

# GARDENS POINTE PROFESSIONAL BUILDING

3507 KYOTO DRIVE, PALM BEACH GARDENS, FL 33410

## PROPERTY SUMMARY

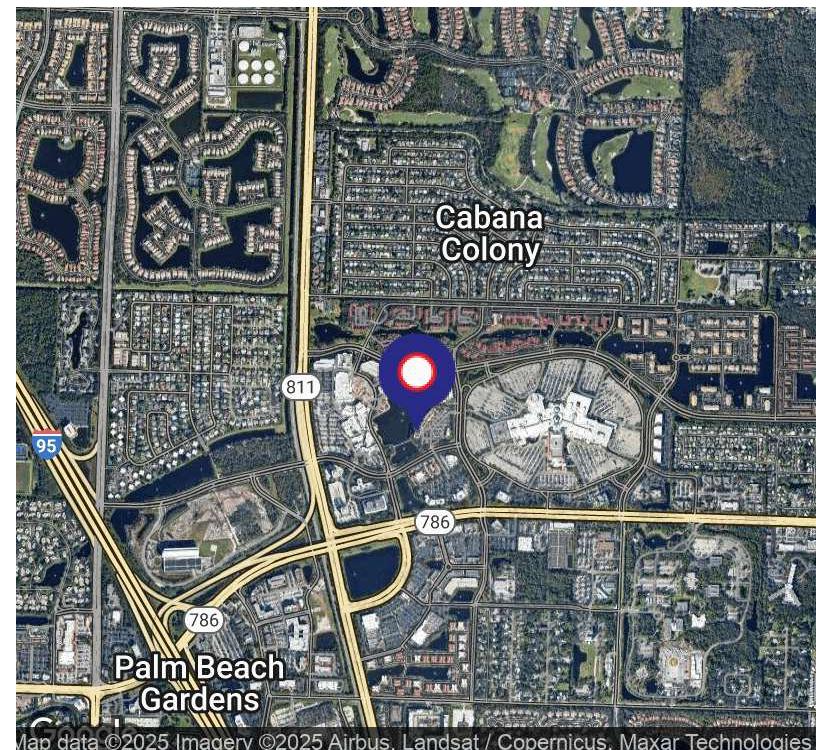


## PROPERTY DESCRIPTION

The Gardens Pointe Professional Building is a boutique Class A office building of approximately 34,867 square feet located in the affluent city of Palm Beach Gardens, Florida. Developed by the Kolter Group in 2009, the property is a best-in-class combination of high-quality construction, impact glass, a backup generator, and investment grade credit tenancy. The property has an abundance of nearby walkable amenities and is surrounded by some of the best demographics in Palm Beach County. Some of the tenants include Merrill Lynch and Key Bank, both of whom have been at the property since it was first developed. The tenants at Gardens Pointe enjoy lush landscaping, private balconies with panoramic lake views, lakefront walking paths, a boardwalk to Downtown Palm Beach Gardens, and a lifestyle center which includes restaurants, retail shops, and entertainment locations. The property is also adjacent to the 180-bed Hilton Garden Inn providing tenants and visitors with an immediate hotel option and full-service restaurant and bar next door. The property is zoned PCD – Planned Community Development.

## PROPERTY HIGHLIGHTS

- Impact glass
- Back up generator
- Balconies
- Two elevators
- Lakefront views
- Abundant parking
- Upscale interior finishes
- Close proximity to I-95 and Florida's Turnpike



## JUDY MONTELLA

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## ADDITIONAL PHOTOS



### JUDY MONTELLA

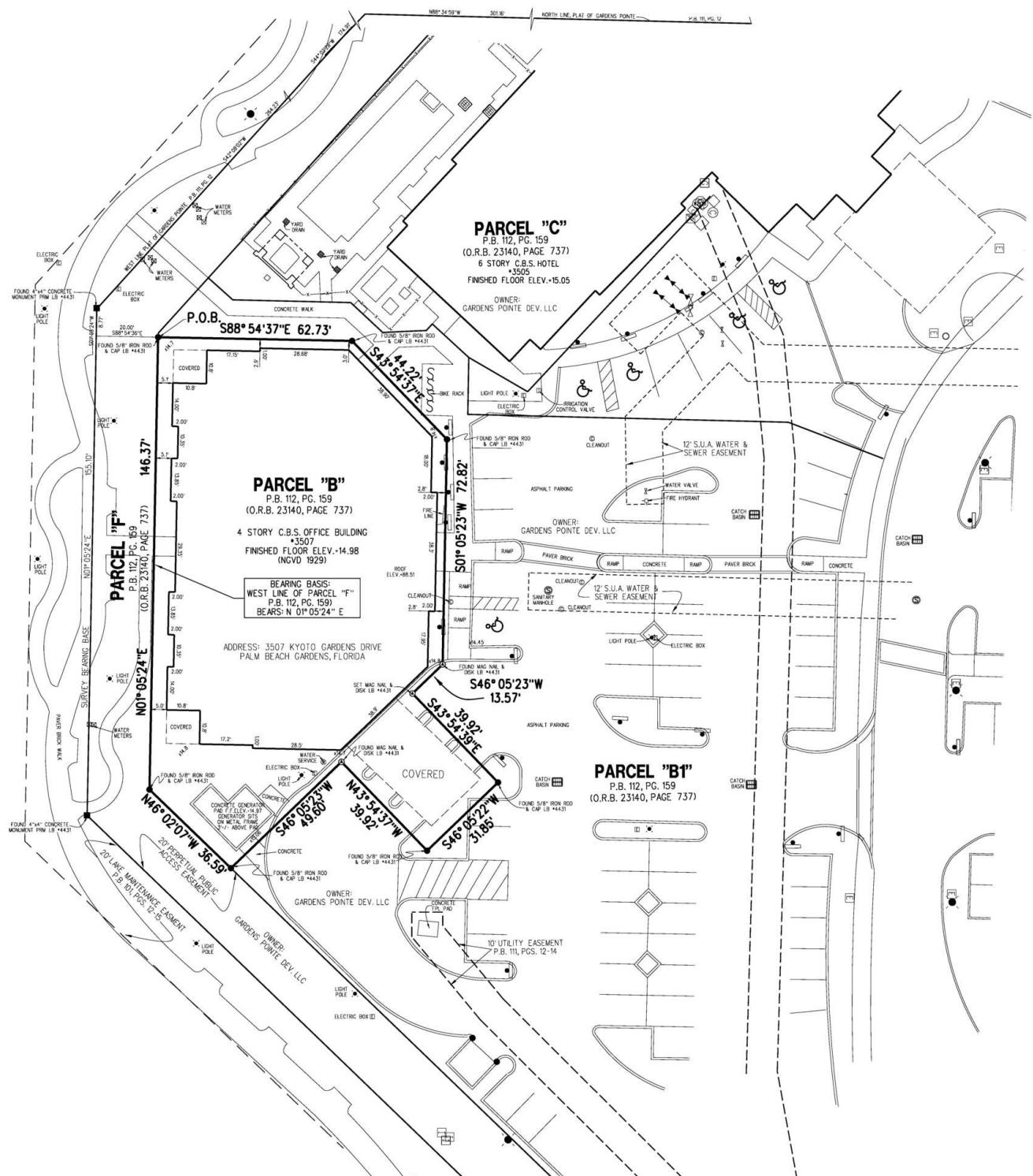
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## SITE PLAN



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