

Office For Lease Palm Beach County

2200 BUTTS, 2200 Butts Rd., Boca Raton, FL 33431



Leasing Information

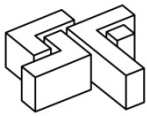
Location	Located on Butts Road between Glades Road and Military Trail, just west of Interstate 95			
Availability	Approximately 1,644 SF w/a corner office and balcony access			
Property Amenities	<ul style="list-style-type: none"> • New 31,000 SF Class "A" LEED registered Platinum Level office building • Floor-to-ceiling Miami-Dade approved impact glass • Covered parking with electric vehicle plug-in stations • Bike racks and on-site shower/changing room available for tenant use • Fiber optic cable in building with AT&T and Comcast • Two 150kW back-up generators providing approximately 80% building function • 24/7 security cameras & swipe card access to each floor • Individual tenant controls for HVAC 			
Area Highlights	<ul style="list-style-type: none"> • Easy access to I-95 via Glades Road and approximately 3 miles east of the Florida Turnpike • Within walking distance to popular restaurants and shopping destinations • Close to Town Center Mall anchored by Nordstrom, Macy's, Bloomingdale's, Sears, Neiman Marcus and Saks Fifth Avenue • Near Florida Atlantic University, Boca Raton Hospital and Boca Raton Executive Airport 			
Parking	Spaces: 114 - 3.6/1000			
Demographics		<u>1-mile</u>	<u>3-miles</u>	<u>5-miles</u>
	Population (2011 estimate):	8,165	81,942	230,714
	Population (2016 projected):	8,505	85,171	236,668
	# of Households	3,123	35,792	108,489
	Average Income:	\$107,844	\$99,376	\$85,931
	Median Income:	\$78,474	\$67,112	\$55,109



Representative Tenants: WWG Victory Wholesale Group

Schmier & Feurring Properties, Inc.

This Information was obtained from sources we consider reliable. We cannot, however, be responsible for errors, omissions, prior sale, withdrawal from market, or change in price.



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LEED Registered with a Certification Goal of PLATINUM

WHAT DOES IT MEAN TO BE A LEED CERTIFIED BUILDING? Leadership in Energy and Environmental Design (LEED) is a green building certification that verifies buildings are using strategies to improve energy and water savings, reduce CO2 emissions, improve indoor environmental quality and stewardship of resources. LEED recognizes buildings that identify and implement practical green operations and maintenance solutions. It is the nationally accepted benchmark for the design, construction and operation of high performance green buildings.

MECHANICAL

1. HVAC system is a Variable Refrigerant Volume (VRV) system, regarded as the most energy efficient system on the market today.
2. VRV reduces the electrical load by 50% over a conventional system.

ENERGY

1. Photovoltaic system installed on roof to reduce operating costs. When building is unoccupied excess power is sold back to the utility provider.
2. Solar hot water collector reduces electrical demand.
3. High efficient CFL site lighting with occupancy and daylight sensors.
4. Oversized elevator cab with LED lighting, energy efficient equipment and generator backup.
5. Access to electrical plug-in locations for electric vehicles.

WATER

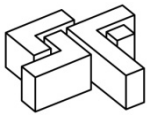
1. 1,500 gallon cistern to store rain water for irrigation use, reducing the need for City treated water.
2. Landscape design incorporates native species and exceeds minimum standards for material count.
3. Irrigation system exceeds minimum standards for efficiency and reduced evaporation.

GLASS

1. All glass is Miami-Dade County approved hurricane impact rated.
2. Glass is thermal insulated with the most advanced surface coatings available to minimize solar heat gain and maximize visible light transmittance.
3. Glass system reduces heat loads into the building and provides quality day lighting to all of the offices and buildings core.
4. Floor-to-ceiling glass for exterior offices.

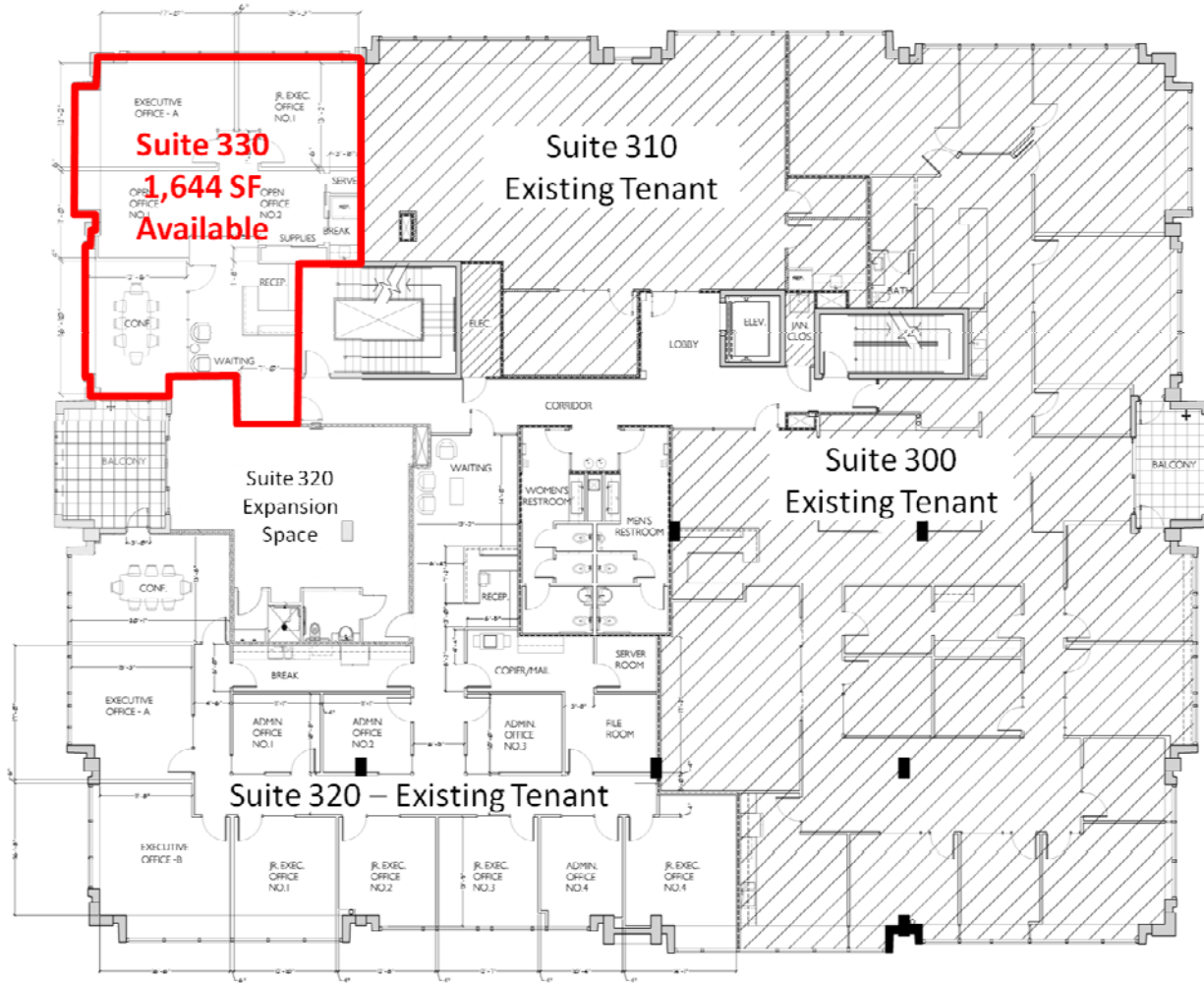
AMENITIES

1. Monument signage available on Butts Road.
2. Covered parking provided for thirty-nine vehicles.
3. Two 150kW backup generators operating on natural gas will provide approximately eighty percent (80%) power to the entire building, allowing occupants to avoid shut-downs, losses or power failures.
4. 3,000 sqft roof top deck area with sun-protected covered seating areas.
5. West stair tower finished out to office standards and air-conditioned to provide a comfortable enclosure to encourage use of stairs and reduce electrical demand.
6. "Touchless" common area restrooms with full height doors and drywall partitions.
7. Shower and changing room available for common area use.
8. Pavers in lieu of asphalt in most areas for an improved parking appearance.



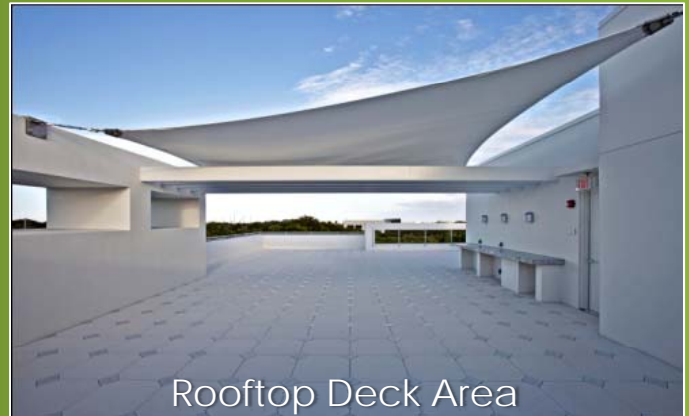
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TENANT ROSTER

SUITE	TENANT	SQFT
200	Brothers Trading Co., Inc.	15,879
300	Schmier & Feurring Properties	6,915
310	Quad Capital	2,232
320	Prescott Investors, Inc.	5,004
330	Available	1,644
TOTAL		31,674



Rooftop Deck Area

