

FOR
LEASE

PROFESSIONAL CENTER

**2499 GLADES ROAD,
BOCA RATON, FLORIDA 33431**

OFFICE FOR LEASE



Glades - St Andrews Professional Center is a wonderful Class A office complex located at the NE corner of Glades Rd and St Andrews Blvd. The unique "Town House" design allows for spacious floor plans and many suites have lofts. All the buildings surrounding the central parking lot, allowing for ample parking and two convenient entrances & exits. Across the street from renown Town Center Mall.

OVERVIEW

Built: 1986, renovated 2010

Buildings: 3

Total Sq Ft: 50,892

Parking: Free, central lot

Location: NE corner of Glades Rd and St Andrews Blvd, close to I-95 and the Florida Turnpike, directly across the street from Town Center Mall.

AVAILABILITY

Suite 106a: 750 sq ft

Suite 302: 1,260 sq ft

Suite 206: 1,342 sq ft

Suite 209: 1,738 sq ft

| | | | | |
|----------|--------|--------------------|------------------|-------------|
| | | SPANISH RIVER BLVD | | |
| FLORIDAS | JOG RD | GLADES RD | ST ANDREWS BLVD | I-95 |
| TURNPIKE | | PALMETTO PARK RD | TOWN CENTER MALL | MILITARY TR |

| Mile Radius | 1 | 2 | 2 |
|--------------------|-----------|-----------|----------|
| Total Population | 9,673 | 85,300 | 236,248 |
| Total Households | 4,299 | 38,641 | 107,332 |
| Daytime Population | 22,775 | 131,244 | 323,498 |
| Avg HH Income | \$115,056 | \$101,314 | \$89,801 |
| Median Age | 41 | 43 | 44 |

**ADT: 60,000 on Glades Rd,
20,000 on St Andrews combined**



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WHAT'S NEARBY

Town Center Mall
across the street

Chase Bank
across the street

CVS/Publix
.8 miles south

I-95
1.1 miles east

Turnpike:
2.1 miles west

Bank of America
.8 miles east

FedEx:
.6 miles east

Regions Bank
.7 miles east

Starbucks
.7 miles east

Boca Raton Airport
2.9 miles northeast

Florida Atlantic University
2.2 miles east



215 NORTH FEDERAL HIGHWAY | BOCA RATON | FL | 33432 | T: 561.392.8920 | F: 561.392.7729

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