

GARDENS PROFESSIONAL ARTS BUILDING

3365 BURNS ROAD, PALM BEACH GARDENS, FL 33410

Medical Office Building For Lease



PROPERTY DESCRIPTION

The Gardens Professional Arts Building is a two-story, medical office building containing 43,321 square feet. Ownership recently completed a \$1M renovation of building including a new roof, impact glass, renovated common areas, restrooms and elevator. The building has a digital access control system with 24 hour access for tenants.

LOCATION DESCRIPTION

The property is located on the north side of Burns Road between Alternate A1A and Prosperity Farms Road. Palm Beach Gardens Medical Center is located directly across the street from the property. The property is minutes from Downtown at the Gardens, the Gardens Mall, PGA Boulevard, I-95, U.S. Highway One, and Florida's Turnpike.

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
2024 Operating Expense (Est)	\$11.20/SF
Available SF:	1,441 - 2,265 SF
Lot Size:	2.02 Acres
Building Size:	43,321 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 202	\$20.00 SF/yr	1,576 SF
Suite 205	\$20.00 SF/yr	1,441 SF
Suite 206	\$20.00 SF/yr	1,902 SF
Suite 208	\$20.00 SF/yr	2,265 SF



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Lease Rate	\$20.00 SF/YR
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PROPERTY INFORMATION

Property Type	Office
Property Subtype	Medical
Lot Size	2.02 Acres
APN #	52-43-42-07-00-000-1080
Lot Frontage	196 ft
Lot Depth	449 ft

LOCATION INFORMATION

Building Name	Gardens Professional Arts Building
Street Address	3365 Burns Road
City, State, Zip	Palm Beach Gardens, FL 33410
County	Palm Beach

BUILDING INFORMATION

Building Size	43,321 SF
Building Class	B
Tenancy	Multiple
Number of Floors	2
Year Built	1986
Year Last Renovated	2021
Gross Leasable Area	43,321 SF
Load Factor	17.64
Construction Status	Existing

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	3.74
Number of Parking Spaces	160

UTILITIES & AMENITIES

Number of Elevators	1
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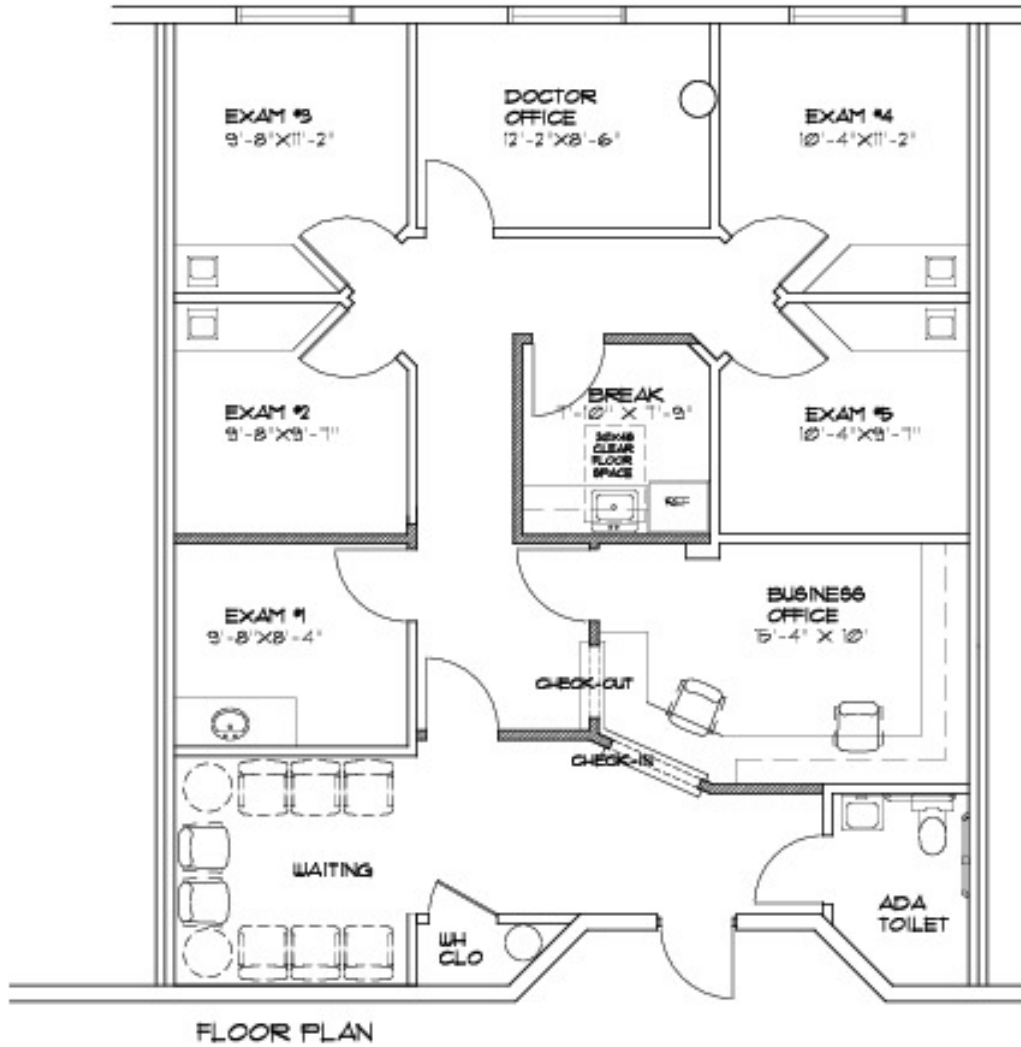
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Suite 202 - 1,576 SF

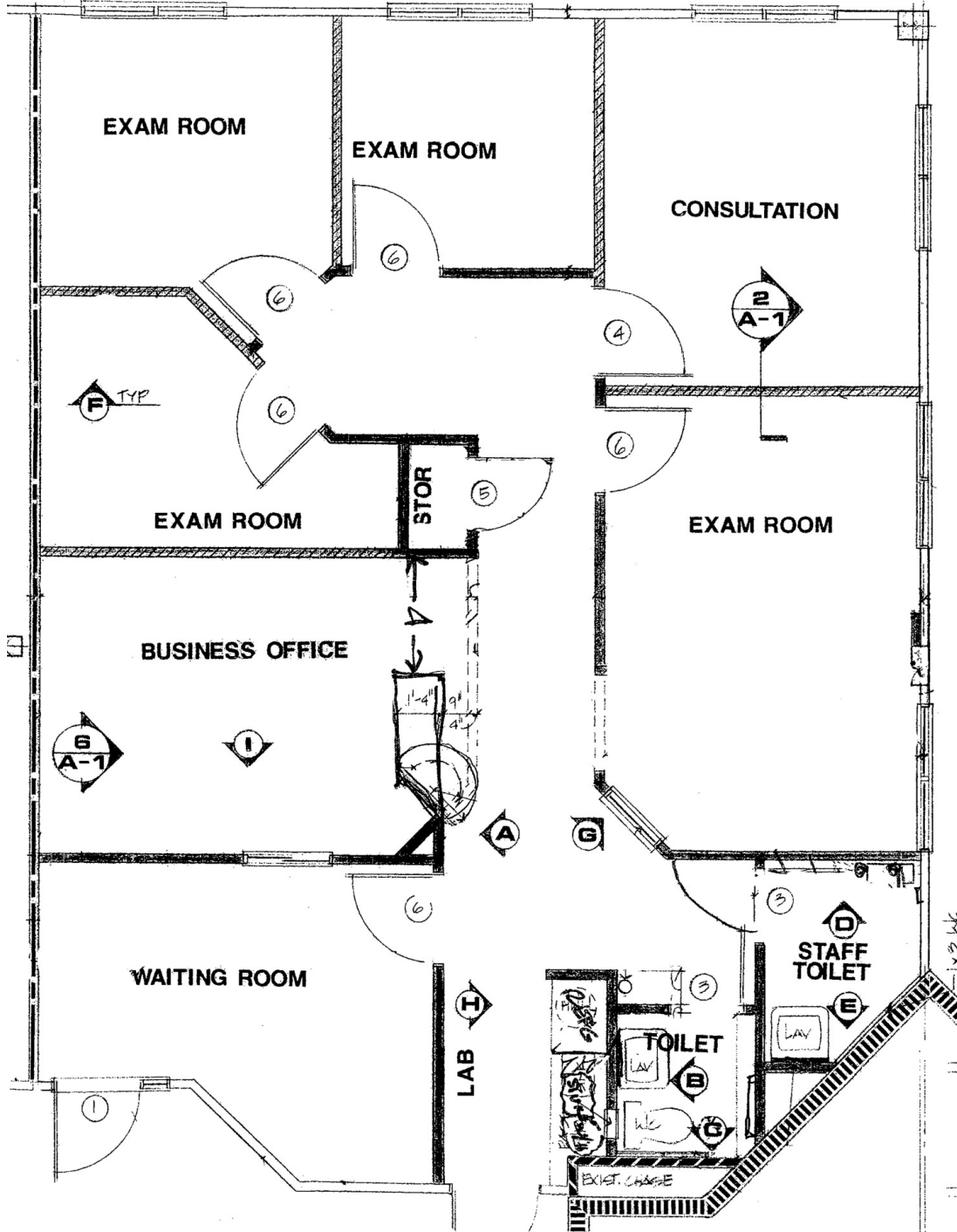


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Suite 205 - 1,441 SF

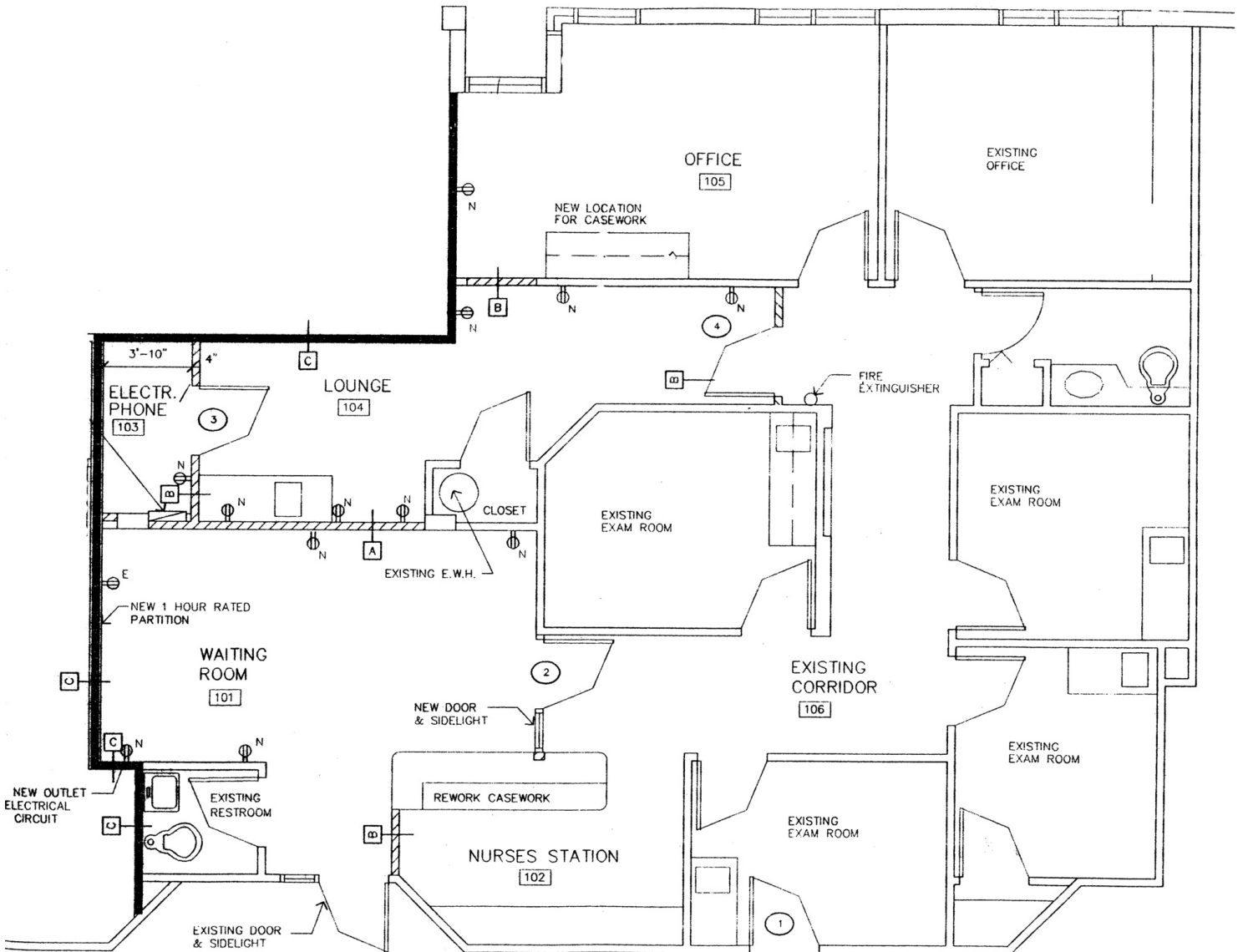


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Suite 206 - 1,902 SF

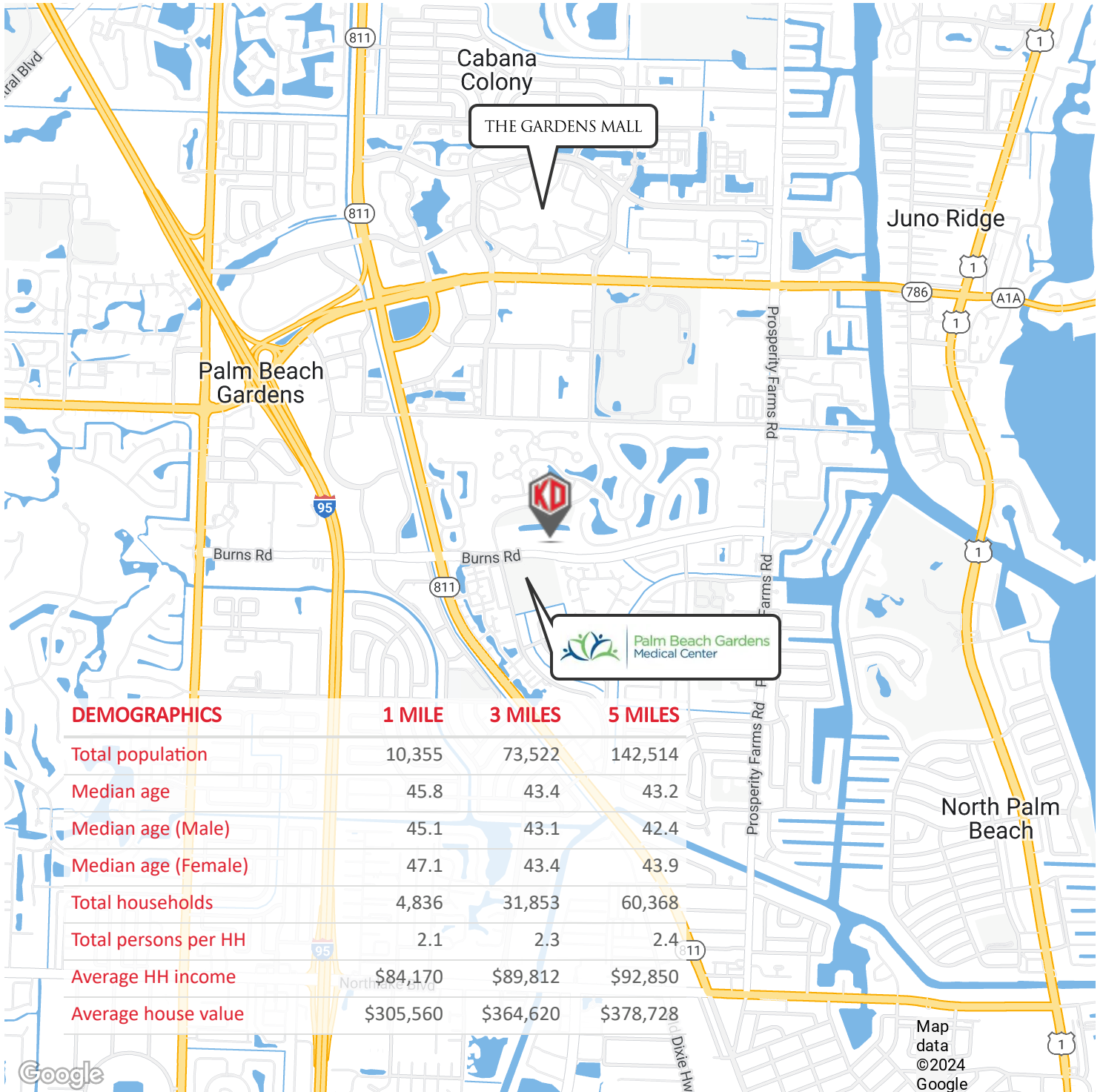


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