

GALEN MEDICAL

880 NW 13TH STREET BOCA RATON, FL 33486

MEDICAL BUILDING



OFFERING SUMMARY

Lease Rate:	\$25.00 - 30.00 SF/yr (NNN)
Operating Expense:	\$11.76 SF
Building Size:	27,000 SF
Renovated:	2017
Zoning:	MOB

PROPERTY OVERVIEW

Expansive renovations are complete, creating Boca's premiere medical office building. Galen Medical is a multi-tenant medical office building on the campus of Boca Raton Regional Hospital and one block off Glades Road in Boca Raton, FL. Property includes, 27,000 SF and has four spaces available for lease ranging from 1,336 SF to a half floor, approximately 4,000 SF. Under new ownership, robust tenant improvement packages are available.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
310/320	\$25.00 - 30.00 SF/yr	4,000 SF
410	\$25.00 - 30.00 SF/yr	2,604 SF
2C	\$25.00 - 30.00 SF/yr	1,336 SF
3B	\$25.00 - 30.00 SF/yr	1,831 SF
310/320/3B	\$25.00 - 30.00 SF/yr	5,831 SF

PRESENTED BY:

KRISTY HARTOFILIS

PRESIDENT

561.939.6636 x3

khartofilis@whechelpartners.com

JAY WHELCHEL

PRINCIPAL

561.939.6635

jwhelchel@whechelpartners.com

**Executive
Summary**

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LOCATION OVERVIEW

Property is located in the center of tremendous growth from both Boca Raton Regional Hospital and Florida Atlantic University. The new Lynn Cancer Institute is across the street from the property and steps away from Boca Raton Regional Hospital and their new Marcus Neuroscience Institute.

LEASE HIGHLIGHTS

- Walking Distance to Boca Regional Hospital
- Newly Completed Renovations
- Near FAU Campus
- Variety of Specialists and Internists
- Hurricane Impact Glass

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Highlights

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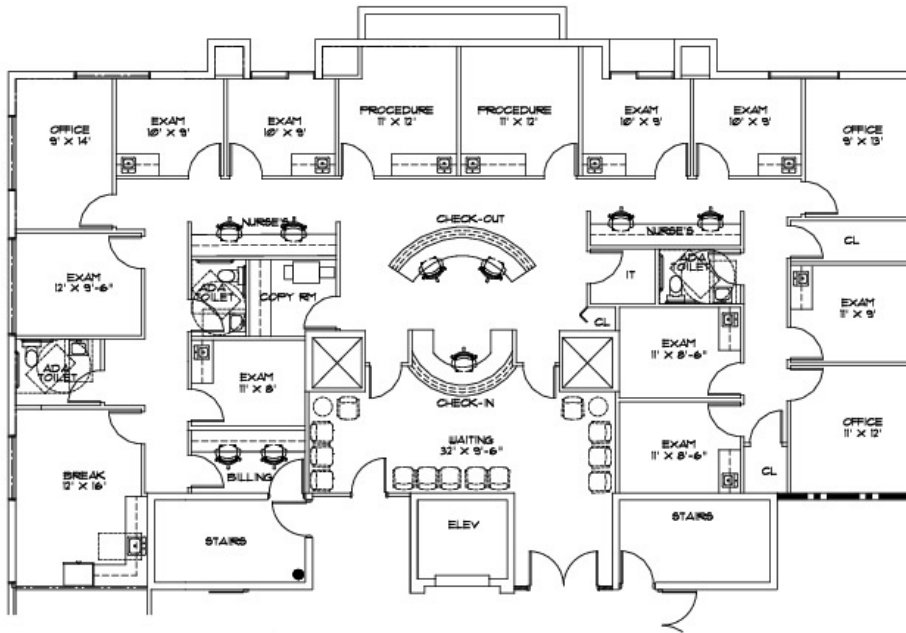
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**Additional
Photos**

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THIRD FLOOR PLAN

*Proposed Floor plan
Approximately 4,000 SF

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
310/320	Available	4,000 SF	NNN	\$25.00 - \$30.00 SF/yr

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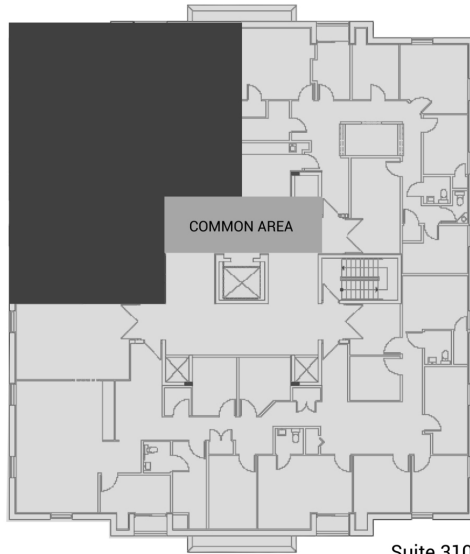
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*Available
Spaces*

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Suite 310/320/3B
As-Built
5,831 SF

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
310/320/3B	Available	5,831 SF	NNN	\$25.00 - \$30.00 SF/yr

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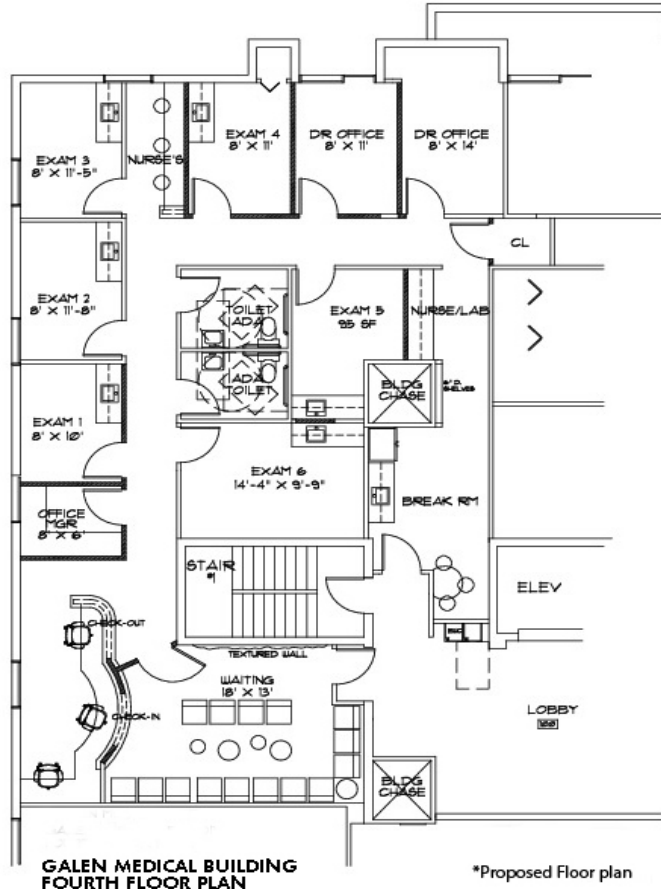
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Available Spaces

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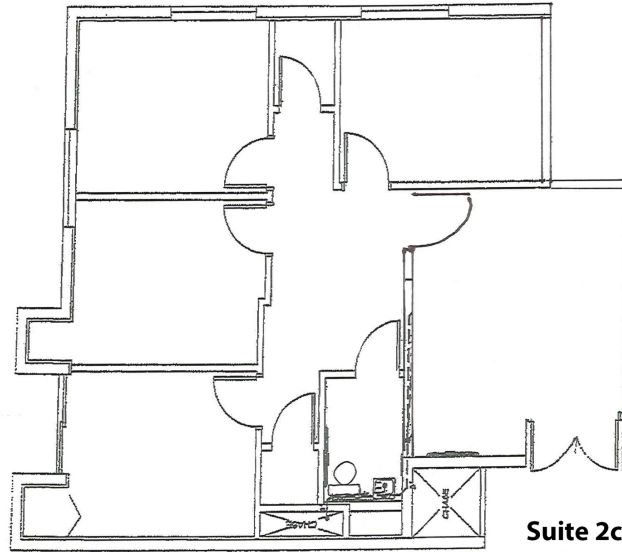
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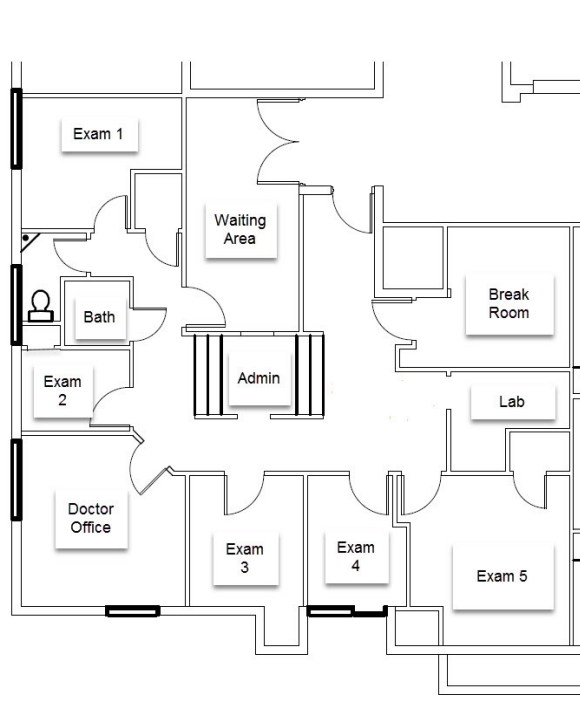
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Available Spaces

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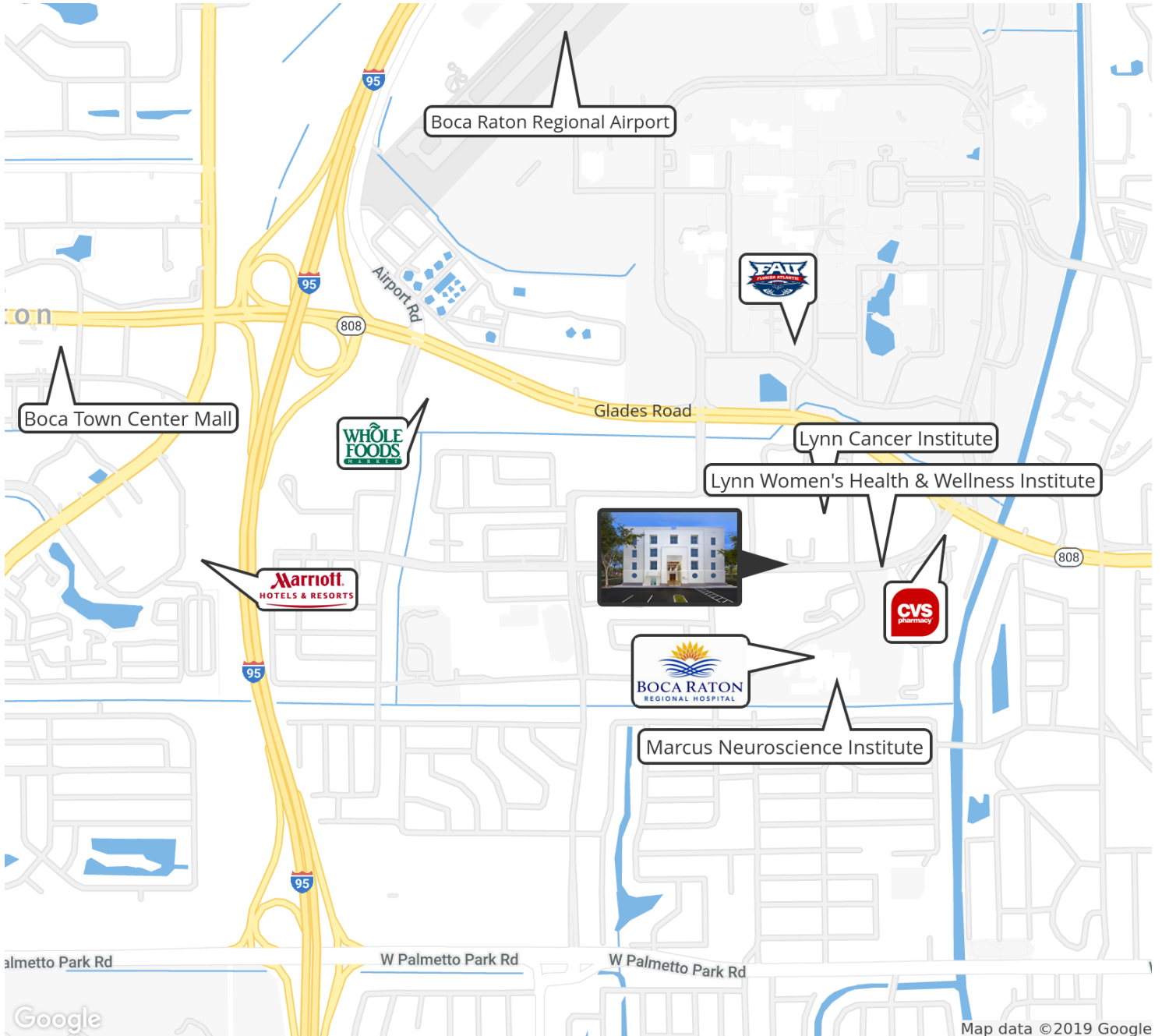
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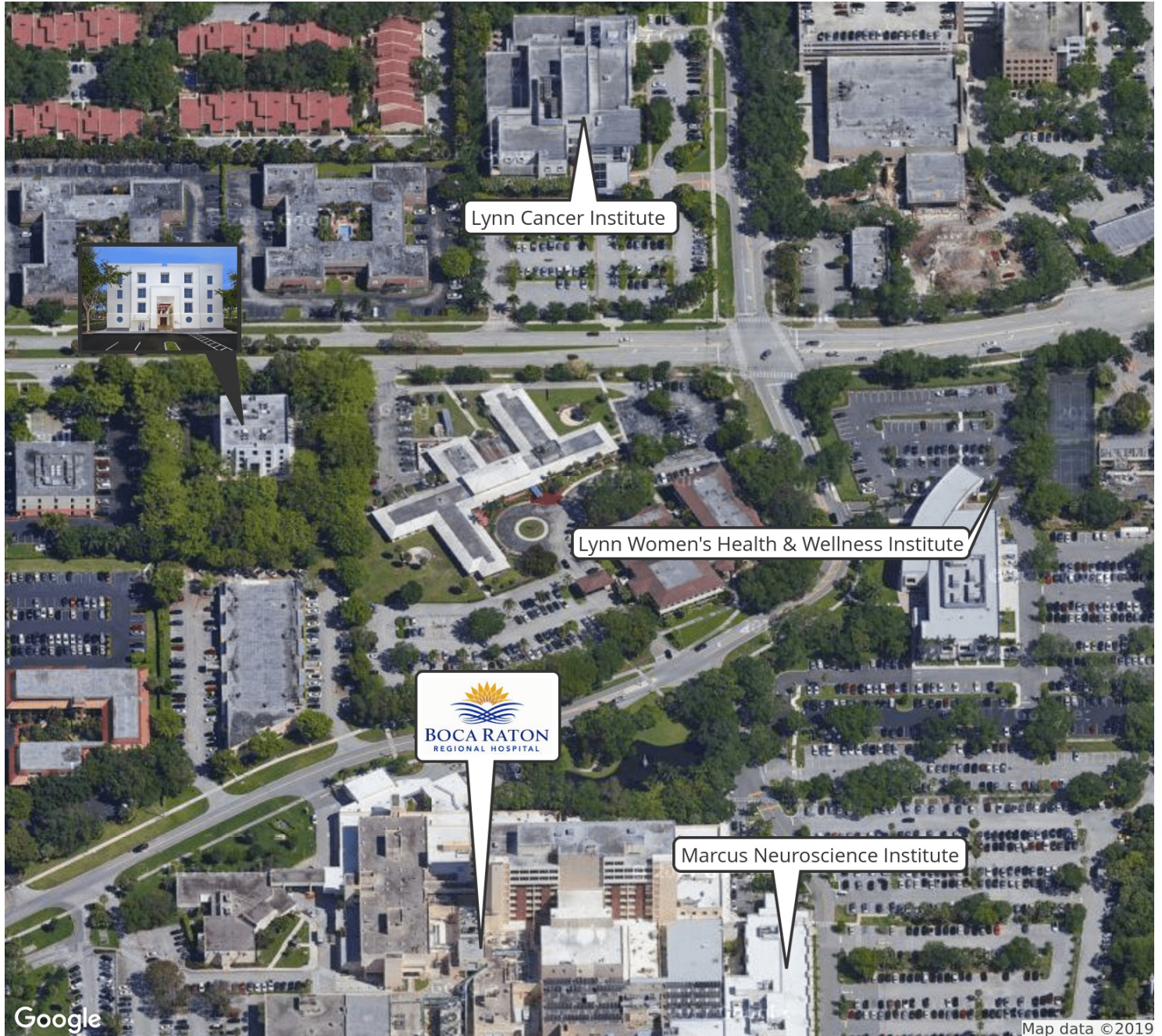
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Retailer Map

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