THE BUILD-OUT:

- Laser outlets (3 total) in the 2 Exam Rooms and 1 Exam/Procedure Room. The voltage is 220v +/-10%, 24 amps on a dedicated 30a.
- Entire office wired with speakers in the ceilings and individual volume controls (for music).
- Office wired with security cameras (currently use Night Owl).
- ADT Alarm System.





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