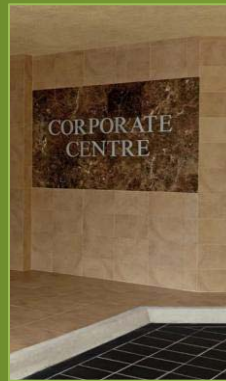


Office For Lease Palm Beach County

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



Golf Course Views

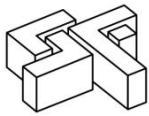
Leasing Information

Location	West Boca Raton location on NW corner of Glades Road and the Florida Turnpike with quick access to I-95.		
Availability	Approximately 647 to 1,702 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 <i>(FDOT 2014)</i>	Glades Road - 54,000 vpd Florida Turnpike - 91,000 vpd		
Parking	Spaces: 330 - 4.50/1000 Parking: Covered Carport (monthly fee per availability)		
Demographics		<u>1-mile</u>	<u>3-miles</u>
	Population (2015 estimate):	6,890	96,418
	Population (2020 projected):	7,186	100,656
	# of Households	3,641	42,880
	Average Income:	\$92,058	\$87,396
	Median Income:	\$50,466	\$59,135
Executive Offices Available	For more information, please call: <i>West Boca Executive Suites at 561-245-4600</i>		



Representative Tenants:



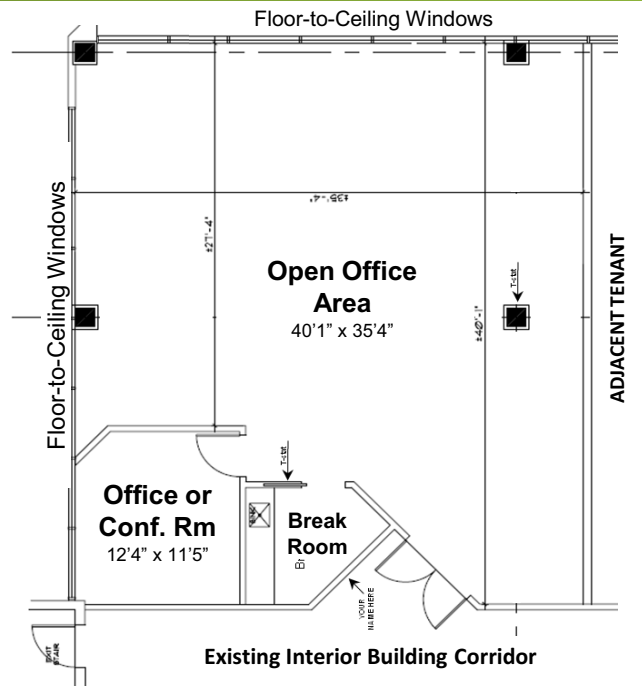


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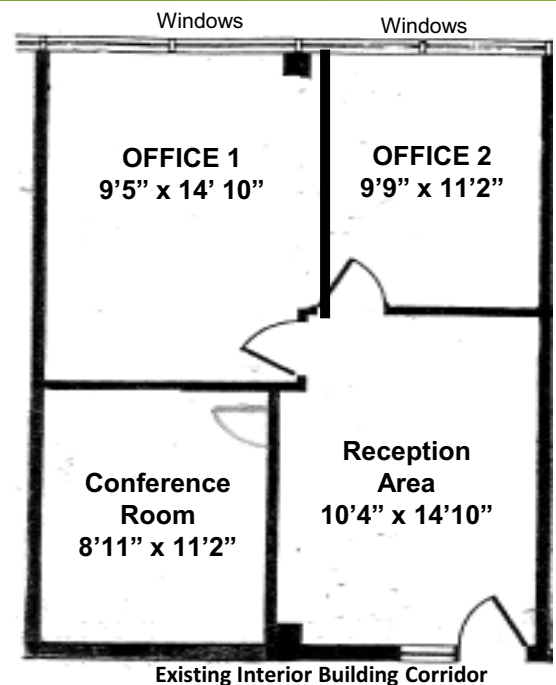
Suite 214 (1,702 SF)

- 1,702 SF
- 1 Office/Conference Room
- Break Room
 - Sink w/disposal, small refrigerator area, upper & lower cabinets
- Open bullpen area
- Tenant controls own air conditioning 24/7
- Solid wood double-door entrance
- Overlooking courtyard area with lake and golf course views
- End unit with floor-to-ceiling windows on 2 walls

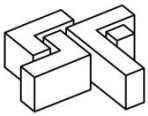


Suite 309 (647 SF)

- 647 SF
- 2 Windowed Offices
- Interior Conference Room
- Reception Area with built-in desk
- Close proximity to floor elevator lobby and common area restrooms



Not to scale. Sizes & configuration subject to verification.



Office For Lease Palm Beach County

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

BUILDING PHOTOS



Building Lobby



Courtyard Area



Elevator Area



Golf Course Views

PROPERTY AMENITIES



Starbucks Coffee



Covered Parking



FedEx Office



Shinju Japanese Buffet

EXECUTIVE OFFICES

Provided By: West Boca Executive Suites



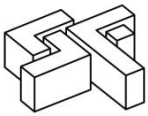
**For more information on Executive Suites availability
or the services they provide, please call**

561-245-4600

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



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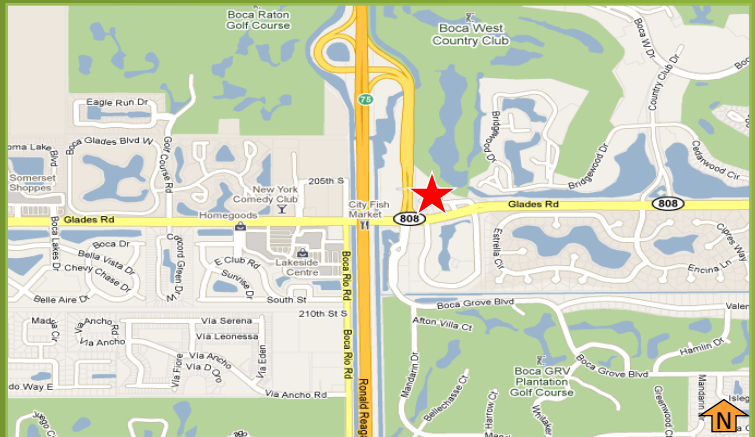
BOCA CORPORATE CENTRE, 7777 Glades Road, Boca Raton, FL 33434



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



Traffic Counts provided by FDOT.