



For Lease
Planned State-of-the-Art Medical Office Facility

501
GLADES
ROAD
BOCA RATON, FL

PROPERTY OVERVIEW

Colliers is pleased to present the opportunity to lease medical office space in a $\pm 11,700$ square foot medical office facility in the prominent market of Boca Raton, in Southeast Florida. The facility has been designed to meet the current needs of medical offices with high ceilings and 480v electric, for adequate supply to power medical equipment. The project is part of an existing medical office park on the prominent thoroughfare of Glades Road, offering direct frontage and visibility, and is approximately 3 minutes from Baptist Health Boca Regional Hospital.

Delivery Q1 2025

Lease Rate:	Call for pricing
TI:	Generous allowance for qualified tenants
Power:	480 V Electric
Floor Plates:	1st Floor: 6,391 SF 2nd Floor: 5,346 SF
Stories:	Two
Parking:	5.8 per 1,000 sq. ft. (68 total spaces)
Frontage:	Glades Road Frontage

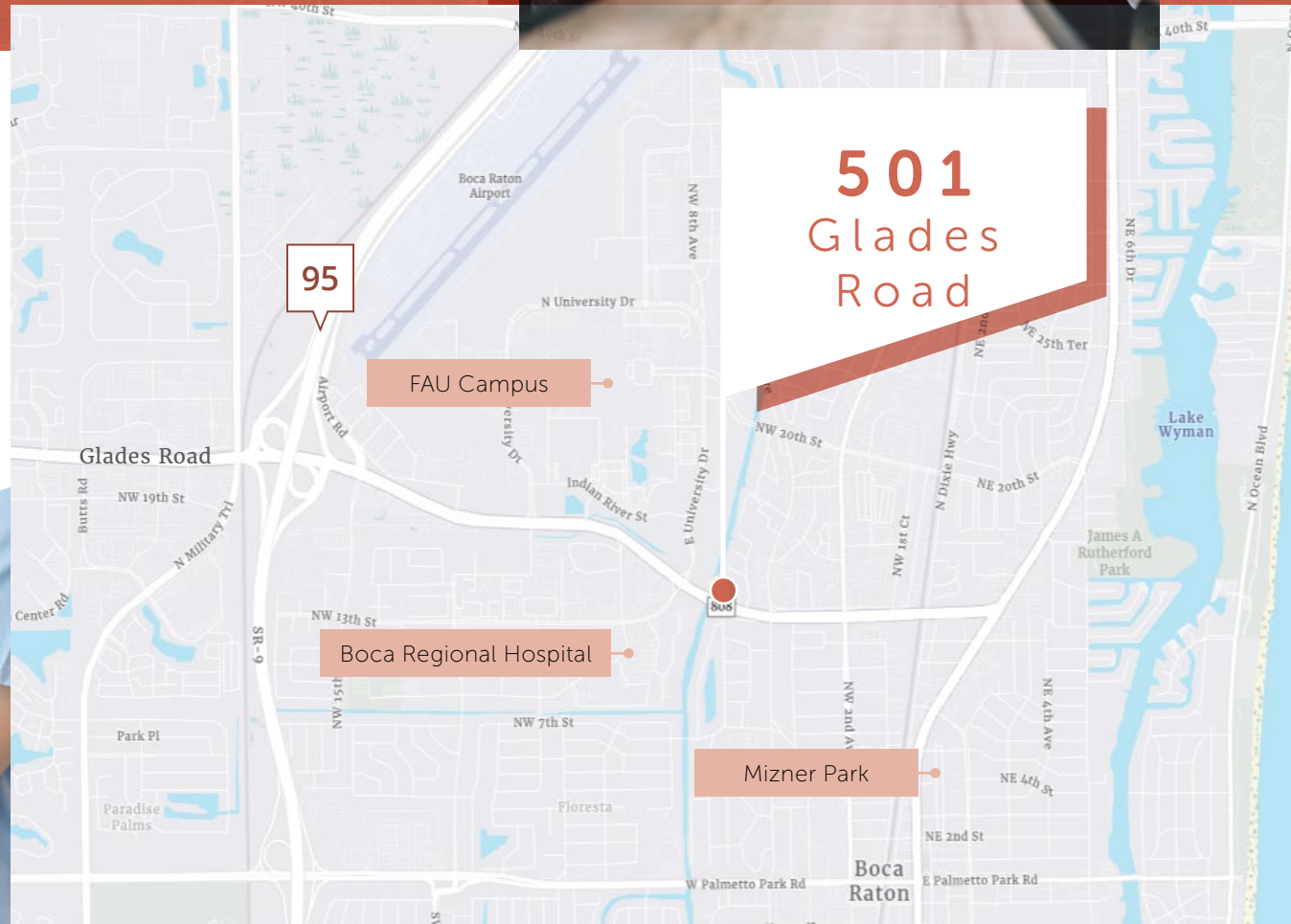


HIGHLIGHTS

- › Designed to meet medical office needs with high ceilings and 480v electric
- › Part of an existing office park
- › Strategic location with Glades Road frontage
- › Pre-construction pricing, huge savings on interior improvements and some customization for pre-leased tenants



- › Excellent access and visibility on a major east-west thoroughfare
- › Direct access to I-95 and US-1
- › East of FAU's main campus
- › 3 minutes from Baptist Health Boca Regional Hospital
- › Minutes to Glades Road retail amenities



DEMOGRAPHIC SNAPSHOT

501
Glades
Road

95

3 Miles



86,590

Total Population
2023



88,312

Projected Population
2028



\$136,000

Average Income
2023



38.9

Median Age
2023



37,071

Total Households
2023



About the Developer:

IRA Capital (www.IRACapital.com) is a private equity firm with a primary focus on the acquisition, development, and management of commercial real estate investments. With over \$1.2 Billion of assets under management and a strong track record of successfully constructing medical office buildings, IRA Capital is well positioned to execute on the development of 501 Glades.

SW Facing Aerial



Existing Building A

Location of Proposed Building B

N Facing Aerial



Existing Building A

501
Glades
Road

Location of Proposed Building B

Location of Proposed Building B



Existing Building A

Aerial View

NE Facing Aerial



Existing Building A

501
Glades
Road

SITE PLAN

- ▶ Proposed Building with Glades Road frontage
- ▶ Glades Road access/entrance
- ▶ Adjacent to existing medical office
- ▶ Parking Ratio of 5.8 per 1,000 sq. ft. (68 total spaces)



Existing Building A

Proposed Building B

501 GLADES ROAD

BOCA RATON, FL

CONTACT US

Tom Burst

561 346 4705

tom.burst@colliers.com



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