



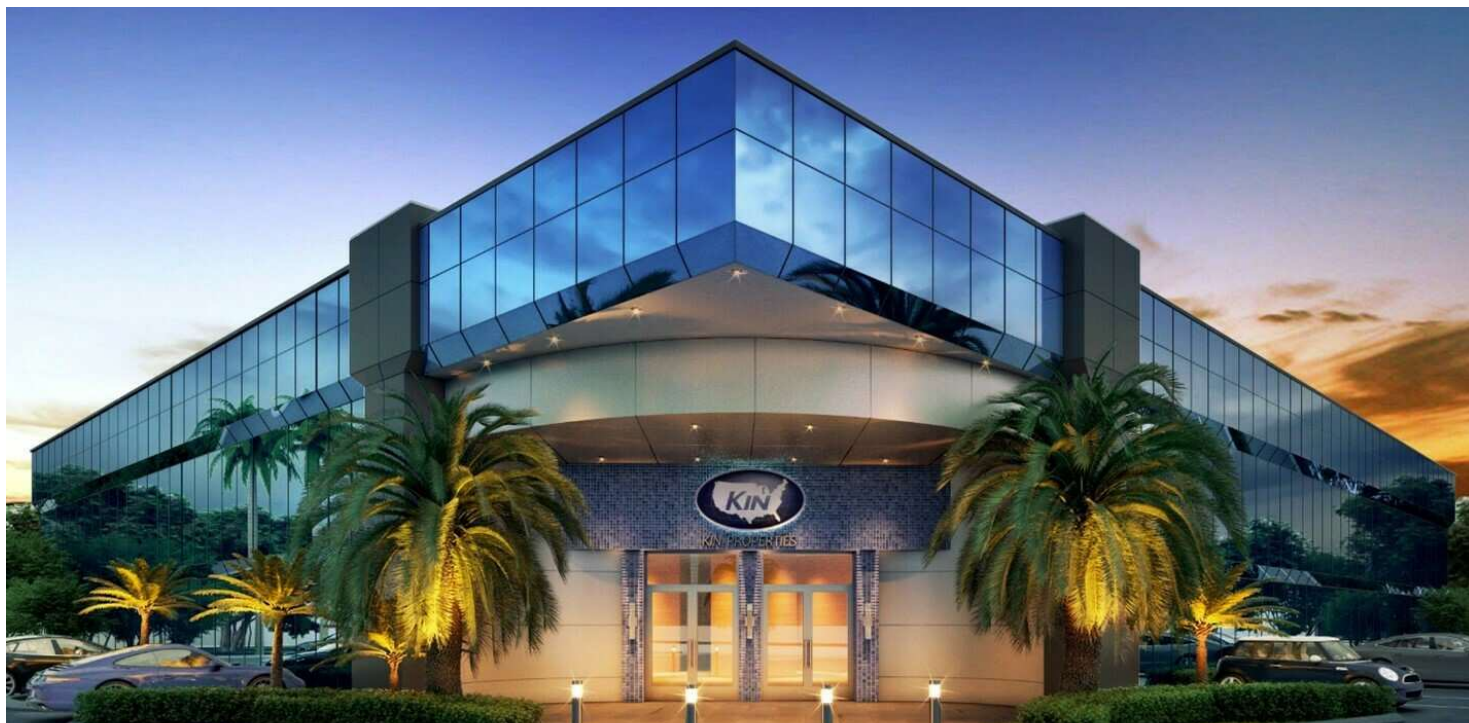
**KIN PROPERTIES**

## 185 Spanish River Boulevard Boca Raton, FL 33431

BOCA RATON, FL | OFFICE BUILDING

FOR LEASE | 3,728 SF

**\$26.00 SF/yr**



### PROPERTY DESCRIPTION

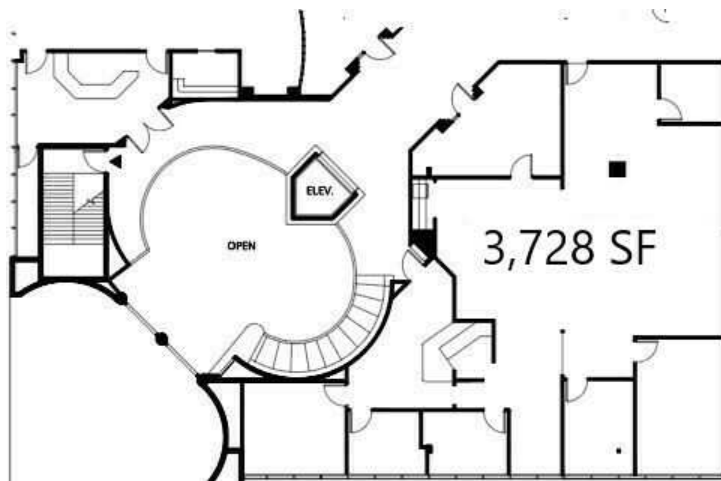
3,728 SF available on the second floor of this two-story boutique office building.

### PROPERTY HIGHLIGHTS

- 3,728 SF available on the second floor of this two-story boutique office building.
- Excellent I-95 access from Spanish River Blvd.
- Façade and restroom renovation in 2024
- Available 08/01/2026

### OFFERING SUMMARY

Available Size:	3,728 SF
Lot Size:	1.03 Acres
Lease Rate:	\$26.00 SF/yr (NN)



### BETH CALAY

561.620.9200 x121

bcalay@kinproperties.com

### DAN CORWIN

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Information shown on this flyer was furnished by sources deemed reliable and is believed to be accurate but no warranty or representation is made as to the accuracy thereof and is subject to correction. Prices subject to change without notice - Kin Properties Inc.

KINPROPERTIES.COM | 888.546.7767 | 185 NW SPANISH RIVER BLVD, SUITE 100 | BOCA RATON, FL 33431

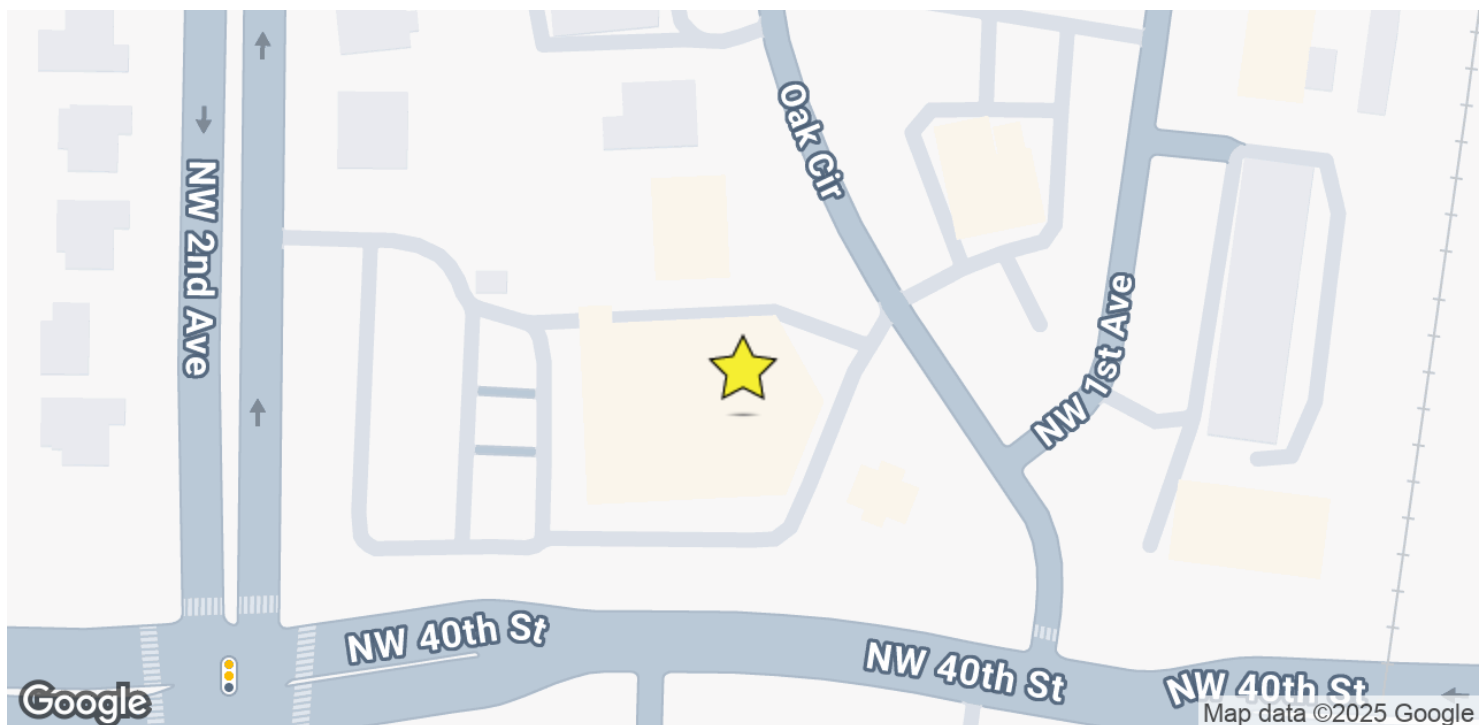
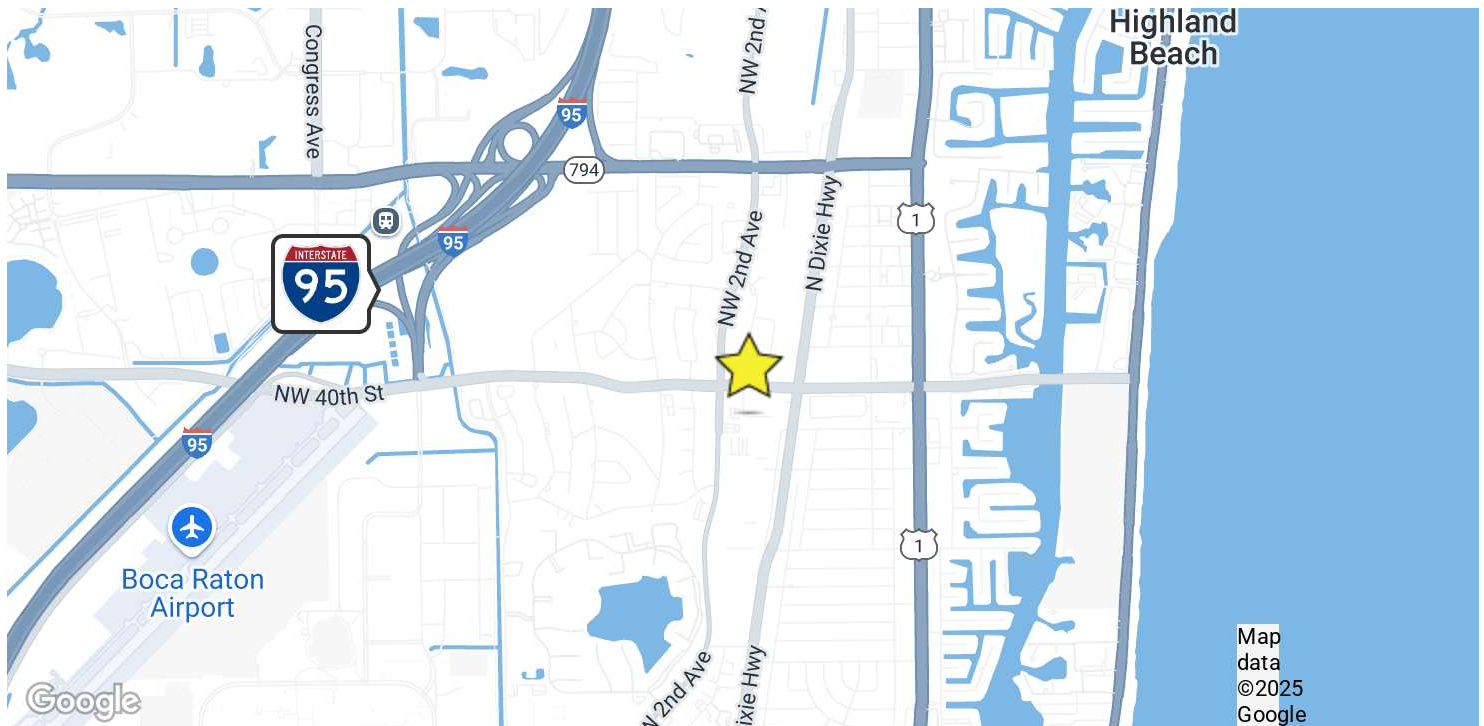


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## 185 Spanish River Boulevard Boca Raton, FL 33431

185 SPANISH RIVER BOULEVARD | OFFICE BUILDING

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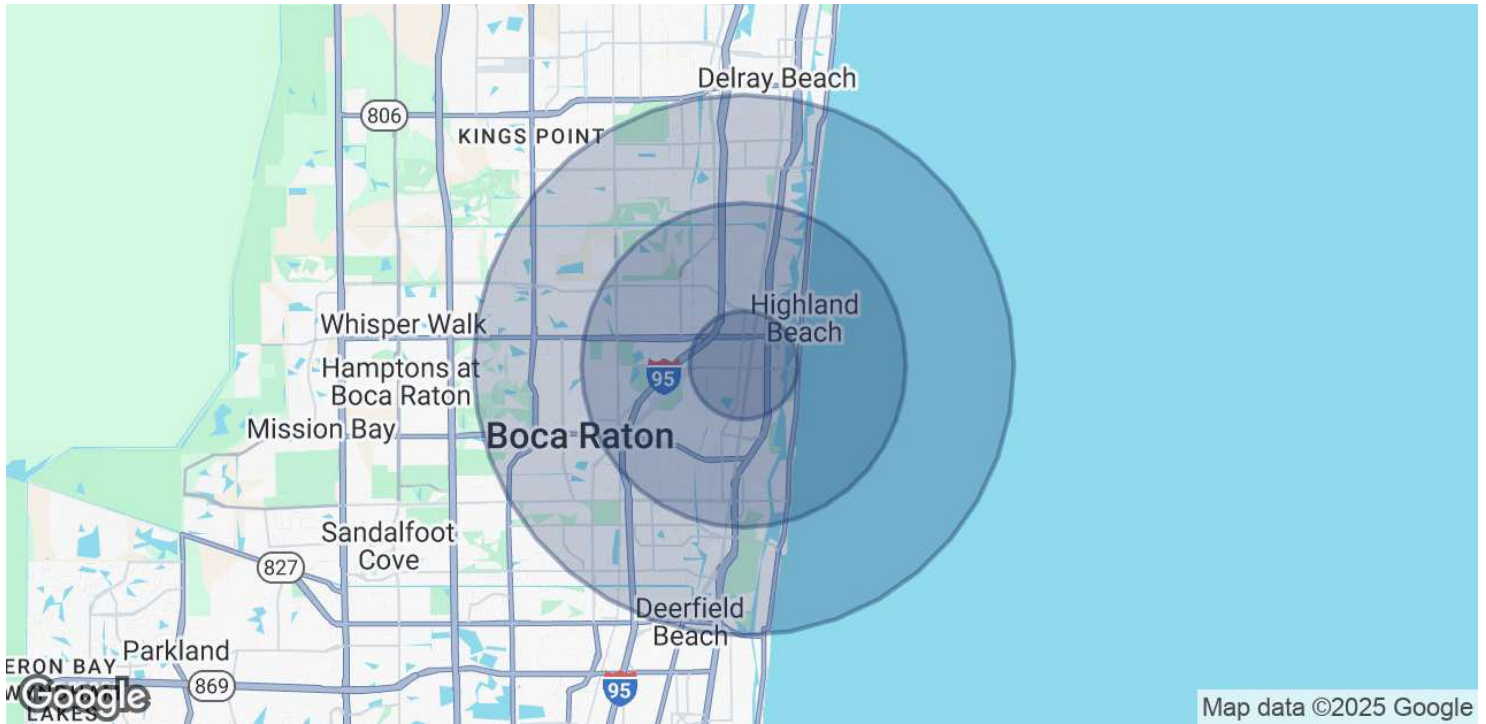
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FOR LEASE | 3,728 SF



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,607	69,046	180,692
Average Age	47	46	48
Average Age (Male)	46	45	47
Average Age (Female)	48	46	49
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,733	29,639	80,570
# of Persons per HH	2.2	2.3	2.2
Average HH Income	\$109,499	\$134,256	\$132,220
Average House Value	\$583,606	\$693,700	\$661,891

Demographics data derived from AlphaMap

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