

GARDENS PROFESSIONAL ARTS BUILDING

3365 BURNS ROAD, PALM BEACH GARDENS, FL 33410

Medical Office Building For Lease



PROPERTY DESCRIPTION

The Gardens Professional Arts Building is a two-story, medical office building containing 43,321 square feet. Ownership recently completed a \$1.75M renovation of the building including a new roof, chiller system, impact glass, renovated common areas, restrooms and elevator. The building has a digital access control system with 24 hour access for tenants.

LOCATION DESCRIPTION

The property is located on the north side of Burns Road between Alternate A1A and Prosperity Farms Road. Palm Beach Gardens Medical Center is located directly across the street from the property. The property is minutes from Downtown at the Gardens, the Gardens Mall, PGA Boulevard, I-95, U.S. Highway One, and Florida's Turnpike.

OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (NNN)
2025 Estimated Operating Expense:	\$11.20/SF
Available SF:	3,890 SF
Lot Size:	2.02 Acres
Building Size:	43,321 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 203	\$24.00 SF/yr	3,890 SF



David W. Knott Ryan R. Dinsdale, CCIM
561.662.5758 561.504.6169
dknott@kdcre.com rdinsdale@kdcre.com

GARDENS PROFESSIONAL ARTS BUILDING

3365 BURNS ROAD, PALM BEACH GARDENS, FL 33410



Office Building For Lease

Lease Rate	\$24.00 SF/YR
------------	---------------

LOCATION INFORMATION

Building Name	Gardens Professional Arts Building
Street Address	3365 Burns Road
City, State, Zip	Palm Beach Gardens, FL 33410
County	Palm Beach

BUILDING INFORMATION

Building Size	43,321 SF
Building Class	B
Tenancy	Multiple
Number of Floors	2
Year Built	1986
Year Last Renovated	2024
Gross Leasable Area	43,321 SF
Load Factor	17.64
Construction Status	Existing

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Medical
Lot Size	2.02 Acres
APN #	52-43-42-07-00-000-1080
Lot Frontage	196 ft
Lot Depth	449 ft

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	3.74
Number of Parking Spaces	160

UTILITIES & AMENITIES

Number of Elevators	1
---------------------	---



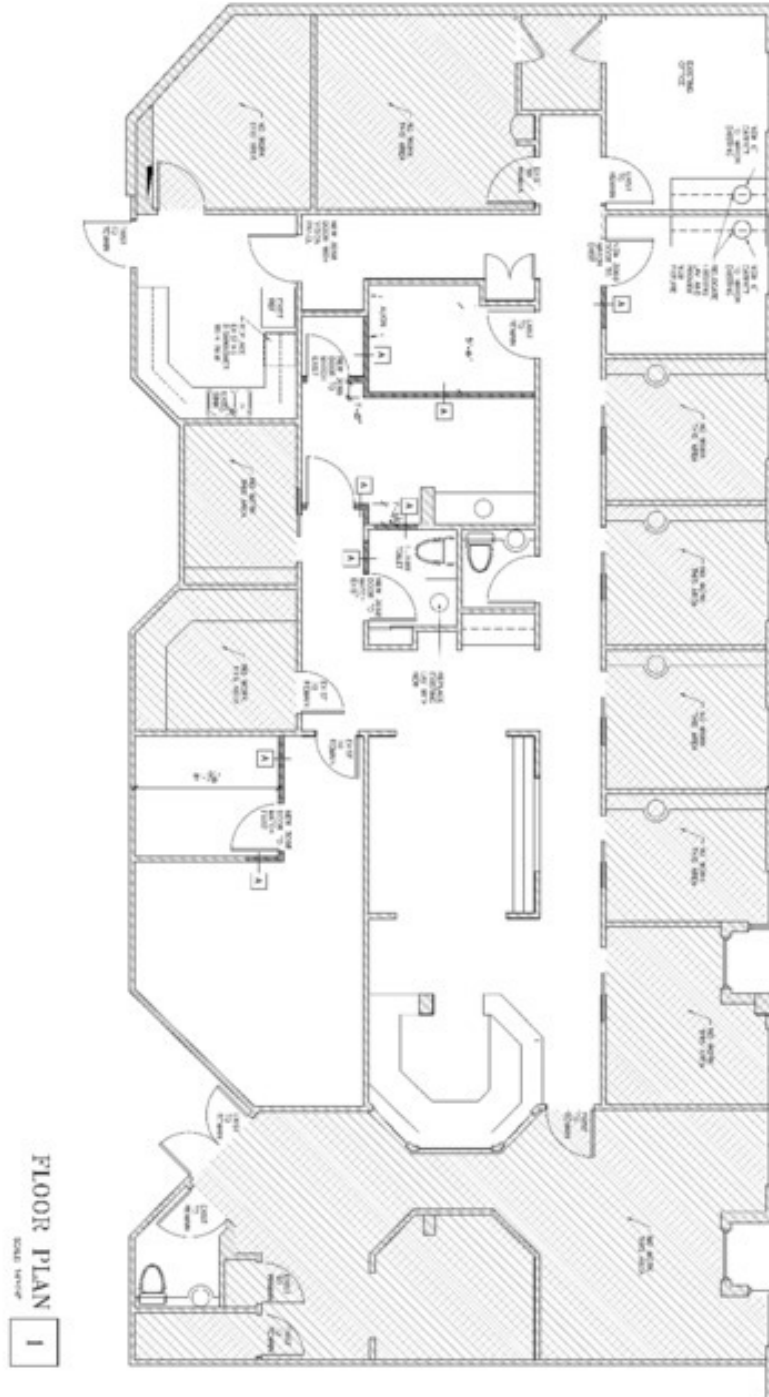
David W. Knott Ryan R. Dinsdale, CCIM
561.662.5758 561.504.6169
dknott@kdcre.com rdinsdale@kdcre.com

GARDENS PROFESSIONAL ARTS BUILDING

3365 BURNS ROAD, PALM BEACH GARDENS, FL 33410



Suite 203



KD COMMERCIAL
REAL ESTATE

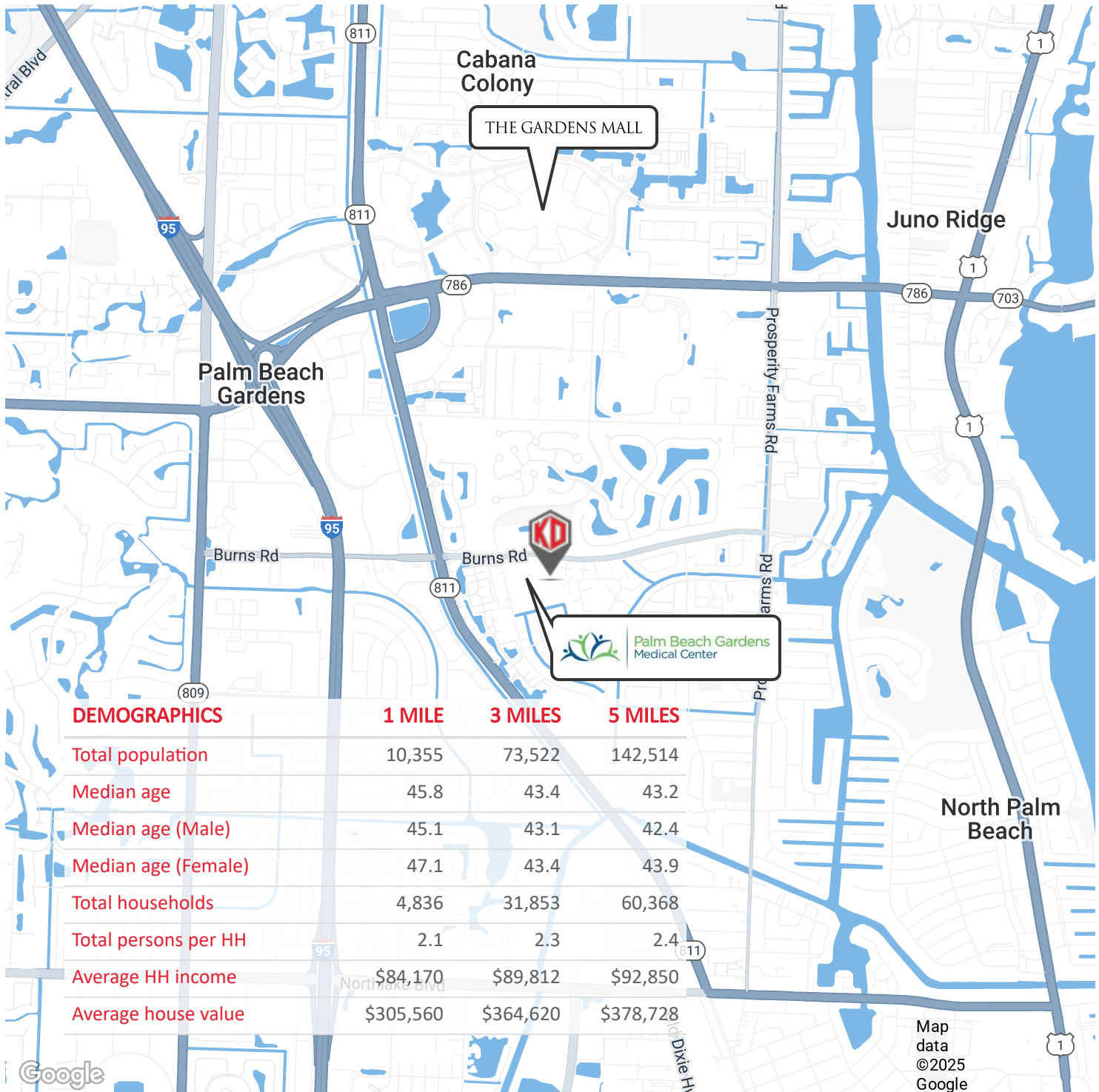
David W. Knott
561.662.5758
dknott@kdcre.com

Ryan R. Dinsdale, CCIM
561.504.6169
rdinsdale@kdcre.com

GARDENS PROFESSIONAL ARTS BUILDING

3365 BURNS ROAD, PALM BEACH GARDENS, FL 33410

Medical Office Building For Lease



KD COMMERCIAL
REAL ESTATE

David W. Knott
561.662.5758
dknott@kdcre.com

Ryan R. Dinsdale, CCIM
561.504.6169
rdinsdale@kdcre.com

No warranty or representation, express or implied, is made as to the accuracy or completeness of the information contained herein, and is submitted subject to errors, omissions, change of terms or conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Additionally, no representation is made as to the condition of the property in question.