



KIN PROPERTIES

185 Spanish River Boulevard Boca Raton, FL 33431

BOCA RATON, FL | OFFICE BUILDING

FOR LEASE | 3,728 SF

\$26.00 SF/yr

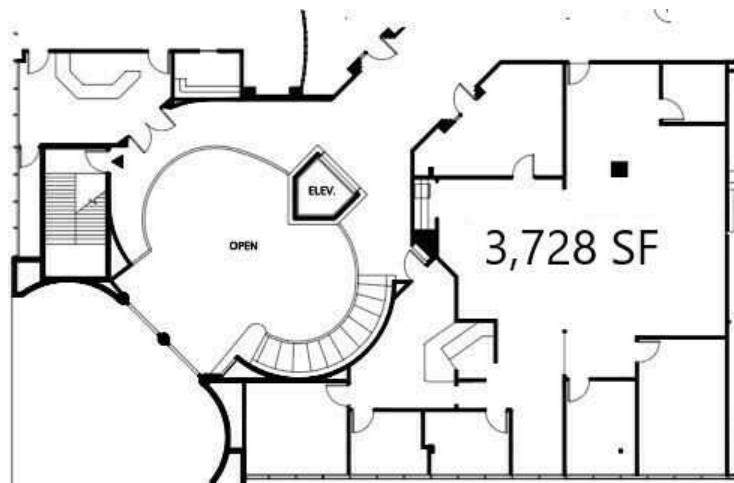


PROPERTY DESCRIPTION

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

561.620.9200 x114
dcorwin@kinproperties.com

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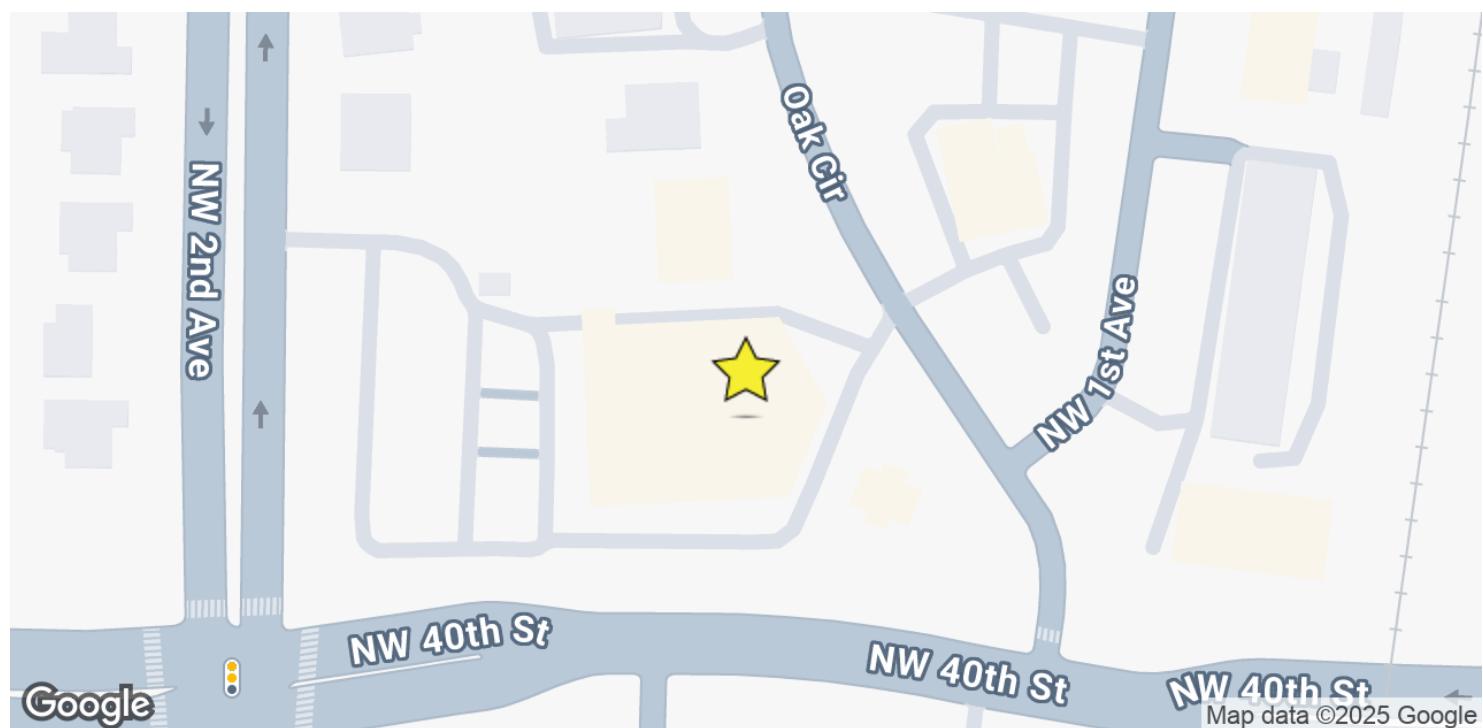
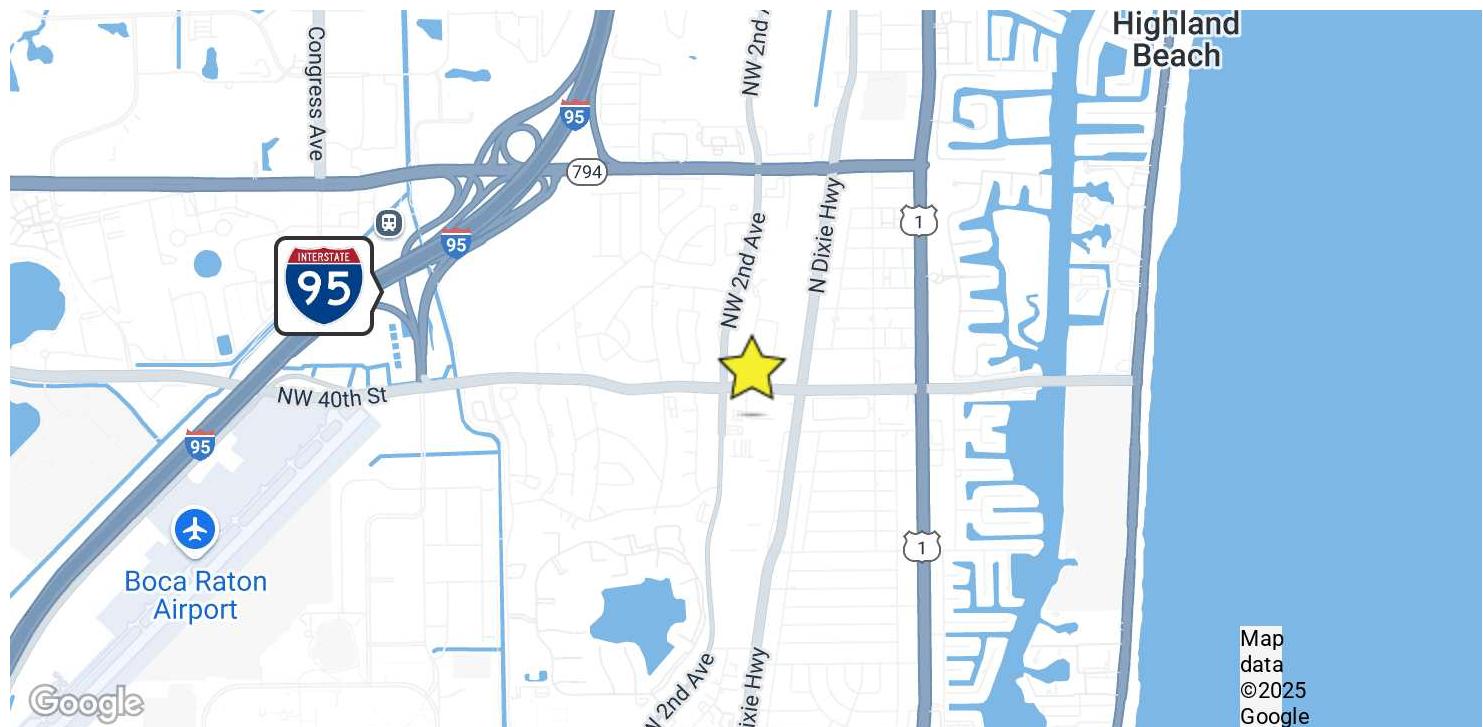


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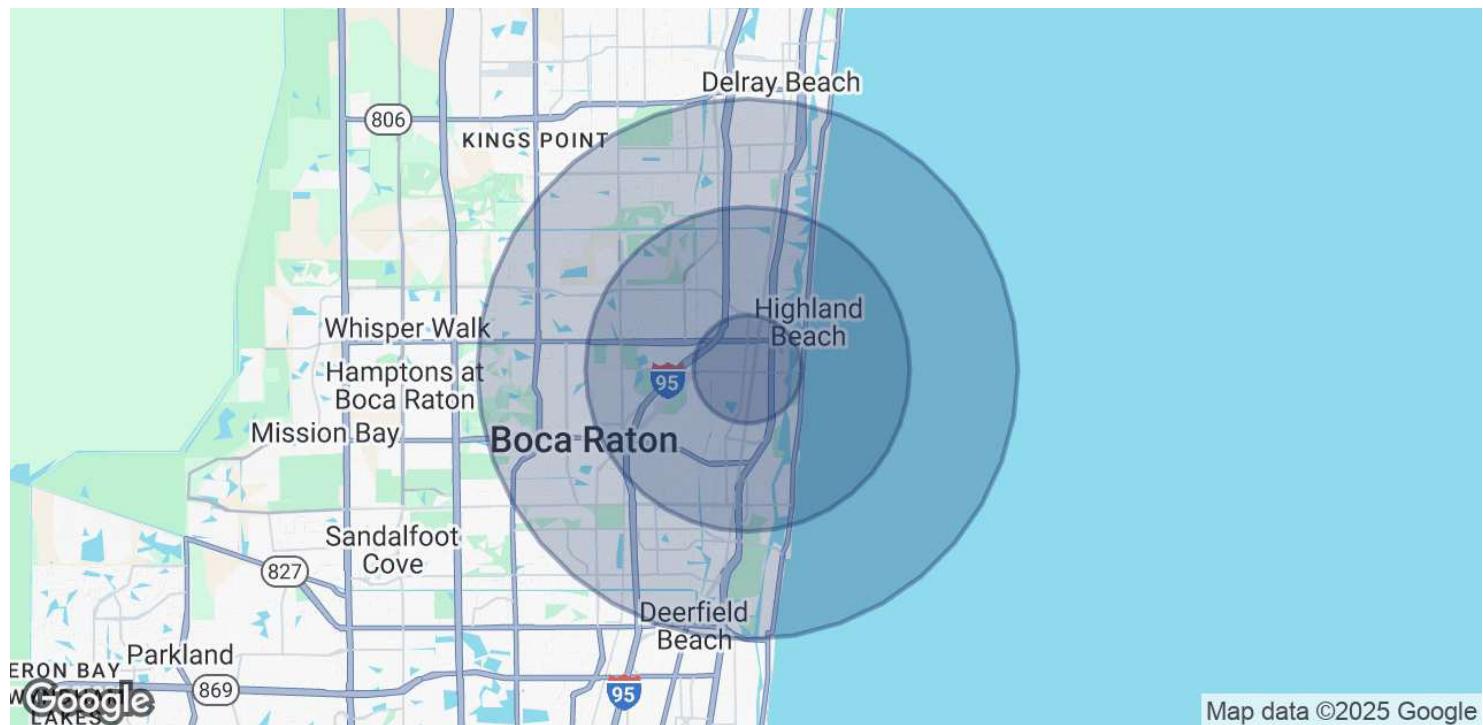


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Map data ©2025 Google

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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