

# Office For Lease Palm Beach County

## BANK OF AMERICA, 2000 Glades Road, Boca Raton, FL 33431



Building Lobby

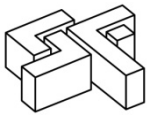
### Leasing Information

<b>Location</b>	Heart of Glades Road corridor, 1 <sup>st</sup> traffic light west of I-95 with quick access to the Florida Turnpike.			
<b>Availability</b>	497 - 1,371 SF			
<b>Property Amenities</b>	<ul style="list-style-type: none"> <li>• 45,120 SF Class A Office Building w/On-site banking facility</li> <li>• Restroom renovations in progress</li> <li>• Covered carport with abundant open parking</li> <li>• Features floor-to-ceiling glass</li> <li>• On-site building engineer</li> <li>• Comcast and AT&amp;T in building, along with fiber</li> </ul>			
<b>Area Highlights</b>	<ul style="list-style-type: none"> <li>• Easy access to I-95 via Glades Road and approximately 3 miles east of the Florida Turnpike</li> <li>• Within walking distance to 4 hotels, popular restaurants and shopping destinations</li> <li>• Close to Town Center Mall which is anchored by Nordstrom, Macy's, Bloomingdale's, Sears, Neiman Marcus, Saks Fifth Avenue and 220 specialty stores</li> <li>• Near Florida Atlantic University, Boca Raton Hospital and Boca Raton Executive Airport</li> </ul>			
<b>Traffic Counts</b>	Glades Road – 70,403 vpd <i>(2015 - Palm Beach County)</i>	Interstate 95 - 166,000 vpd <i>(2015 - FDOT)</i>		
<b>Parking</b>	Spaces: 226 - 3.81/1000			
<b>Demographics</b>		<u>1-mile</u>	<u>3-miles</u>	<u>5-miles</u>
	Population (2015 estimate):	8,907	86,938	243,917
	Population (2020 projected):	9,135	90,955	258,908
	# of Households	3,771	37,611	112,371
	Average Income:	\$84,622	\$92,527	\$83,646
	Median Income:	\$65,308	\$62,835	\$55,305



### Representative Tenants:



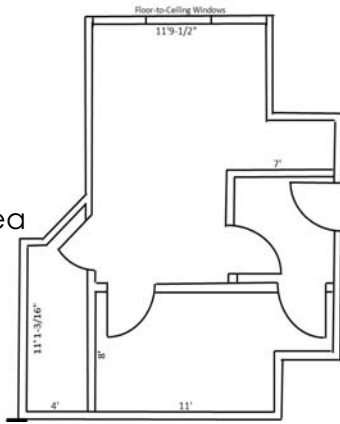


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## BANK OF AMERICA, 2000 Glades Road, Boca Raton, FL 33431

### Suite 214

- 497 LSF
- Windowed Office
- Entrance Area
- Separate Waiting Area
- Closet / File Room
- Avail. with 30 days notice



### Suite 301

- 1,371 LSF
- 2 Windowed Offices
- Conference Room
- Reception Area
- Large Open Work Area
- Avail. 1<sup>st</sup> Quarter 2016



All sizes & configurations subject to verification.



Fronting Glades Road just west of Interstate 95