

***“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 5<sup>th</sup> St. (Mizner Blvd.) and SE 6<sup>th</sup> St.

**BASE RENT:** \$23.00 NNN

**CAM:** \$14.50 (2012 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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