

FOR  
LEASE

# 165

**EAST PALMETTO PARK ROAD  
BOCA RATON, FLORIDA 33432**

OFFICE FOR LEASE

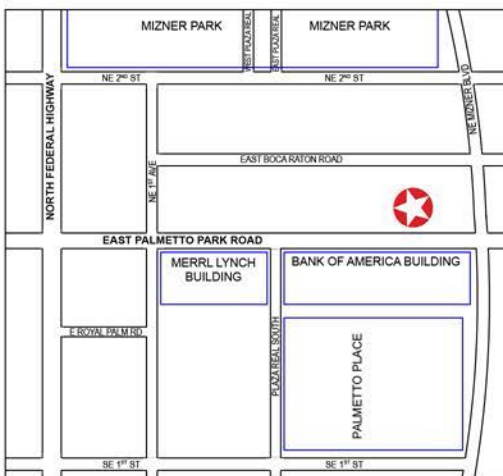


Located just east of Federal Hwy, this 3-story building currently has the entire 2nd floor available. It features wonderful amenities, including garage parking, two huge patios/balconies with great views and a wonderful Downtown location.

FEATURES

- 3,695 sq ft
- 2 very large executive office plus 5 individual offices
- 2 huge balconies, one overlooking Palmetto Park Rd with great views of Downtown
- Large reception area
- Library
- Conference room
- Area with 2 cubicles
- Garage parking

FLOOR PLAN ON BACK



### DEMOGRAPHIC SNAPSHOT

Mile Radius	1	3	5
Total Population	11,175	77,293	184,931
Total Households	5,749	34,666	83,078
Avg HH Income	\$98,805	\$77,980	\$81,975
Median Age	46	40	43

**AVERAGE DAILY TRAFFIC COUNT: 16,000 CARS**

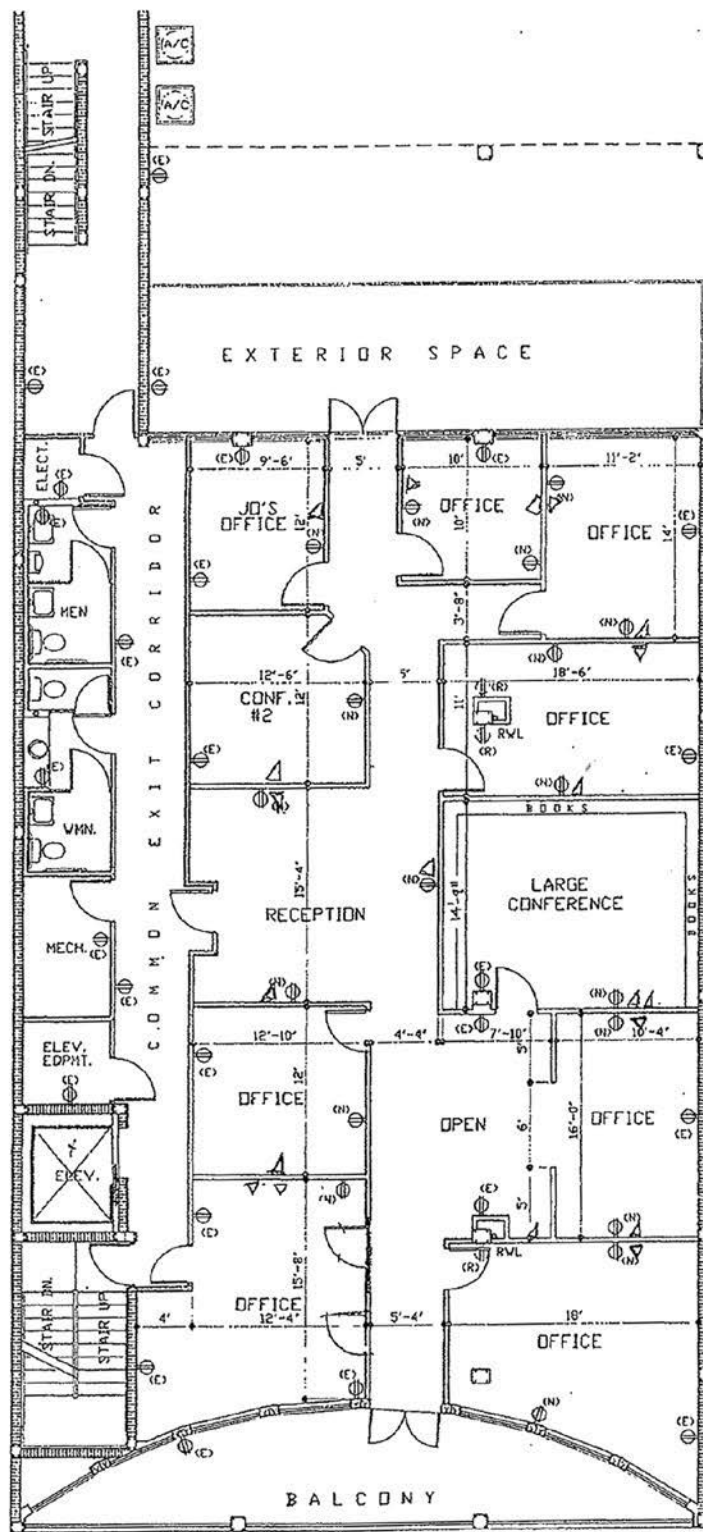
## AVAILABLE NOW!

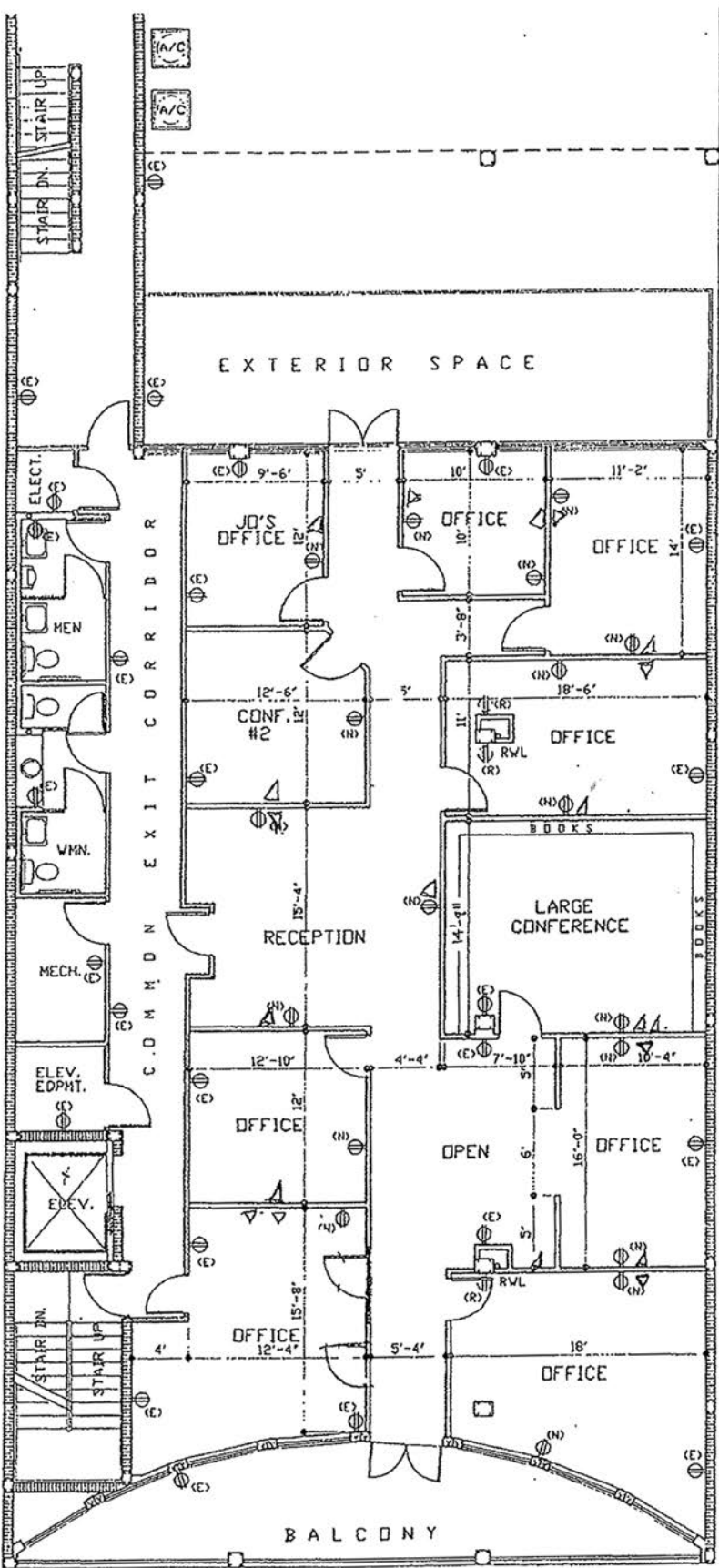
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(E) = EXISTING RECEPTACLE LOCATION  
 (R) = RELOCATE RECEPTACLE  
 (N) = NEW RECEPTACLE LOCATION

# SECOND FLOOR LEVEL ARCHITECTURAL FLOOR PLAN

SCALE:

1/8" = 1'-0"