

Office For Lease Palm Beach County

BOCA CORPORATE CENTRE, 7777 Glades Road, Boca Raton, FL 33434



Golf Course Views

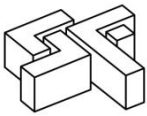
Leasing Information

Location	West Boca Raton location on NW corner of Glades Road and the Florida Turnpike with quick access to I-95.			
Availability	Approximately 320 to 1,919 square feet			
Property Amenities	<ul style="list-style-type: none"> • 73,353 square foot Class A Office Building • Floor-to-ceiling glass w/golf course, lake & courtyard views • Covered carport with abundant parking • Comcast & AT&T Fiber in building • Starbucks Coffee, FedEx Office & Shinju Japanese Buffet located on site 			
Area Highlights	<ul style="list-style-type: none"> • Approximately 2 miles to Town Center Mall with Nordstrom, Macy's, Bloomingdales, Sears, Neiman Marcus, Saks Fifth Avenue and 220 specialty stores • Close proximity to numerous hotels, shopping centers, restaurants and golf & tennis residential communities • Adjacent to the Florida Turnpike and approximately 3 miles west of I-95 			
Traffic Counts	Glades Road - 57,983 vpd (provided by Palm Beach County 2013) Florida Turnpike – 87,000 vpd (provided by FDOT 2012)			
Parking	Spaces: 330 - 4.50/1000 Parking: Covered Carport (monthly fee per availability)			
Demographics		<u>1-mile</u>	<u>3-miles</u>	<u>5-miles</u>
	Population (2014 estimate):	7,236	98,192	230,163
	Population (2019 projected):	7,855	103,175	243,418
	# of Households	3,718	43,981	97,697
	Average Income:	\$91,275	\$83,803	\$84,643
	Median Income:	\$58,379	\$57,357	\$59,300
Executive Offices Available	For more information, please call: <i>West Boca Executive Suites</i> at 561-245-4600			



Representative Tenants:

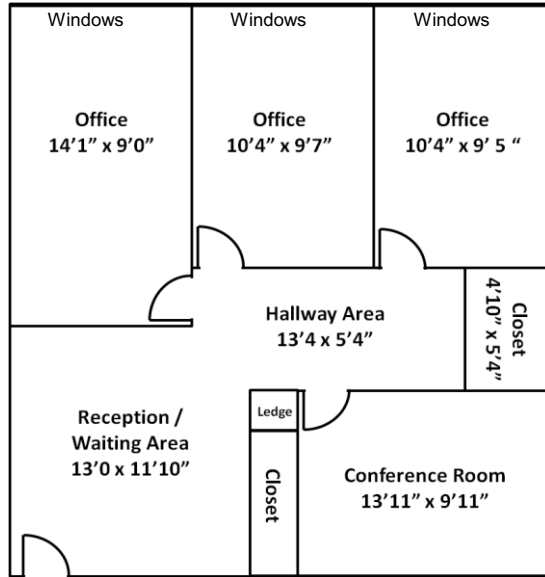




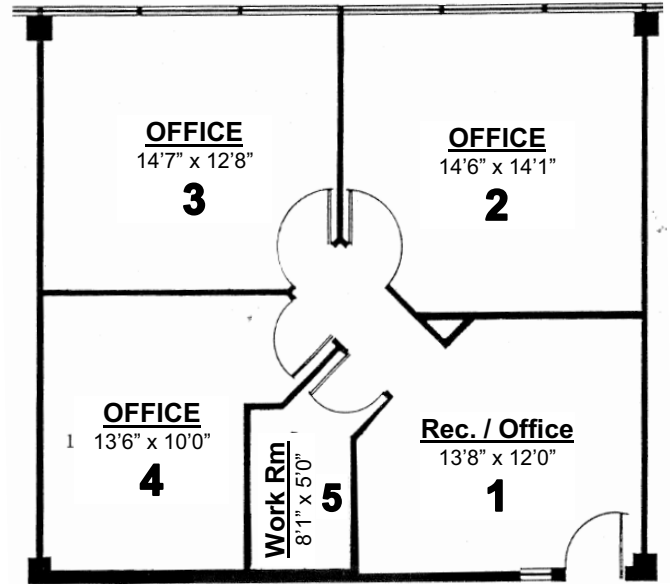
Office For Lease Palm Beach County

BOCA CORPORATE CENTRE, 7777 Glades Road, Boca Raton, FL 33434

Suite 205 (955 SF)

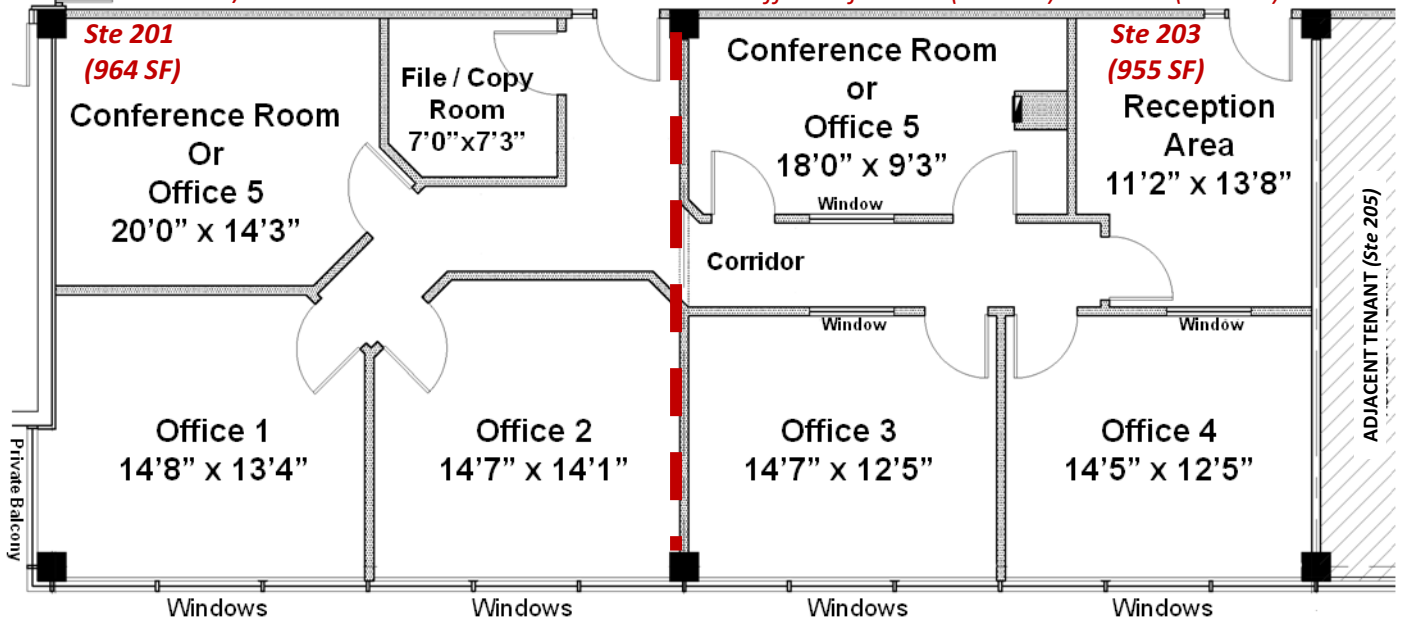


Suite 211 (955 SF)

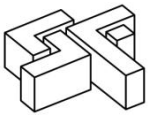


Suite 201 / 203 (1,919 SF)

Suite 201 / 203 can be subdivided to create 2 smaller offices of 955 SF (Ste 203) & 964 SF (Ste 201)



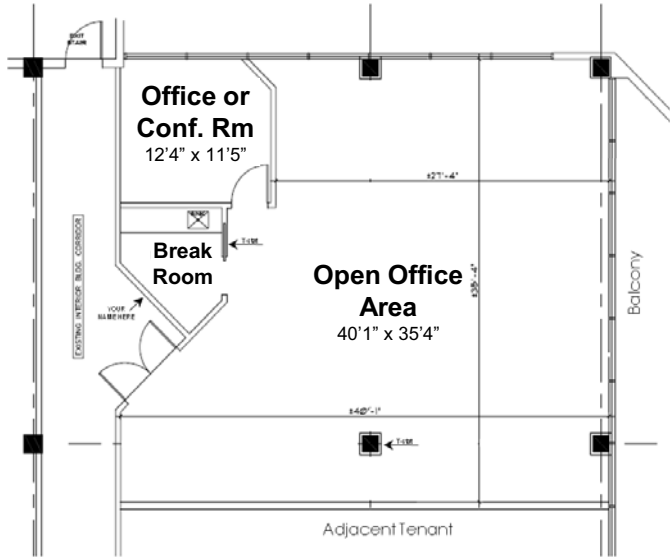
Not to scale. Sizes & configuration subject to verification.



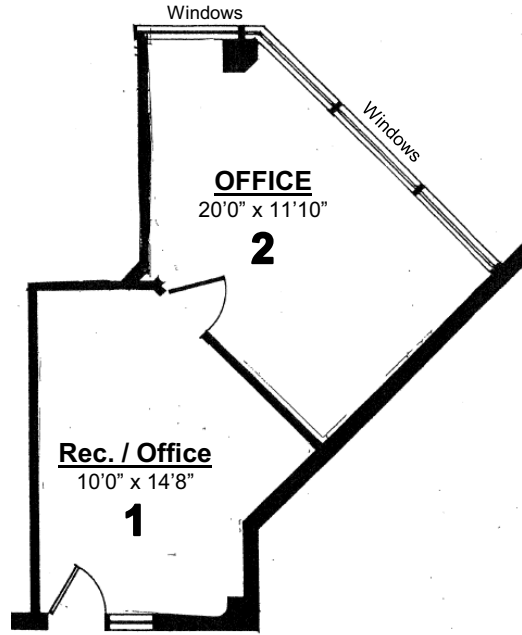
Office For Lease Palm Beach County

BOCA CORPORATE CENTRE, 7777 Glades Road, Boca Raton, FL 33434

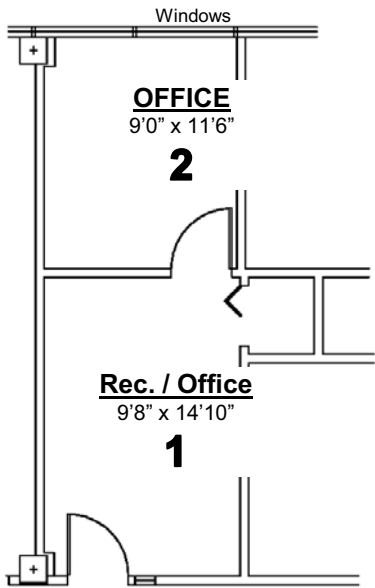
Suite 214 (1,702 SF)



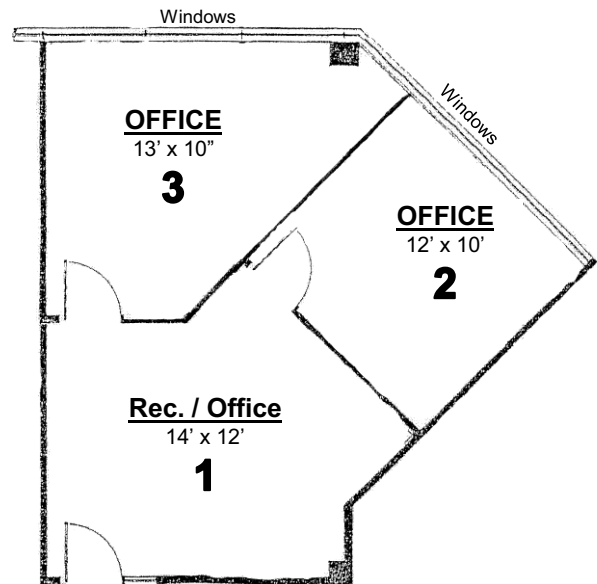
Suite 217 (470 SF)



Suite 315a (320 SF)



Suite 321 (485 SF)

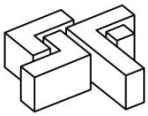


Executive Offices Available from West Boca Executive Suites For more information, please call 561-482-0181

Not to scale. Sizes & configuration subject to verification.

2200 Butts Road, Suite 300, Boca Raton, FL 33431 Fax 561-482-0181 www.sfrealty.com

Shana Pasas
spasas@sfrealty.com
561-488-9100



Office For Lease Palm Beach County

BOCA CORPORATE CENTRE, 7777 Glades Road, Boca Raton, FL 33434



AREA AMENITIES

- | | |
|-------------------------------|------------------------|
| 1 Starbucks | 10 Office Depot |
| 2 FedEx Office | 11 Party City |
| 3 Shinju Japanese Buffet | 12 Field of Flowers |
| 4 Shell Gas | 13 Bagel Works |
| 5 City Fish Market Restaurant | 14 Burger King |
| 6 Hilton Suites | 15 Holiday Inn Express |
| 7 Boca Beauty Academy | 16 Off Broadway Shoes |
| 8 SunTrust Bank | 17 Marshalls |
| 9 Public Storage Facility | 18 Home Goods |

AREA MAP

