

FOR LEASE



JUPITER INNOVATION CENTER

1701 N Military Trail / Jupiter, FL

NEW OFFICE SPACE



PLEASE CONTACT:

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The Property is located in the heart of the medical and life sciences district with a tremendous amount of local amenities as well as close proximity to Scripps, Max Planck, Jupiter Medical, United Technologies and Power Systems. The Building has recently been acquired and the new Owner is completing extensive renovations and adding new parking and amenities to the Building/Property.

PROPERTY FEATURES

- New Ownership
- $\pm 5,000$ – $\pm 55,000$ SF available
- Entitlements in place for additional $\pm 50,000$ SF two-story Medical Office Building – for Sale/Lease
- 186,000 SF facility on a 1st class 16-acre corporate campus
- Office, Medical, Hi-Tech, Research & Bio-Tech space ideally situated in the heart of Jupiter
- Located minutes from restaurants, I-95 and Florida Turnpike



LEASE RATE - \$19.00 - \$23.00 PSF NNN

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NEW FEATURES



EXTERIOR

- Expanding Parking with 100+ New Spaces
- New Landscaping
- Increasing building exposure along Military Trail and Marquette Drive
- New parking lot seal coating/re-striping
- New exterior upgrades
- Upgrading Parking Lot Lighting
- New monument, directory and directional signage
- New entryways and entry points to the building/available spaces

INTERIOR

- Extensive glass window band installed to increase natural light into available space
- New skylights
- Upgrade/renovate existing common area corridors/lobbies and restrooms
- New subdivision plan to accommodate multiple tenants



AERIAL MAP

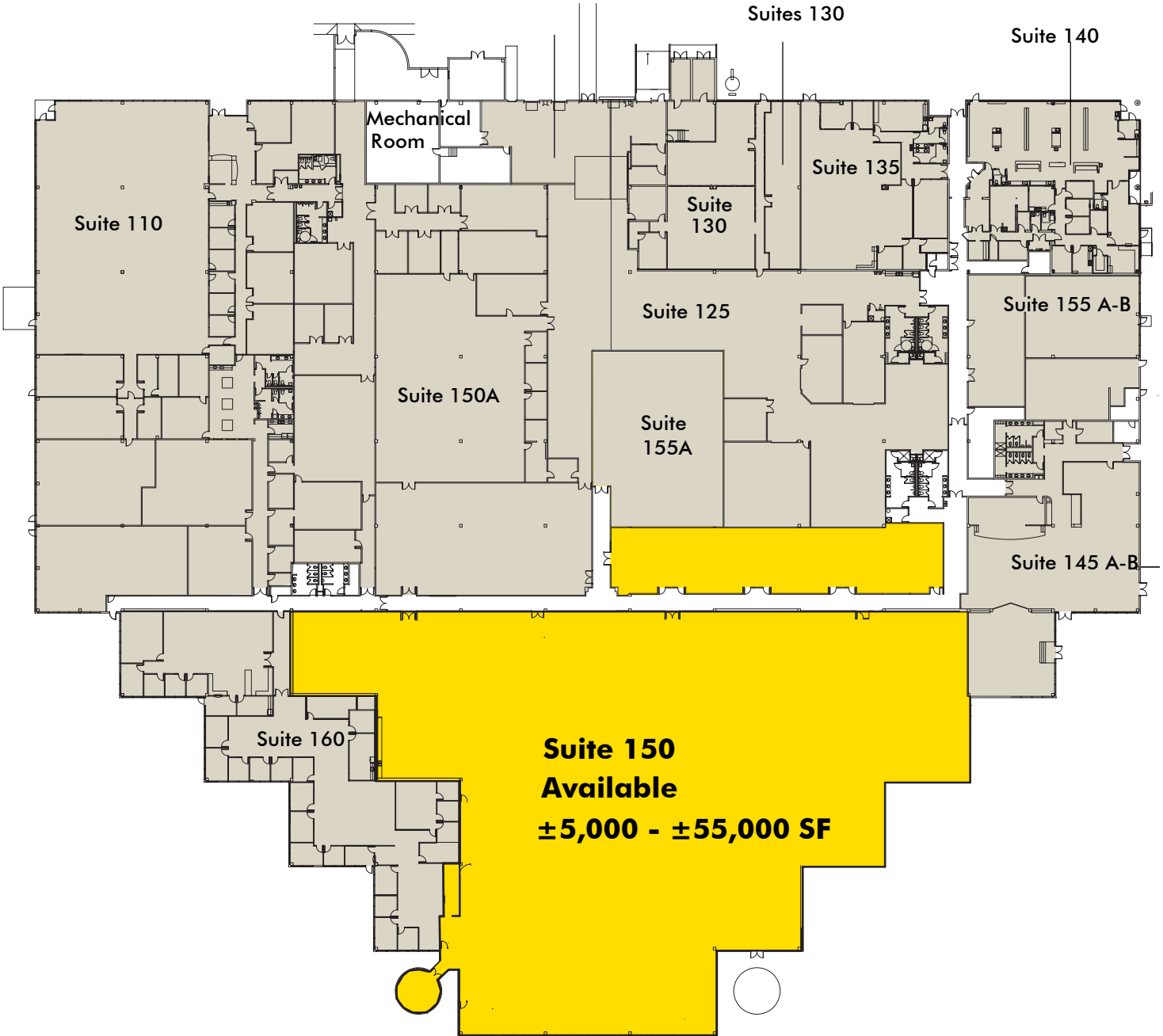


FLOOR PLAN



LEASED

AVAILABLE
±5,000 - ±55,000 SF



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