

“BROCHURE” 595

595 FINANCIAL CENTER

**595 SOUTH FEDERAL HIGHWAY (“Smith Barney Building”)
BOCA RATON, FLORIDA**

FACT SHEET

BUILDING DESCRIPTION: Six story, 82,998 SF Class A Office Building

LOCATION: Federal Highway between SE 5th St. (Mizner Blvd.) and SE 6th St.

BASE RENT: \$23.00 NNN

CAM: \$14.50 (2011 est.) Full Service

LEASE TERM: 5-10 years

TENANT IMPROVEMENTS: Negotiable

ANNUAL ESCALATIONS: 4%

AMENITIES: Covered parking, surface parking and optional valet service
Café on premises
Bank and drive thru on premises
Smart card access control system (24/7)
Walk to fine restaurants and shops
On-site property management

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