FOR LEASE

3450 NORTHLAKE BOULEVARD

PALM BEACH GARDENS, FL 33403



PROPERTY DESCRIPTION

Class A two-story office building located on the eastbound side of the high traffic Northlake Boulevard. The property features tenants such as Believe Treatment Center, Cora Physical Therapy, and other private practices in medical and financial services.

PROPERTY HIGHLIGHTS

- High visibility on Northlake Boulevard and easy access to I-95
- Traffic Counts: 60,000 AADT
- In close proximity to large national retailer such as Costco, LA Fitness, Target, Jersey Mike's, Ross Dress for Less, Starbucks Etc.
- Within 0.5 miles of I-95
- Outparcel to a Costco Wholesale Center
- Left turn access via turn lane from the westbound side of Northlake Boulevard

SPACES	LEASE RATE	SPACE SIZE
250	Negotiable	201 SF
202	Negotiable	1,073 SF
265	Negotiable	498 SF
475	Negotiable	158 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,382	36,368	70,376
Total Population	12,408	90,815	171,424
Average HH Income	$99,023	$114,985	$136,125

BRYAN COHEN

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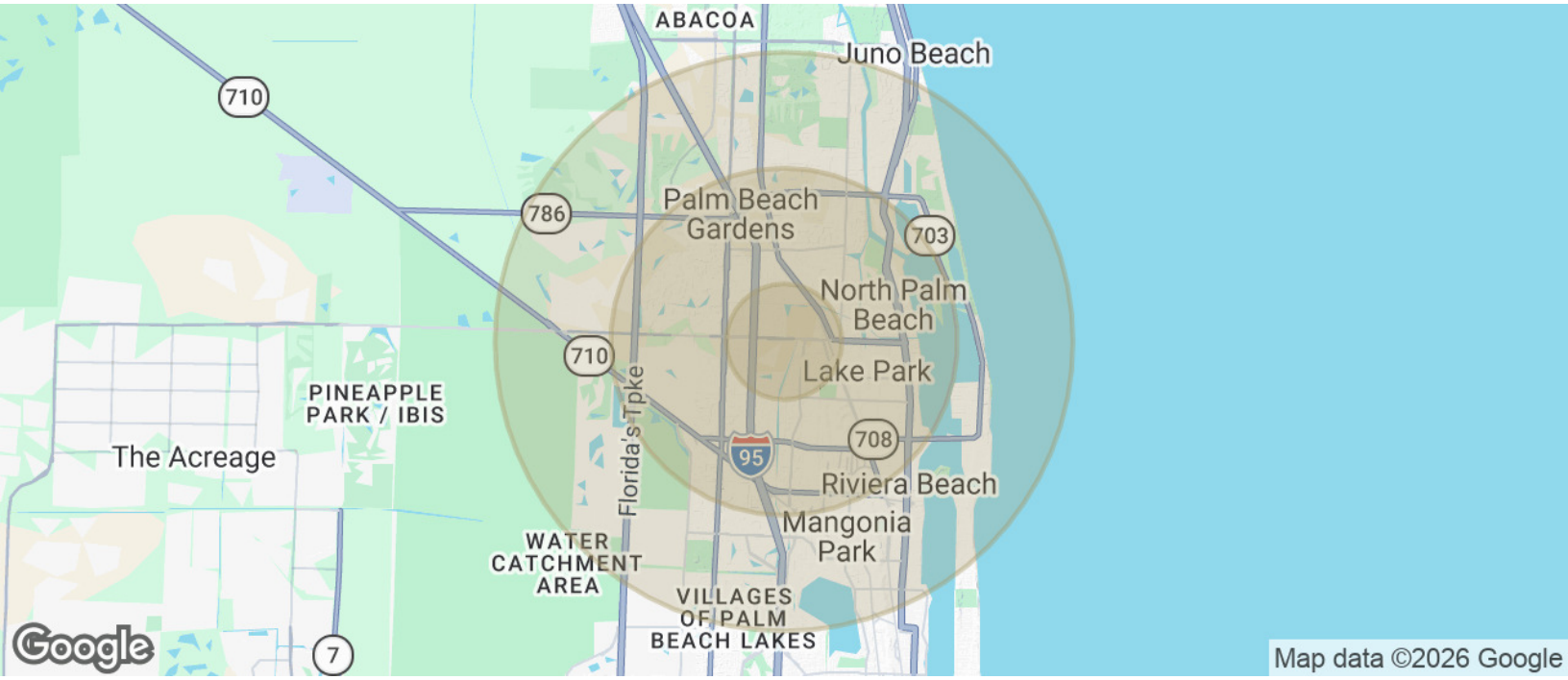
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,408	90,815	171,424
Average Age	38.3	43.7	45.1
Average Age (Male)	35.3	41.7	43.6
Average Age (Female)	40.1	45.2	46.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,382	36,368	70,376
# of Persons per HH	2.8	2.5	2.4
Average HH Income	$99,023	$114,985	$136,125
Average House Value	$368,020	$477,648	$593,002

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