

Financial Center AT THE GARDENS

3801 PGA Boulevard
Palm Beach Gardens, Florida 33410

KBS



CUSHMAN &
WAKEFIELD



CLASS A OFFICE AVAILABLE FOR LEASE

For more information, please contact:

Mark Pateman, Esq., SIOR
Managing Principal - Palm Beach County
+1 561 227 2021
Mark.Pateman@cushwake.com

Tara England
Director
+1 561 227 2017
Tara.England@cushwake.com

303 Banyan Boulevard
Suite 301
West Palm Beach, FL 33401
phone: +1 561 227 2020

Financial Center

AT THE GARDENS

Property Summary

ADDRESS	3801 PGA Boulevard, Palm Beach Gardens, Florida 33410
TOTAL SQUARE FEET	188,772 SF
LOCATION	At the corner of PGA Blvd. and Alternate A1A, just east of I-95 in the heart of Palm Beach Gardens, Florida
TOTAL AVAILABLE	Suite 104 - 2,214 SF - Spec Suite Suite 1001 - 2,359 SF
LEASE RATE	Suite 104 - \$24.00 NNN Suite 1001 - \$30.00 NNN \$14.35 PSF
ESTIMATED 2018 OPEX	Includes 5-day per week janitorial service. HVAC and in-suite electric additional
PARKING	100% Covered parking 4.16/1,000 Parking ratio Reserved parking available at \$100 per space per month
ALLOWANCE	Negotiable

Class A Office Space Available for Lease

Financial Center at the Gardens is the premier office building in North Palm Beach County. This institutionally owned 10-story Class A office property provides fully renovated lobbies, bathrooms, and common areas, 100% covered parking, manned security, wine bar and lounge with putting green and is located within walking distance to numerous amenities at Downtown at the Gardens lifestyle center.

Join UBS, RBC, JP Morgan Chase, Lighthouse Investment Partners, Morgan Stanley, and many other high-quality tenants.





Financial Center AT THE GARDENS



Property Features

- Tenant wine bar lounge off the main lobby
- Walking distance to a fully amenitized lifestyle center, Downtown at the Gardens
- Easy access to I-95, the Florida's Turnpike, and US Highway 1
- High-end corporate/executive environment and finish level
- 24/7 Manned security
- 10-Story atrium
- Excellent service and business climate
- Fully structured parking

KBS

CUSHMAN & WAKEFIELD

For more information, please contact:

Mark Pateman, Esq., SIOR
Managing Principal – Palm Beach County
+1 561 227 2021
Mark.Pateman@cushwake.com

Tara England
Director
+1 561 227 2017
Tara.England@cushwake.com

303 Banyan Boulevard
Suite 301
West Palm Beach, FL 33401
phone: +1 561 227 2020

©2018 Cushman & Wakefield. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S) AS APPLICABLE. WE MAKE NO REPRESENTATION AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) IN QUESTION.