

PGA PROFESSIONAL BUILDING

4290 PROFESSIONAL CENTER DRIVE, PALM BEACH GARDENS, FL 33410

PROPERTY SUMMARY

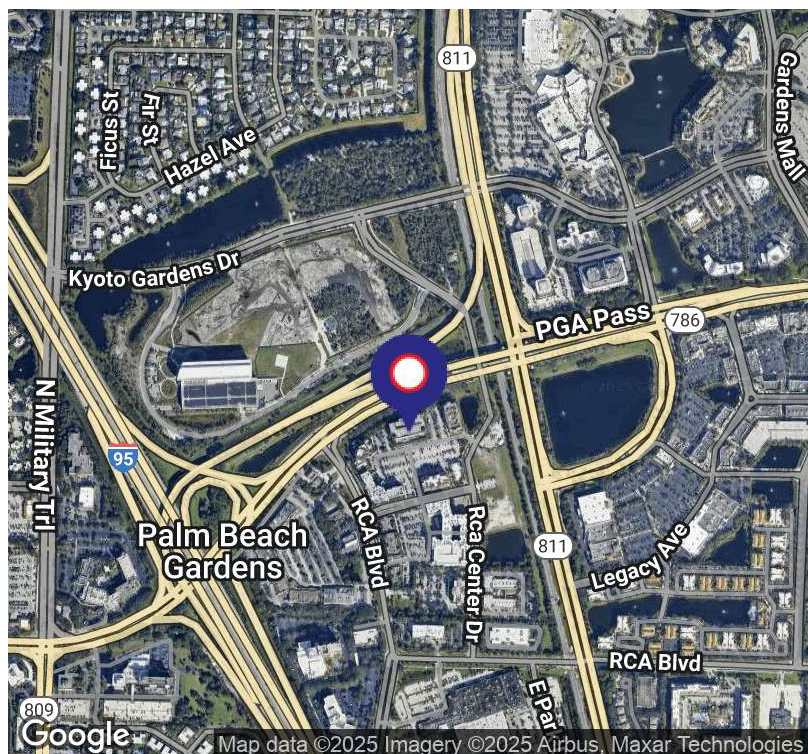


PROPERTY DESCRIPTION

The PGA Professional Building was built in 2007 and is a Class B three story office building of approximately 33,076 square feet located in the PGA Station Office Park. The property is minutes from the I-95 Expressway and PGA Boulevard interchange and less than two miles from the Florida Turnpike. The building boasts an attached parking garage with direct access to each suite of floors along with a surface parking lot providing an abundance of parking and covered parking options. Adjacent to the property is a newly constructed Marriot Residence Inn and planned development of a rail station for the Brightline Commuter Train. Surrounding amenities include the retail shopping and lifestyle centers of Downtown Palm Beach Gardens, including Legacy Place Shops. The location is near some of the area's most desirable residential communities providing a strong draw for upscale design firms and multinational corporations. The area is also known for its wide variety of shopping and dining options in the nearby Gardens Mall which is one and ½ miles from the property. The property is zoned MXD for Mixed Use.

PROPERTY HIGHLIGHTS

- Class B space with beautiful interior finishes
- Ample parking with attached garage
- Hurricane impact glass
- Fire sprinklered
- Two Elevators
- Easy access to I95 & Turnpike



JUDY MONTELLA

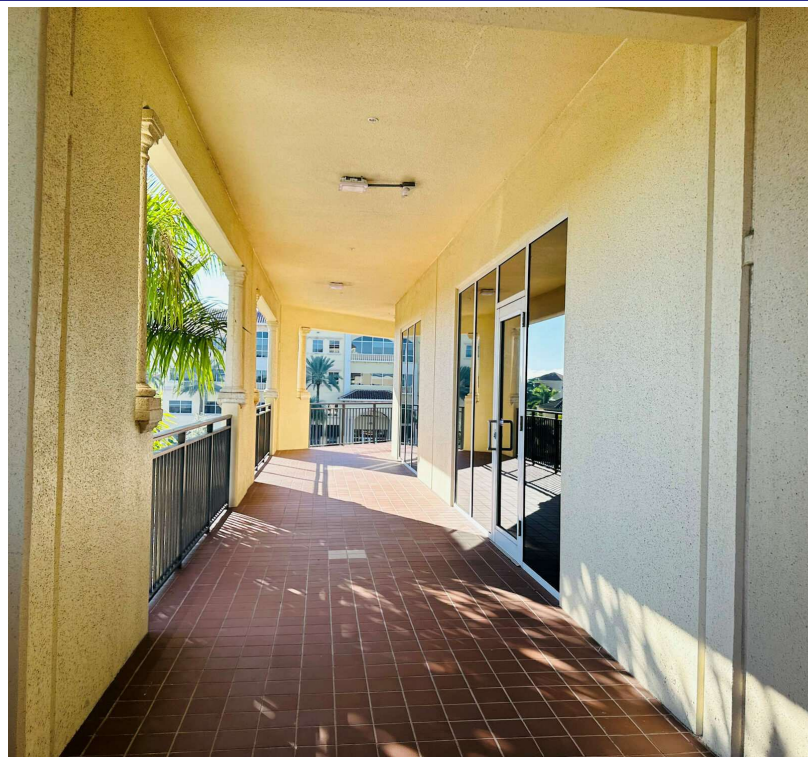
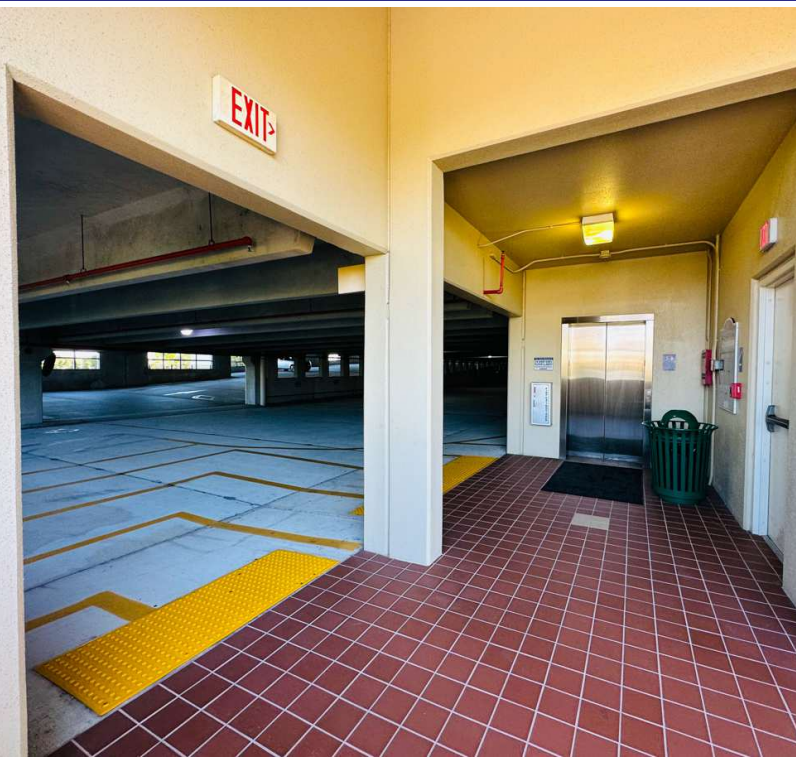
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ADDITIONAL PHOTOS



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SITE PLAN



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