

Office For Lease Palm Beach County

THE GALLERY CENTER, 604-622 Banyan Trail Boca Raton, FL 33431



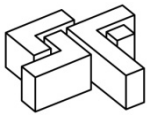
Leasing Information

Location	From I-95, exit Glades Road (west), turn right (north) on Butts Road, turn left (north) on Military Trail, turn right (east) on Banyan Trail and follow signs to Gallery Center			
Availability	Office Space:	Approx. 3,368 – 7,781 SF		
	Gallery Space:	Approx. 3,780 SF		
Property Amenities	<ul style="list-style-type: none"> • Suites are separately metered for electric/HVAC • On-site USPS post office facility • Abundant parking • On-site art galleries and sculpture garden 			
Area Highlights	<ul style="list-style-type: none"> • Half a mile north of Glades Road off Military Trail with easy access to I-95 and Florida Turnpike • Close proximity to numerous hotels, golf and tennis residential communities, restaurants and shopping centers • Close proximity to Town Center Mall anchored by Nordstrom, Macy's, Bloomingdale's, Sears, Neiman Marcus, Saks Fifth Avenue and 220 specialty stores • Near Florida Atlantic University, Boca Raton Community Hospital and Boca Raton Executive Airport 			
Traffic Counts (2011)	Military Trail – 41,701 vpd / Interstate 95 - 190,500 vpd			
Parking	Spaces: 225 spaces - 3.51/1000			
Demographics		<u>1-mile</u>	<u>3-miles</u>	<u>5-miles</u>
	Population (2011 estimate):	2,937	77,142	219,030
	Population (2016 projected):	3,090	80,287	224,482
	# of Households	784	33,669	105,073
	Average Income:	\$126,840	\$97,536	\$86,444
	Median Income:	\$91,212	\$65,039	\$54,927



Representative Tenants:

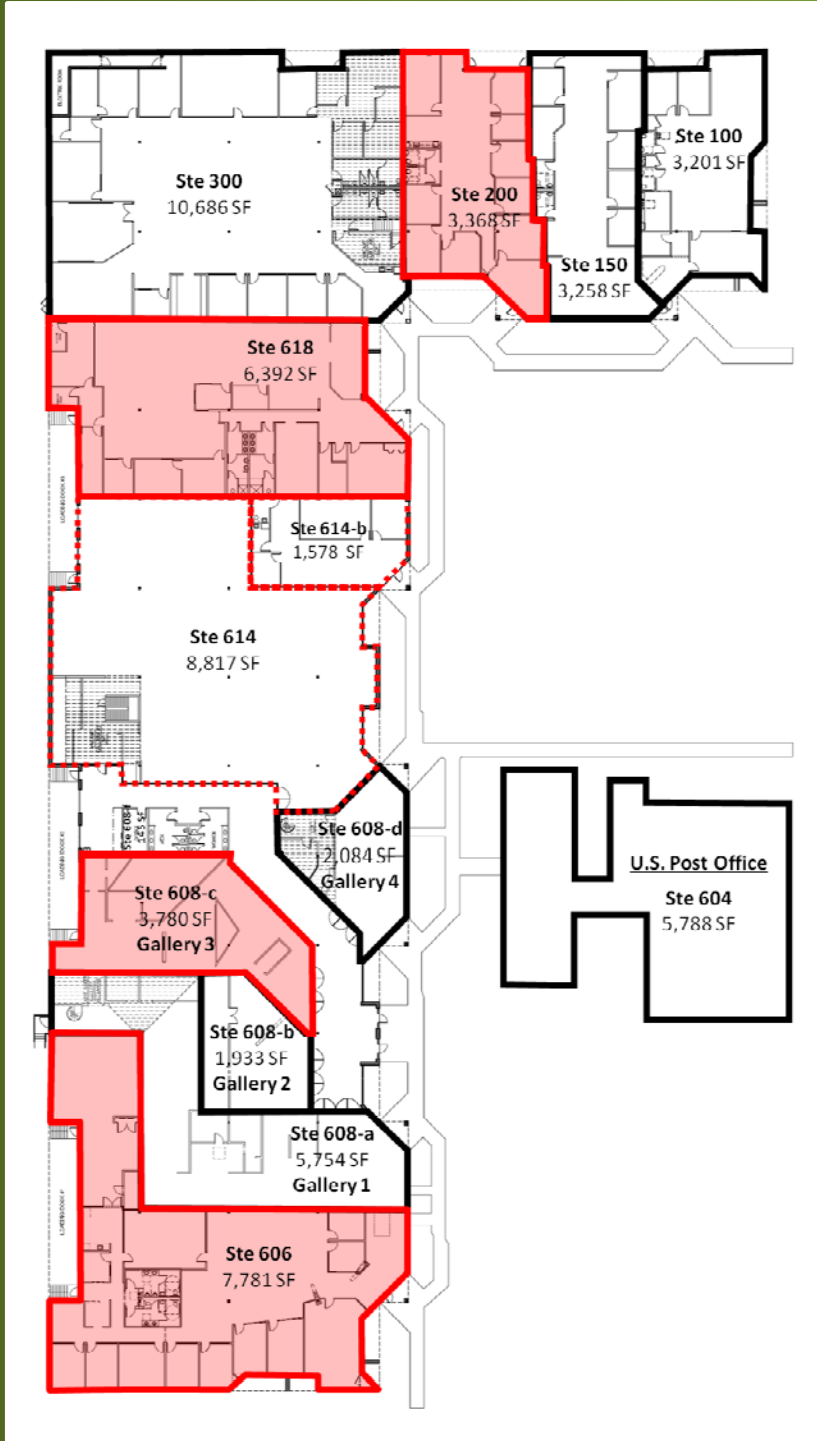




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OFFICE TENANTS

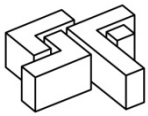
SUITE	TENANT	SQFT
100	Atlantic & Pacific Assoc. Mgmt	3,201
150	Atlantic & Pacific Assoc. Mgmt.	3,258
200	Available	3,368
300	Omni Automotive South	10,686
606	Available	7,781
614	Available – LEASE PENDING	8,817
614-b	Available – LEASE PENDING	1,578
618	Available	6,392
TOTAL		45,081

FINE ART GALLERIES

SUITE	Gallery No.	GALLERY TENANT	SQFT
608-a	1	Elaine Baker Gallery	5,754
608-b	2	Stewart Fine Art, Inc.	1,933
608-c	3	Available	3,780
608-d	4	Griffin Gallery	2,084
608-f	n/a	Finsilver Freidman Office	145
TOTAL		13,696	

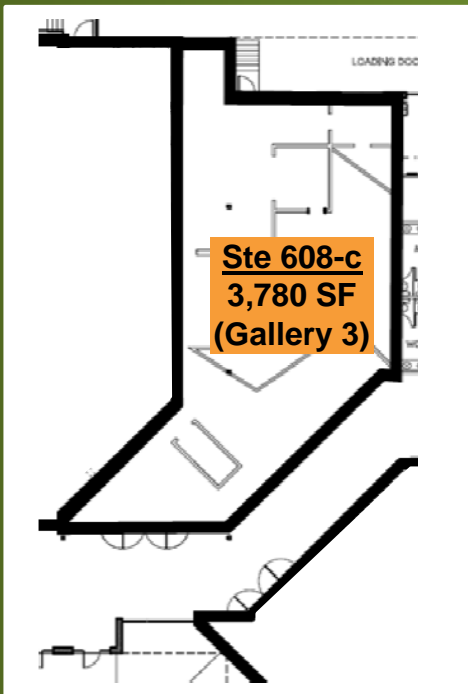
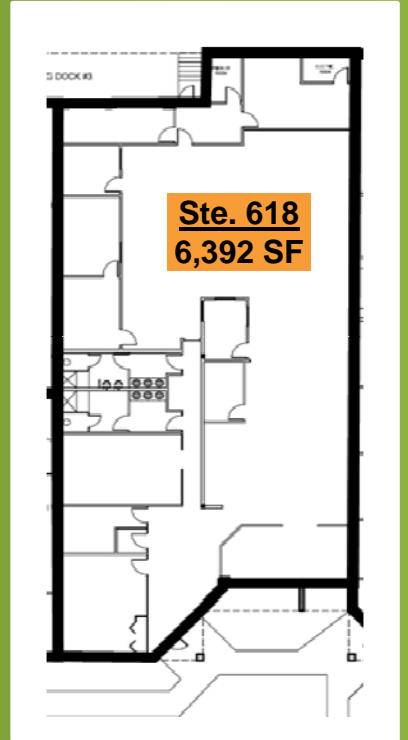
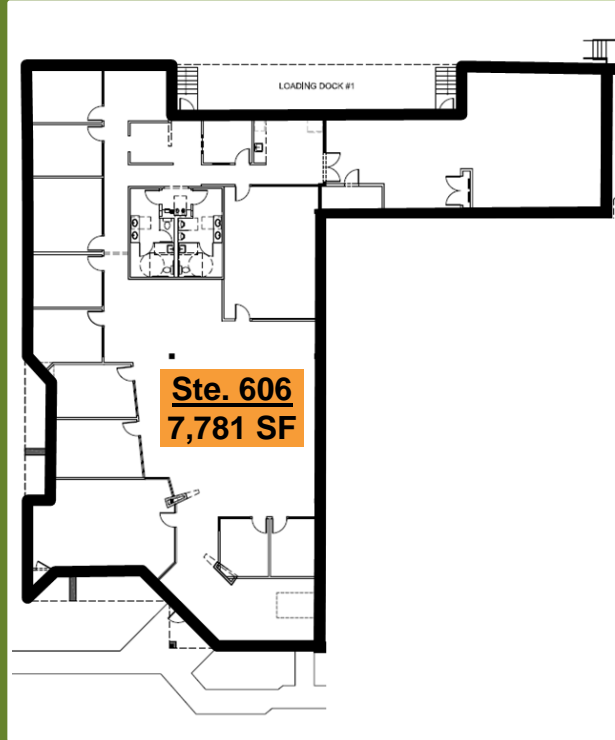
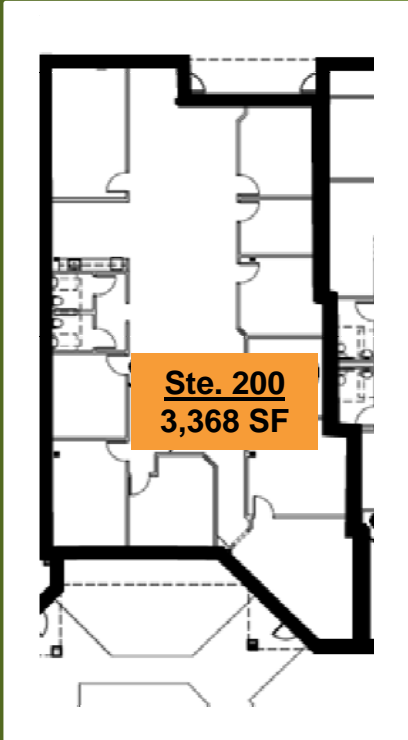
OUTPARCEL

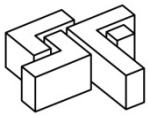
SUITE	TENANT	SQFT
604	U.S. Post Office	5,788



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Located just off the intersection of Banyan Trail and Military Trail

