

# Palm Beach Gardens Professional Offices I-95 Signage



- Three Buildings - up to 140,000 sq. ft. available
- Excellent Palm Beach Gardens location
- 90,000 sq. ft. existing – approved for additional 50,000 sq. ft. building

For more information, please contact:

**John Clark Bills, CCIM, SIOR**

**Licensed Real Estate Broker**

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Palm Beach Gardens, FL 33410

(561) 627-4000 Ext. 4 Fax: (561) 625-9230



[www.jcbills.com](http://www.jcbills.com)



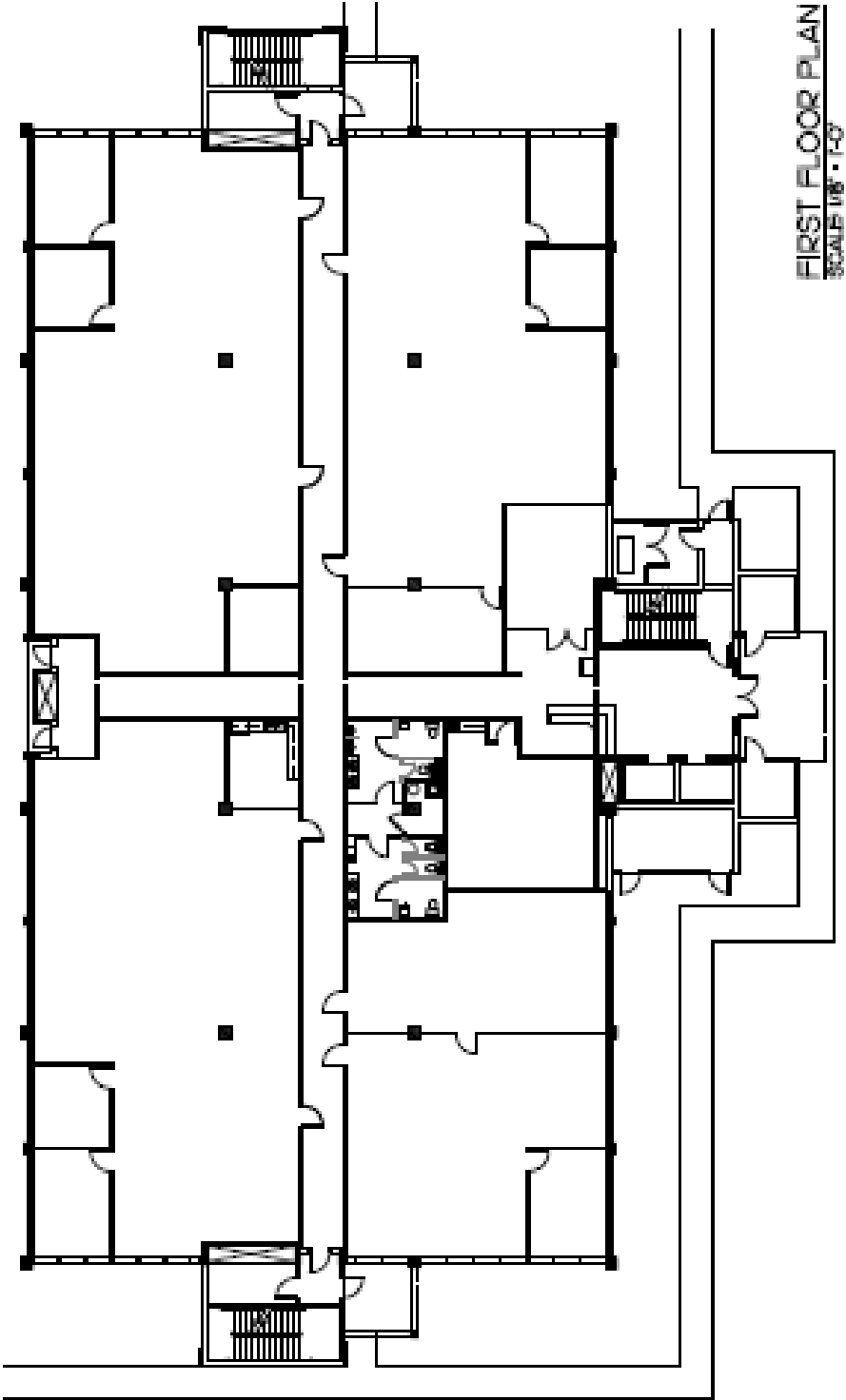
# Office Building Available for Lease

## 4750 East Park Drive

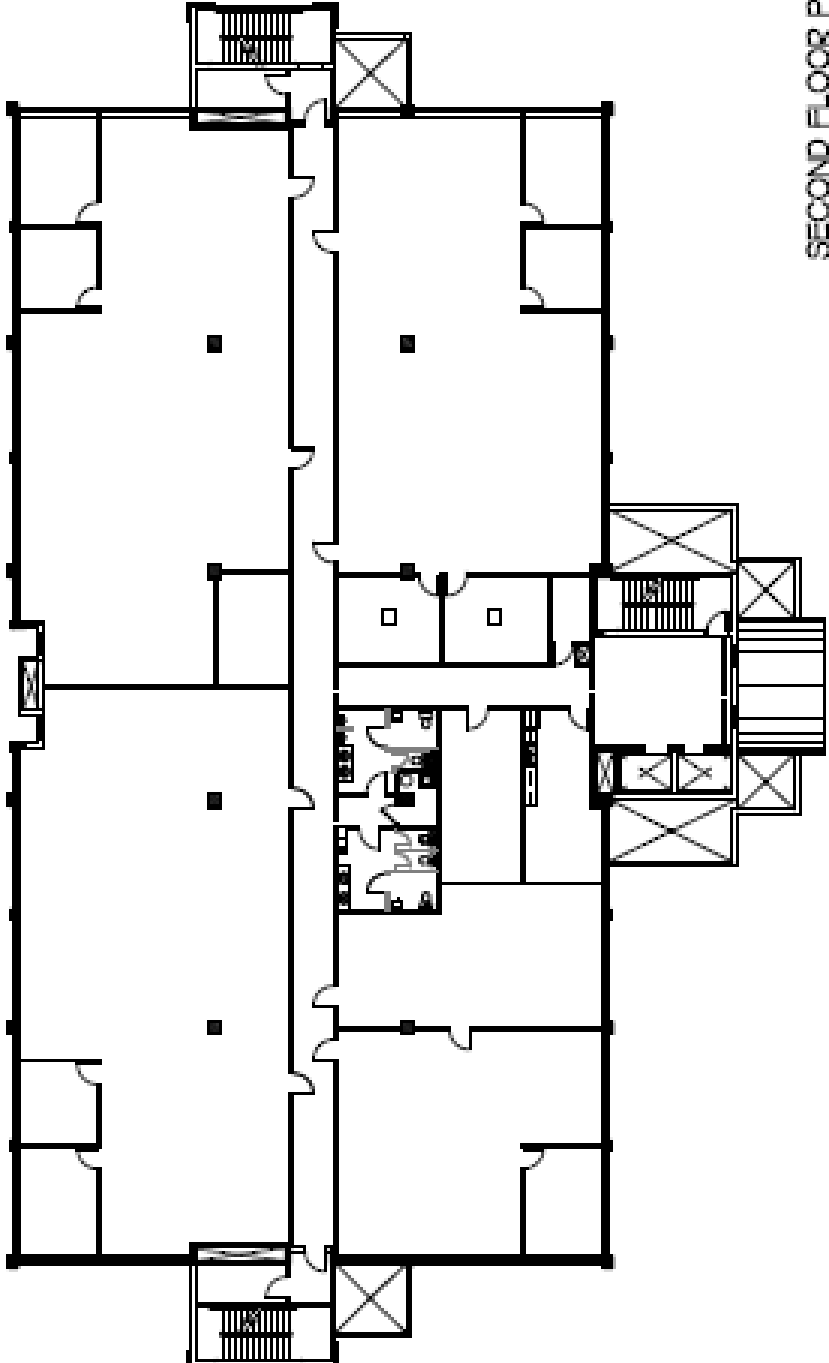


Existing 50,000 sf – 7:1 parking - \$30 NNN – CAM \$8.71 psf

# 4750 East Park Drive

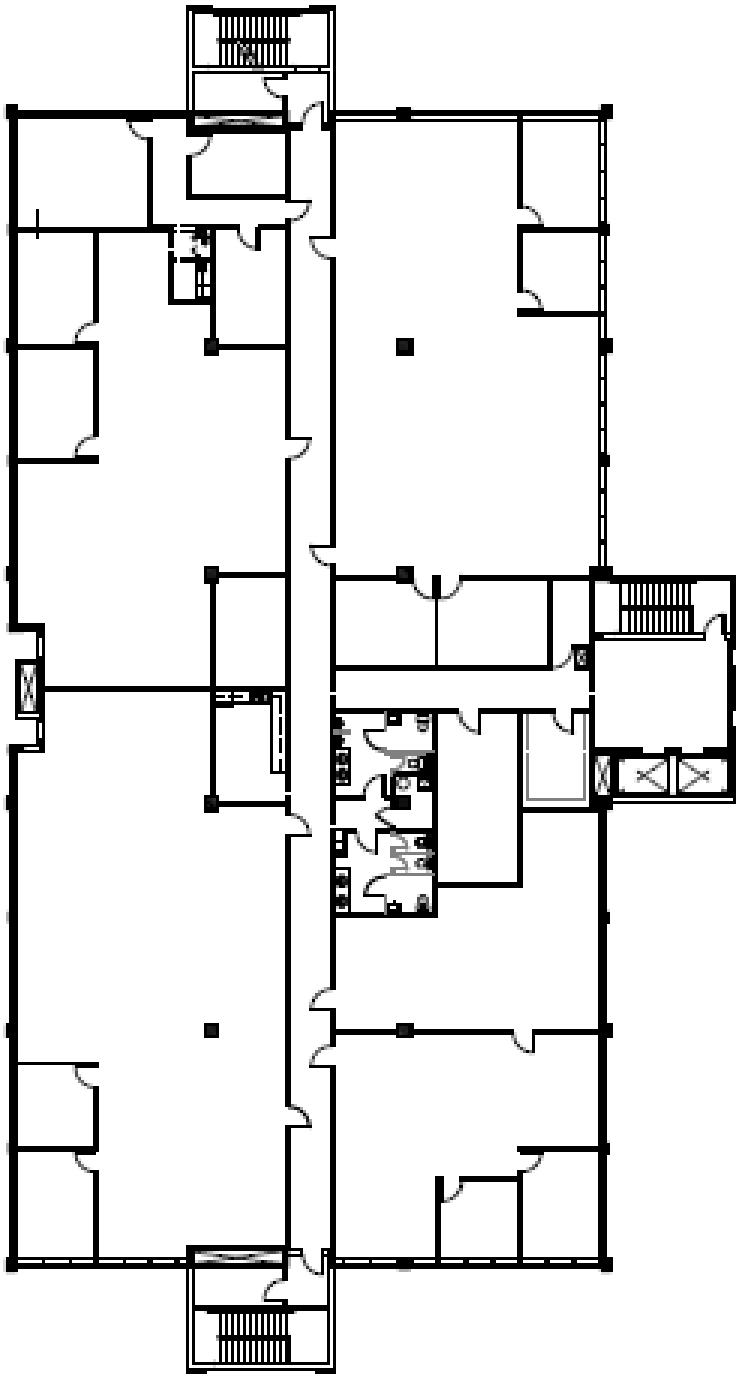


# 4750 East Park Drive



SECOND FLOOR PLAN  
SCALE 1/8" = 1'-0"

# 4750 East Park Drive



THIRD FLOOR PLAN  
SCALE 1/8" = 1'-0"



# Office Buildings Available for Lease

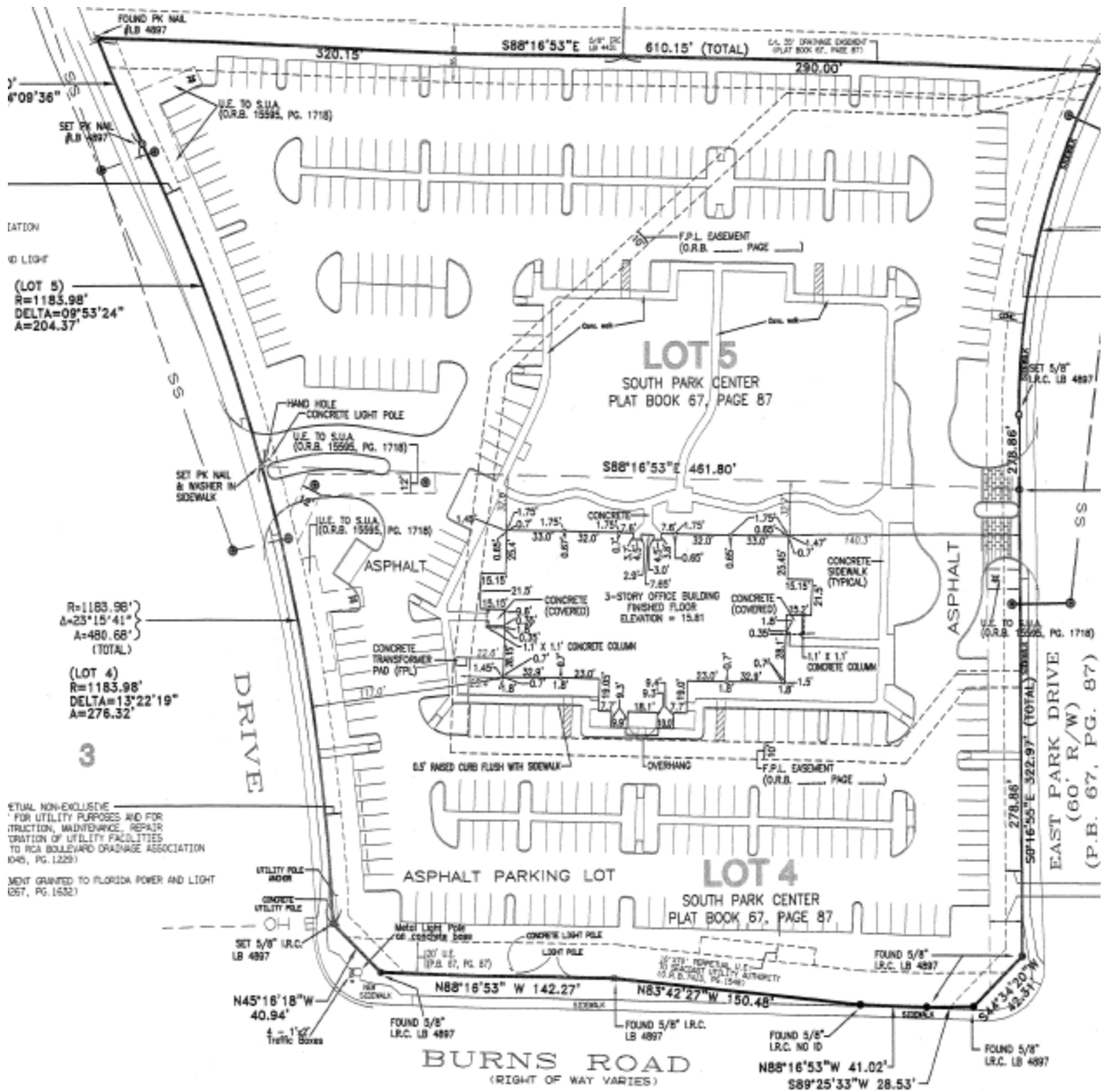
## 4750 and 4751 East Park Drive



Existing 50,000 sf plus 50,000 sf approved – 4:1 parking - \$25 NNN - CAM \$4.20

# Office Buildings Available for Lease

## 4750 and 4751 East Park Drive





# Office Buildings Available for Lease

## 4750 and 4751 East Park Drive

EAST PARK DRIVE

CAM Charges

2017 Estimated Operating Expenses	<u>50,000 SF</u>	<u>100,000 SF</u>
Air Conditioning Maintenance	15,000.00	30,000.00
Building Maintenance	6,000.00	12,000.00
Electric Utility Expense	33,000.00	40,000.00
Electrical Maintenance	6,900.00	8,000.00
Elevator Repairs & Maint.	6,600.00	12,000.00
Elevator Phones	780.00	1,500.00
Fire Extinguisher	0.00	0.00
Fire Line Expenses	2,400.00	5,000.00
Irrigation Expense	0.00	0.00
Janitorial Expense	5,400.00	10,800.00
Lake Maintenance	0.00	0.00
Landscape Maintenance	35,000.00	35,000.00
Condo Dues & Assmts	3,400.00	3,400.00
Management Fee Expense	50,000.00	90,000.00
Painting	0.00	0.00
Parking Lot Expense	5,000.00	5,000.00
Pest Control Expenses	1,740.00	3,500.00
Interior Plant Maintenance	0.00	0.00
Plumbing Repairs	3,600.00	7,200.00
Pressure Cleaning	1,200.00	2,400.00
Property Insurance Expense	39,804.00	80,000.00
Real Estate Taxes	167,580.00	300,000.00
Maintenance Wages, Tax, Ins	0.00	0.00
Maintenance Phones	0.00	0.00
Roof Repairs	0.00	0.00
Sanitation Expenses	9,900.00	15,000.00
Security Expenses	600.00	1,000.00
Truck Repairs & Expenses	0.00	0.00
Uniforms	0.00	0.00
Truck Insurance	0.00	0.00
Water & Sewer Expenses	14,000.00	28,000.00
Reserves for Replacements	<u>20,000.00</u>	<u>40,000.00</u>
 Total Estimate	 \$427,904.00	 \$729,800.00

\$8.56

\$7.30 CAM \$ Per Square Foot



# Office Buildings Available for Lease

## 4750 East Park Dr. & 4800 Riverside Dr.



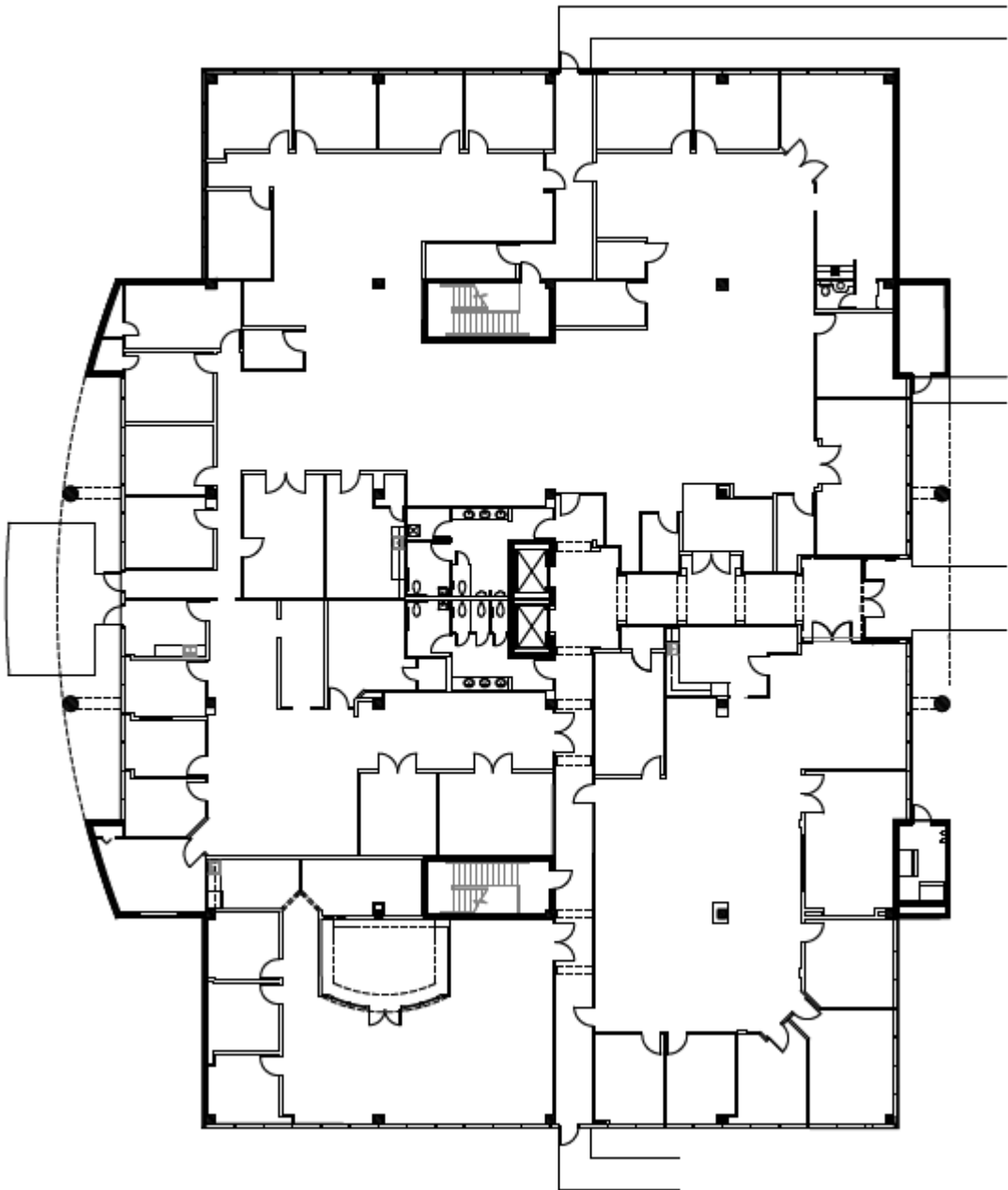
 Existing 50,000 sf – \$30 NNN – CAM \$8.71 psf

 Existing 40,000 sf – \$24 NNN – CAM \$7.42 psf

Overall Parking 5.5:1



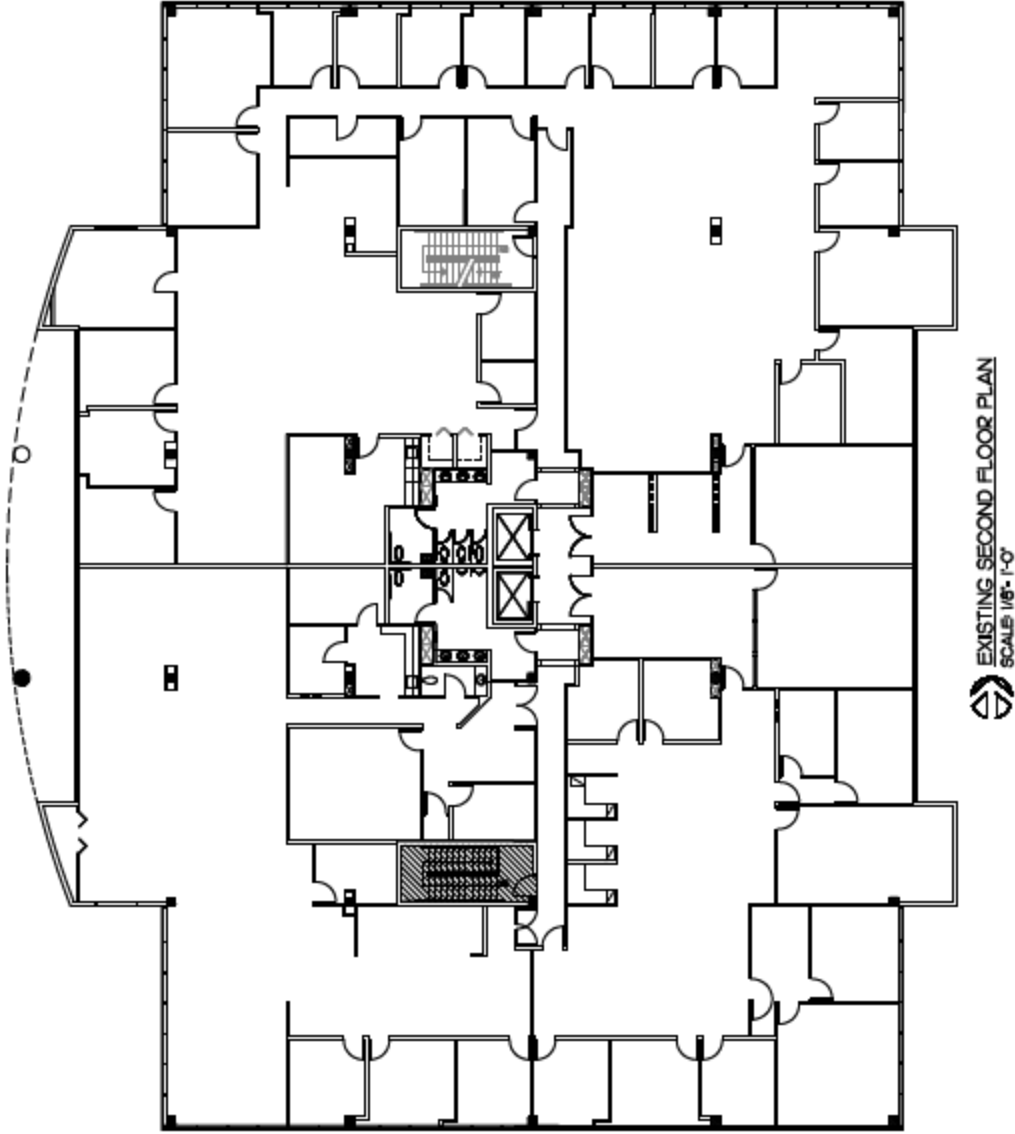
# 4800 Riverside Drive



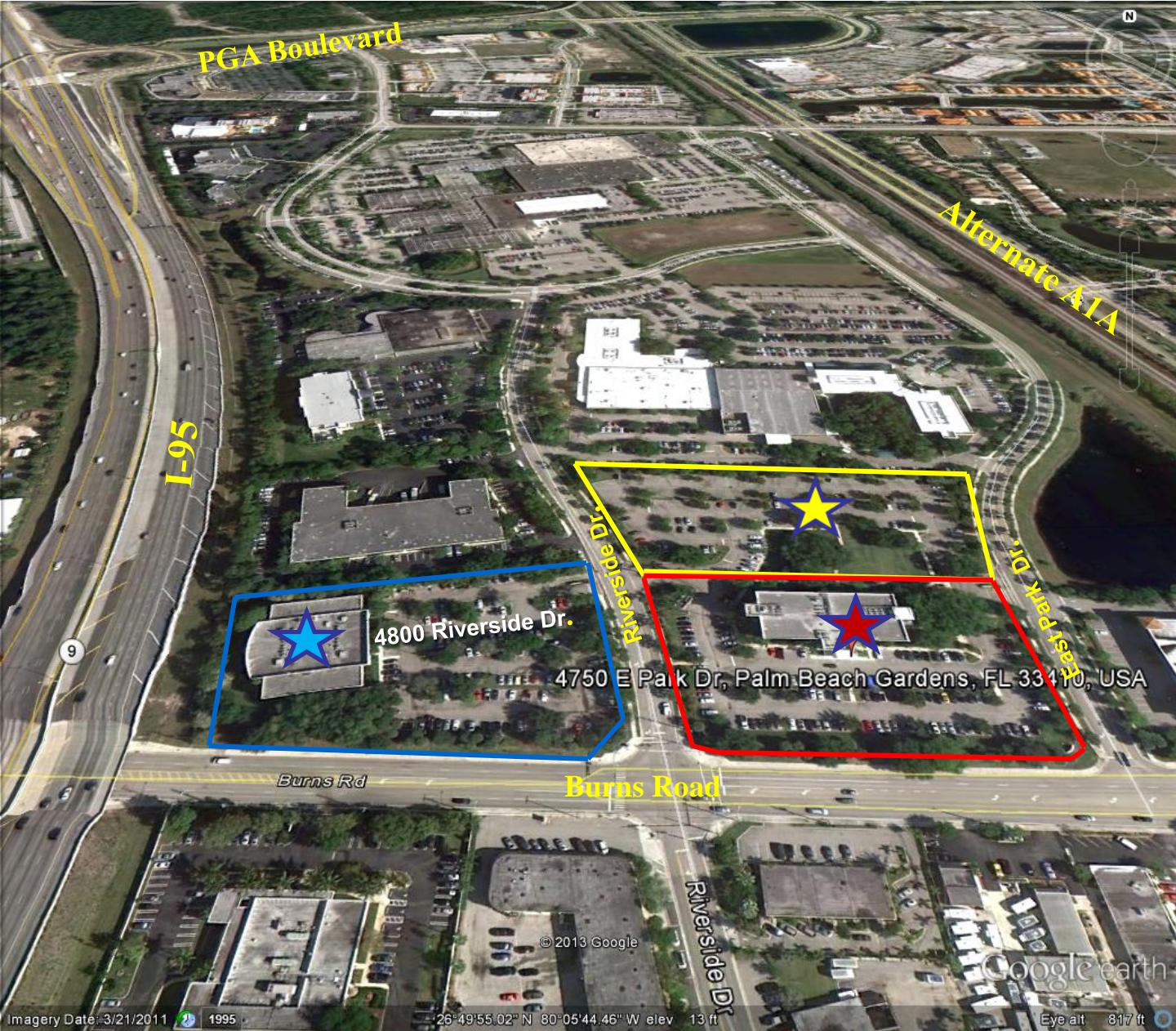
FIRST FLOOR PLAN  
SCALE 1/8" = 1'-0"



# 4800 Riverside Drive



# Office Buildings Available for Lease



Existing 50,000 sf – plus additional 50,000 sf - \$25 NNN – CAM \$4.35 psf



Existing 40,000 sf - \$24 NNN – CAM \$7.42 psf

Overall Parking 4:1

# Approved Uses

The following are uses allowed in the Northcorp PUD:

1. Retail:

- Wearing Apparel
- Toys, Sundries, Jewelry
- Camera/Photos – Picture Framing
- Florist
- Gift Shop
- Delicatessen/Bakery
- Office Equipment
- Food and Drug Sales (each food or drug store shall be limited to a maximum of 5,000 sf)
- Auto Repair – general
- Bicycle Sales and Repair
- Farm Equipment and Sales - Feed Store
- Lawn Mower Sales and Repair
- Medical and Dental Supplies Sales
- Veterinary Office and Clinic - Pet Grooming Shop – Animal Boarding Kennel

2. Service Establishments:

- Barber/Beauty Shop
- Shoe Repair
- Laundry/Dry Cleaner
- Printing/Publishing
- Travel Agency
- Professional and Business Offices
- Restaurant
- Health Club
- Data Processing
- Housekeeping and Janitorial Services
- Laboratory – general, medical, dental, or research and development

3. Art Gallery, Museum, Dance, Art or Music Studio

4. Retail sale of beer and wine, if in conjunction with restaurant or convenience store

5. Daycare Center – Public or Private School

6. Bar/Liquor Store, when approved by Resolution of the City Council

7. Laundromat

8. Carwash

9. Fraternal Organization

10. Commercial Recreation including ancillary driving ranges

11. Motion Picture Studio or Radio/Television Broadcast Studio

12. Satellite College or University

13. Church or Place of Worship

14. Automobile, RV, or Boat Storage

15. Manufacturing – tools, sporting goods, toys, furniture, orthopedic brace

16. Utilities – minor, Wireless telecommunication facilities