

# ERC BUSINESS CENTER

6450-6468 EAST ROGERS CIRCLE, BOCA RATON, FL 33487

## ERC PROPERTY BROCHURE

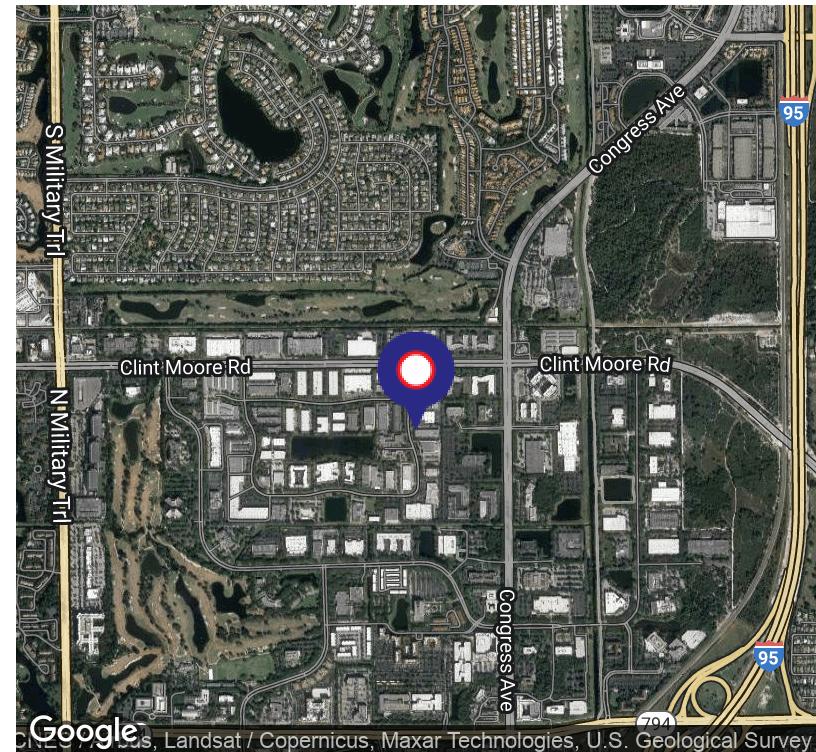


### PROPERTY DESCRIPTION

The East Rogers Circle Center is a Class A multi-tenant flex and industrial property measuring 32,554 square feet and zoned M3. The property was built in 1990 and is made up of unit sizes from 3,100 to 7,600 square feet with 20-foot ceilings in the warehouse and dock high overhead doors. Most units are 100% air-conditioned and the entire property is 3 phase electric with fully equipped fire sprinkler systems. The parking ratio is 2 spaces per 1,000 square feet, and the office/showroom build outs range from 20 – 80% of the units. The property is surrounded by exclusive, gated, luxury residential housing communities, fine dining, and high-end golf courses located in upscale Boca Raton. The property has excellent highway access and is near Clink Moore Road, a major east/west arterial roadway in southern Palm Beach County. Tenants looking for distribution centers that have an upscale image will appreciate the glass entrances and storefront exterior windows consisting of tinted fixed glass encased in metal, along with quality office finishes to match the surrounding high-end community feel.

### PROPERTY HIGHLIGHTS

- Premier corporate location in upscale Boca Raton
- Dock-high overhead doors
- 20' ceiling heights
- Fire alarms and sprinklers



### JUDY MONTELLA

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## ADDITIONAL PHOTOS



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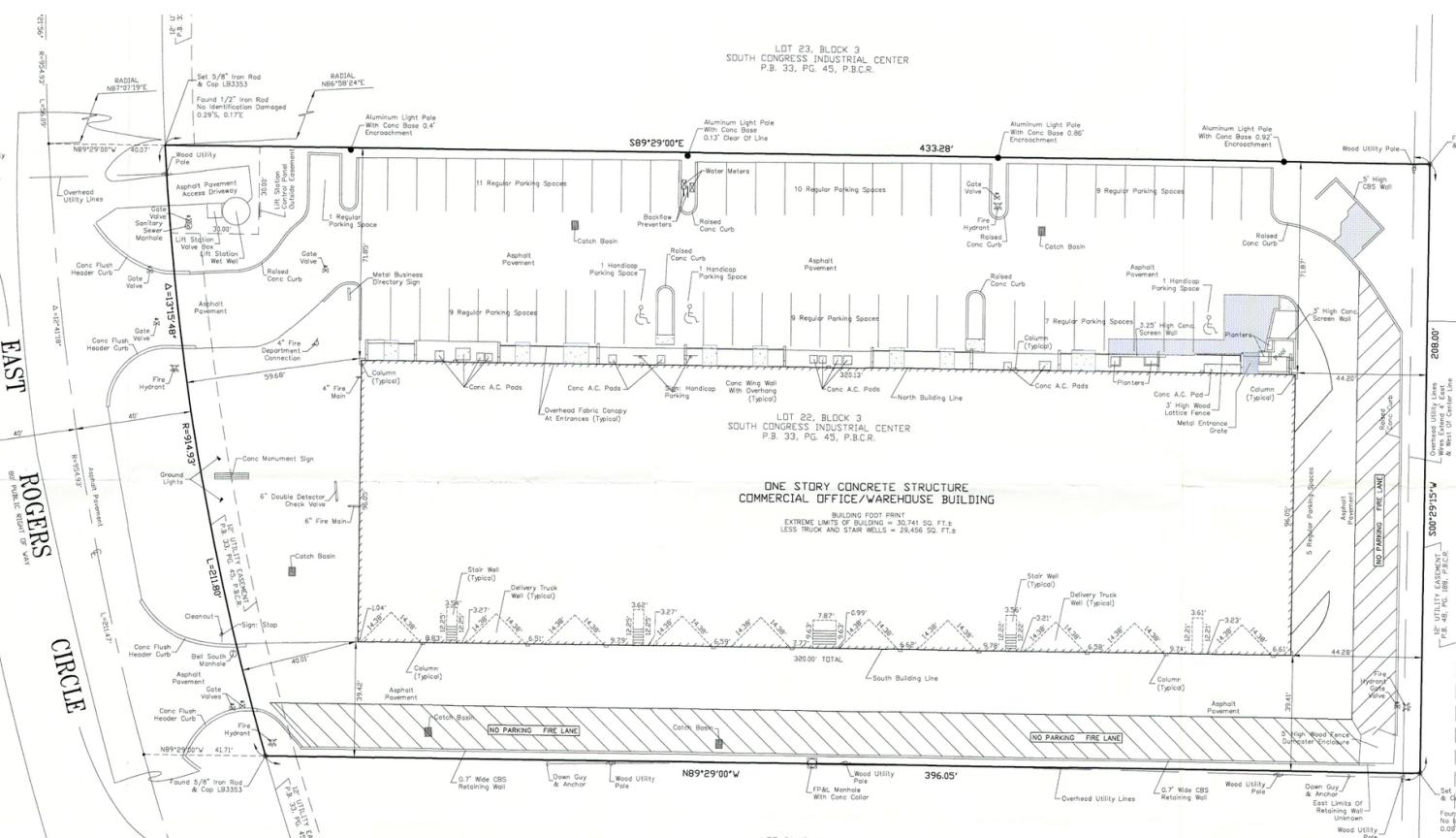
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## SITE PLAN



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