



FOR SUBLEASE

## FAIRWAY OFFICE CENTER II

7111 Fairway Drive

Palm Beach Gardens, Florida 33418

SUITE 301 - ± 2,427 RSF



### Sublease thru July 2022

#### Property Highlights

- 4-Story Class "A" office building
- Turnkey improvements, fiber optic ready, CATV, satellite decks
- Heavily landscaped with abundant parking
- Furniture Available

#### Area Amenities

- Great location at the intersection of the Florida Turnpike and PGA Blvd.
- Walking distance to numerous dining establishments
- Easy access to I-95
- [Loopnet ID #19854877](#)



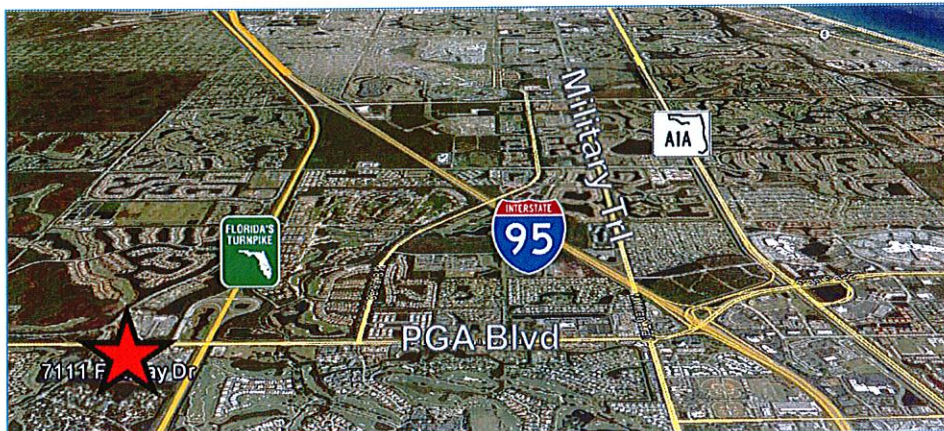
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Palm Beach Gardens, Florida 33418



### FEATURES

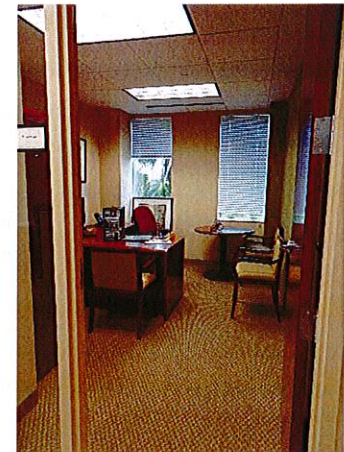
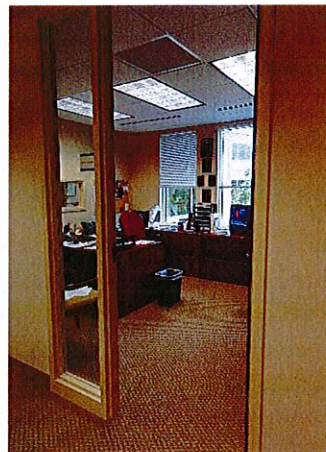
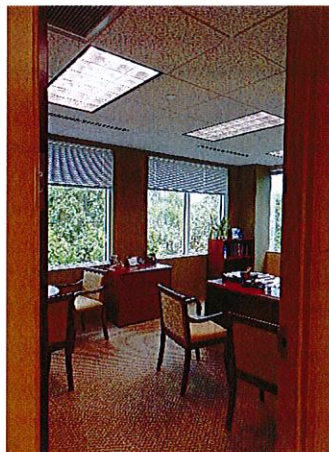
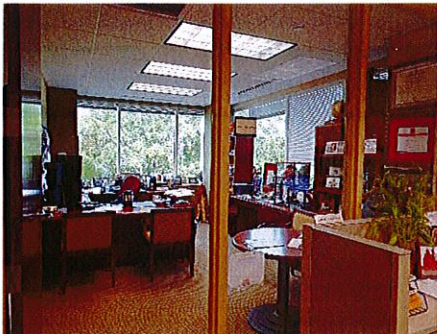
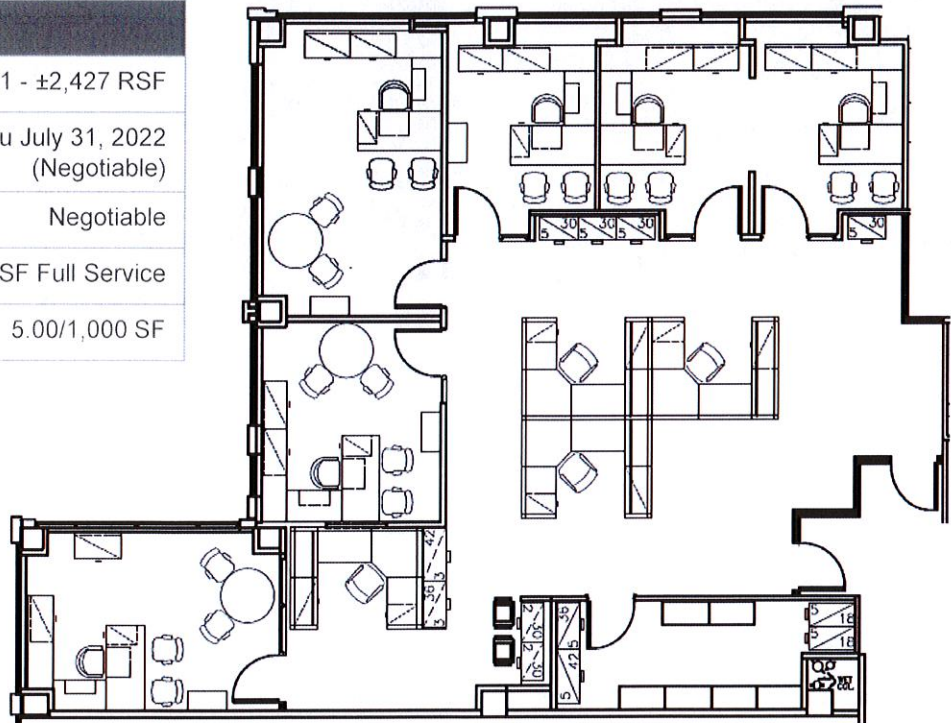
Space: Suite 301 - ±2,427 RSF

Sublease Term: thru July 31, 2022  
(Negotiable)

Rate: Negotiable

Est Ops: \$10.67/SF Full Service

Parking Ratio: 5.00/1,000 SF





For Lease  
**±2,441 SF**  
Office Space



## Fairway Office Center

7111 & 7121 Fairway Drive  
Palm Beach Gardens, FL

### Property Features

- Two four story Class-A office buildings
- Heavily landscaped with abundant parking
- Column-free turnkey improvements, fiber optic ready, CATV, satellite decks
- Adjacent to prestigious PGA National Resort
- Great location at the intersection of the Florida Turnpike and PGA Boulevard
- Walking distance to numerous dining establishments
- Minutes to I-95, Gardens Mall, Downtown at the Gardens and Legacy Place



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Chairman  
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