

## **FACT SHEET**

### **95 SOUTH FEDERAL HIGHWAY**

**Boca Raton, Florida 33432**

**BUILDING DESCRIPTION:** Two story, 14,400 SF Downtown Office Building

**LOCATION:** NW corner of Federal Highway and SE 1<sup>st</sup> Street

**BASE RENT:** \$17.00 - \$25.00 NNN (Upon completion of building renovations)

**CAM:** \$12.00 (2008 estimated) plus electric

**LEASE TERM:** 5-10 years

**TENANT IMPROVEMENTS:** Negotiable

**ANNUAL ESCALATIONS:** 4%

**PARKING:** 22 covered and 29 uncovered spaces (= 3.5 to 1 ratio)

**TENANT IMPROVEMENTS:** Negotiable

**BUILDING IMPROVEMENTS:** Major upgrades planned to building facade

**AMENITIES:** **BUILDING SIGNAGE AVAILABLE!**  
High visibility location  
Covered parking  
Access control system  
Walk to fine restaurants and shops

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