

LAB SPACE NOW AVAILABLE PALM BEACH GARDENS, FL



3710 Buckeye Street • Palm Beach Gardens, FL • 33410

PROPERTY HIGHLIGHTS

- Built out lab / flex / R&D spaces
- Coveted Palm Beach Gardens location with easy access to I-95 and the Turnpike via PGA Boulevard
- Liberal Zoning allows for a wide variety of office, flex and R&D users
- Select suites serviced by a backup generator in the event of a power outage
- Class “A” quality building constructed to Hurricane Impact Standards
- Within minutes to many distinguished dining and shopping destinations
- Lease Rate: \$15.50 PSF NNN
- Operating Expenses: \$6.38 PSF NNN

SPACE AVAILABLE

SPACE 1

- Suite 110 • ±4,004 sf

SPACE 2

- Suite 130 • ±3,366 sf



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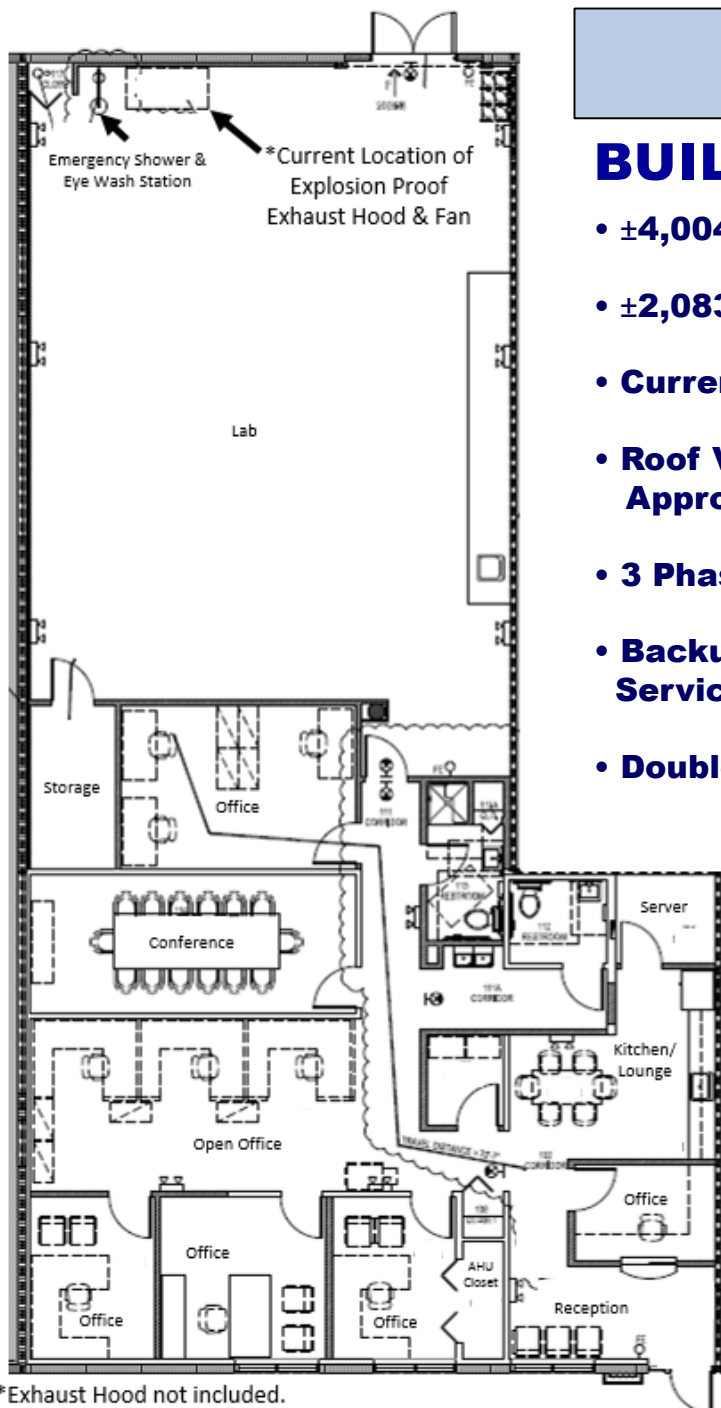


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Asset Specialists, Inc.
3710 Buckeye Street • Suite 100
Palm Beach Gardens, FL 33410



SPACE 1 DETAILS



SPACE 1

BUILDING 2 - SUITE 110

- **±4,004 Square Feet**
- **±2,083 SF of Office and ±1,921 SF of Lab Space**
- **Currently utilized as Research Chemistry Lab**
- **Roof Vent Stack is in Place and Fully Approved by Palm Beach Gardens**
- **3 Phase Electric**
- **Backup Generator for No Interruption in Service**
- **Double Doors in Lab for Deliveries**



*Exhaust Hood not included.

subject to errors, omissions, prior sale or lease, change in price and withdrawal

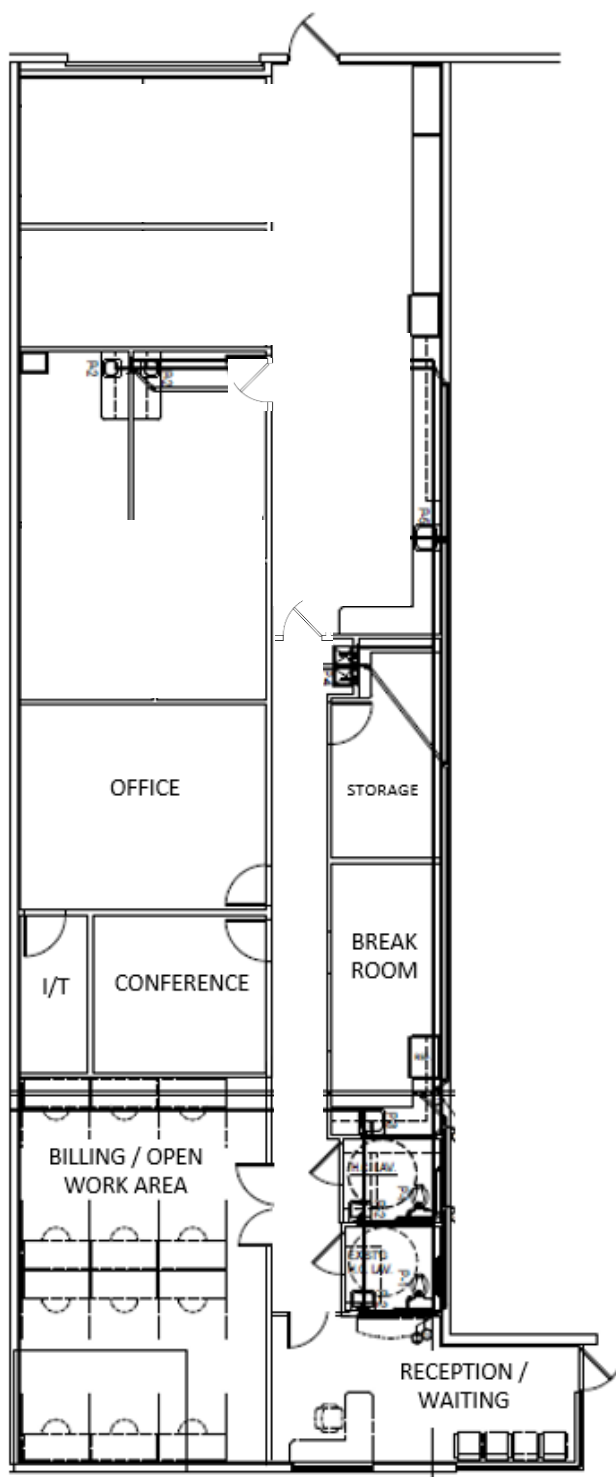


SPACE 2 DETAILS

SPACE 2

BUILDING 3 - SUITE 130

- ±3,366 Square Feet
- ±2,066 SF of Office and ±1,300 SF of Lab Space
- Currently utilized as a Wet Lab
- 3 Phase Electric
- Plug & Play Switch Gear and Pad Ready for a Backup Generator
- 10x12 Overhead Garage Door Capability

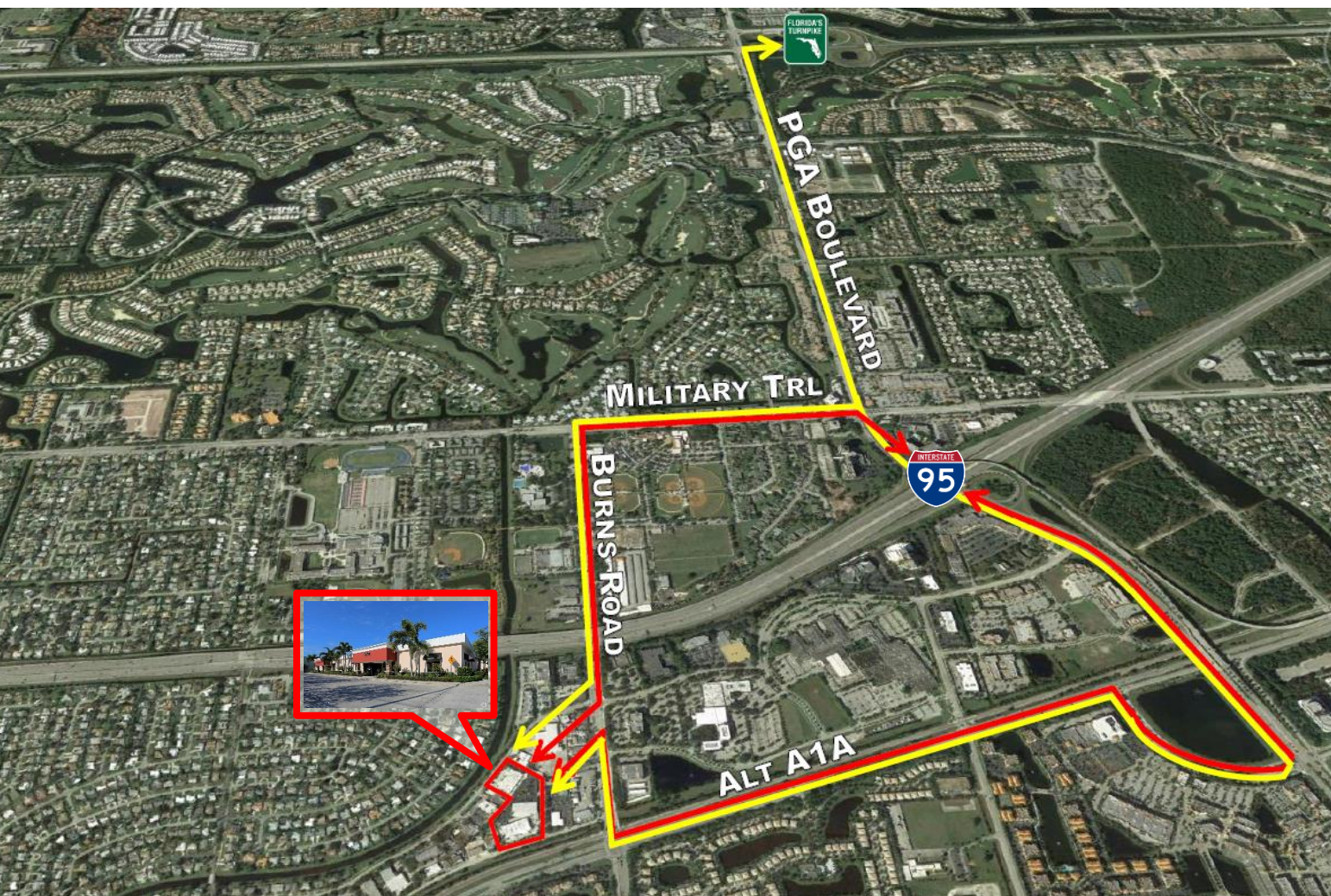


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LOCATION INFORMATION

Three Minutes from Interstate 95 Interchange



Riverside Commerce Park is located off Riverside Drive just south of PGA Boulevard in Palm Beach Gardens, Florida. This facility is in the heart of the PGA Business Corridor, minutes away from world class shopping, banking, restaurants and lodging with immediate access to I-95 and Florida's Turnpike. In addition, this property is less than 15 minutes from the Palm Beach International Airport and the Port of Palm Beach for unparalleled access, logistics and shipping.



Destinations	Distance (Miles)	Travel Time
Interstate 95	1.4	3 mins
Florida's Turnpike	2.8	5 mins
Port of Palm Beach	5.5	11 mins
Downtown		
West Palm Beach	12	16 mins
Palm Beach		
International Airport	13	15 mins

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