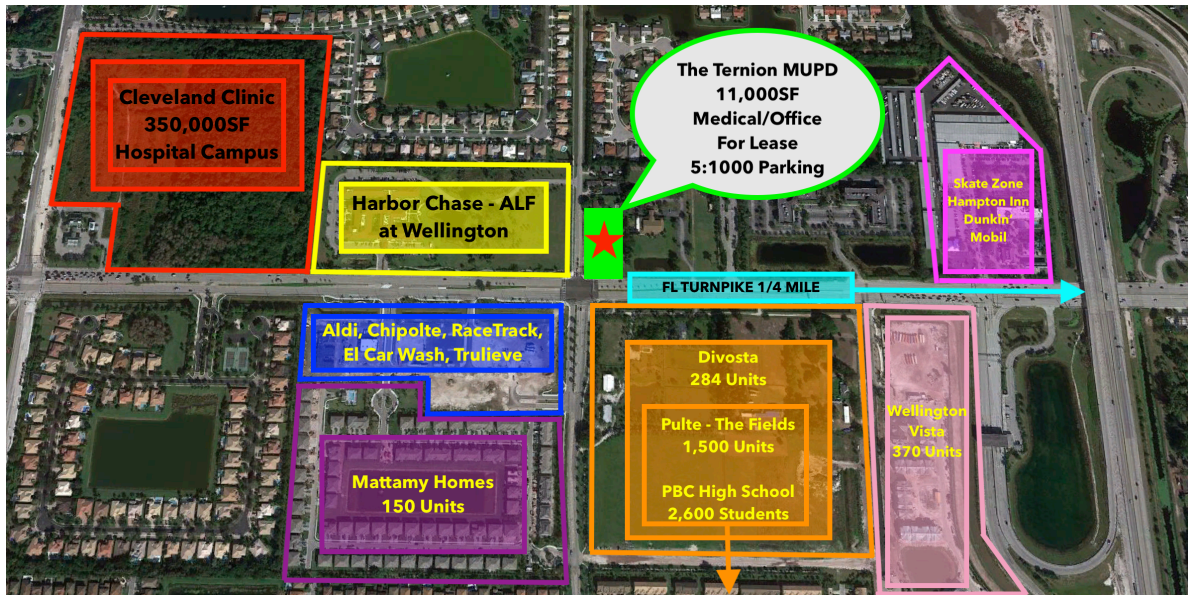


Office Space - For Lease

The Ternion - 8475 Lake Worth Rd., Lake Worth, FL 33467 - Limited Space Remaining

Medical / Professional / Office



Owner/Agent: Rett Waldman; (561) 512-7399; aeverettwaldman@gmail.com; Brokers Protected

The Ternion, located at the signalized intersection of Lake Worth Rd. and Polo Rd. (Entrance to The Fields), consists of three fee simple medical/professional/office buildings with a 5:1000 parking ratio. Only 2 spaces remain available: 2,300SF with direct Lake Worth Rd. frontage and an additional 1,900SF in Building 1. Lake Worth Road's average daily trips are nearing 50,000. The corridor, from the FL Turnpike west to 441/SR7, is experiencing dynamic growth with over 2,500 newly constructed or approved homes developed by some of the County's most renowned home builders. The Cleveland Clinic recently purchased and entitled a property one parcel west of The Ternion to allow for a 350,000SF Hospital Campus. Lease rates for a 10-year term offered at \$32.50NNN; \$9.00CAM; and a \$70PSF Tenant Improvement Allowance is available for qualified Tenants.

