

**PGA BOULEVARD
BUILD TO SUIT
60,000 Sq.Ft. Building
Medical/Professional Office**



**Located in the Heart of Palm Beach Gardens
Excellent Visibility from PGA Boulevard
Main Entrance to BallenIsles Country Club**

For more information, please contact:

John Clark Bills, CCIM, SIOR

Licensed Real Estate Broker

3910 RCA Boulevard, Suite 1015

Palm Beach Gardens, Florida 33410

(561) 627-4000 ext 4 / Fax (561) 625-9230



www.jcbills.com

Any information, statement, facts or figures presented herein, while not guaranteed or warranted, are secured from sources we consider reliable. However, we are not responsible for errors, omissions, prior sale or lease, or withdrawal from market or change in price without notice.

Palm Beach Gardens – Build to Suit

Approved for 60,000 Sq.Ft. Building

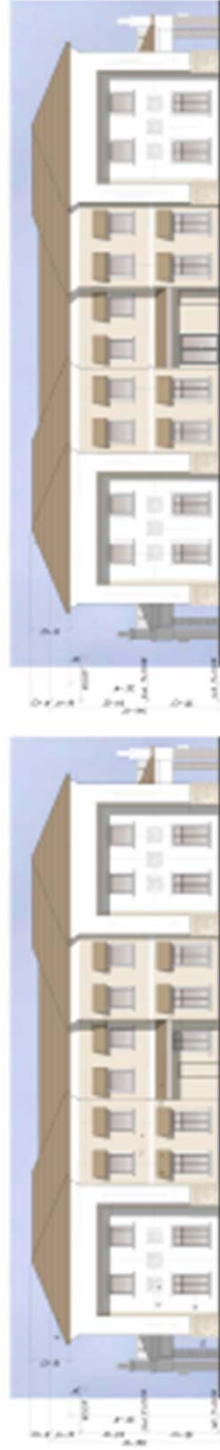


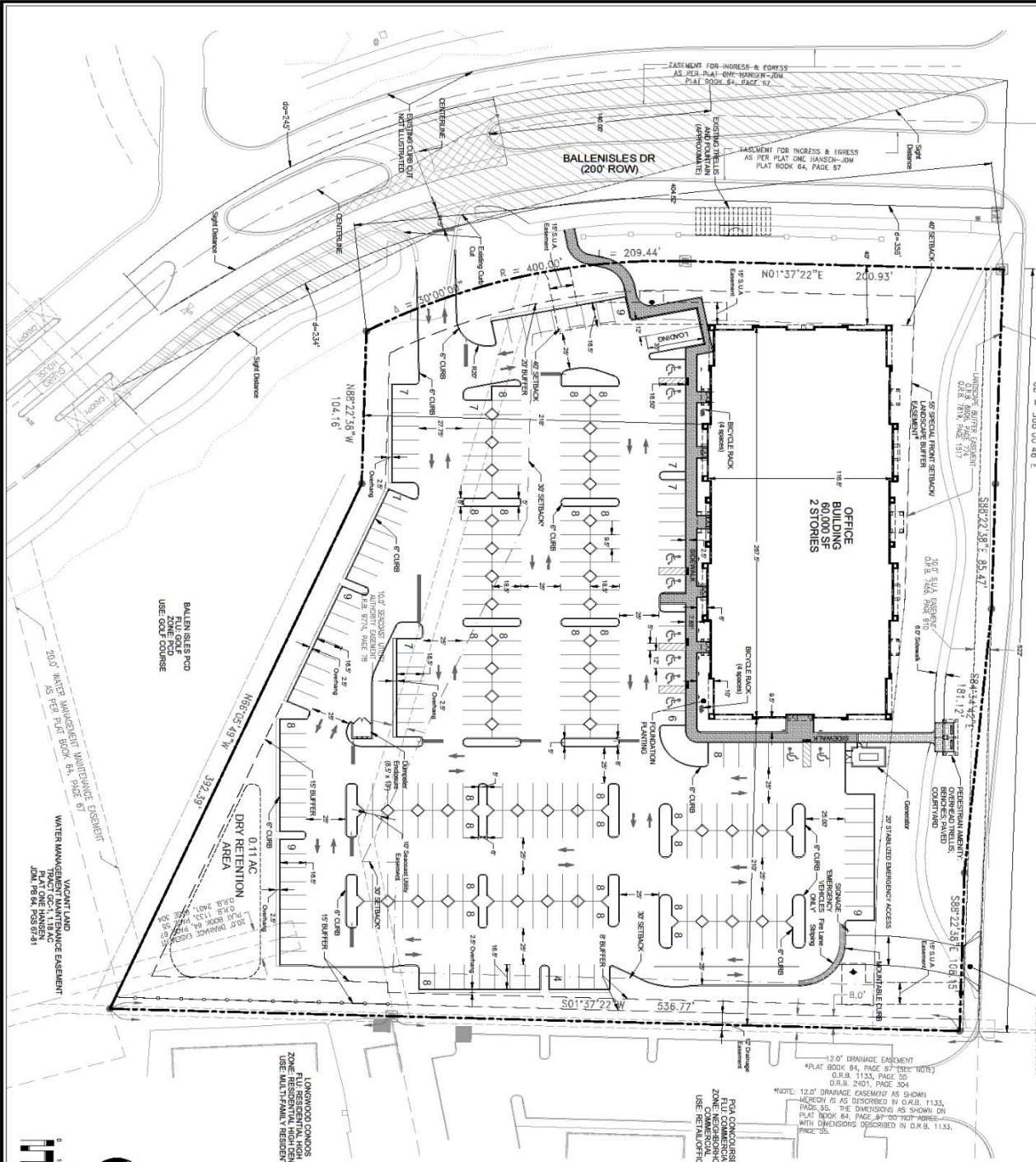
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PGA BOULEVARD

Build to Suit

Building Elevations





A = 0°33'43"
 R = 114.501'
 L = 145.501'
 CB = 585.00'46"

P&A BLD
 (ROW VARIES)

CENTURINE
 CONCRETE TURNOUT

NOTE: 12.0' DRAINAGE EASEMENT AS SHOWN IN C.O.B. 1133, PAGE 55, THE DIMENSIONS AS SHOWN ON PLAT BOOK 64, PAGE 67 DO NOT AGREE WITH DIMENSIONS DESCRIBED IN C.O.B. 1133, PAGE 55.

SITE DATA

EXISTING LOT AREA	10,000 SF	PROPOSED LOT AREA	10,000 SF
EXISTING ZONING	RS-1	PROPOSED ZONING	RS-1
EXISTING CONDOMinium	NO	PROPOSED CONDOMinium	NO
EXISTING FLOODING	NO	PROPOSED FLOODING	NO
EXISTING EASEMENTS	NO	PROPOSED EASEMENTS	NO
EXISTING UTILITIES	NO	PROPOSED UTILITIES	NO
EXISTING OPEN SPACE	NO	PROPOSED OPEN SPACE	NO
EXISTING MAX. LOT COVERAGE	NO	PROPOSED MAX. LOT COVERAGE	NO
EXISTING BUILDING	NO	PROPOSED BUILDING	NO
EXISTING SQUARE FOOTAGE	NO	PROPOSED SQUARE FOOTAGE	NO
EXISTING FRONT OFFICE	NO	PROPOSED FRONT OFFICE	NO
EXISTING MED. OFFICE (1000 SF)	NO	PROPOSED MED. OFFICE (1000 SF)	NO
EXISTING HEIGHT	NO	PROPOSED HEIGHT	NO
EXISTING BUILDING SETBACKS	NO	PROPOSED BUILDING SETBACKS	NO
EXISTING FRONT (Ballen Isles Drive)	NO	PROPOSED FRONT (Ballen Isles Drive)	NO
EXISTING SIDE STREET	NO	PROPOSED SIDE STREET	NO
EXISTING PARKING DATA	NO	PROPOSED PARKING DATA	NO
TOTAL OFFICE (1000 SF)	0	PROPOSED TOTAL OFFICE (1000 SF)	1000
LANDSCAPE SPACE	0	PROPOSED LANDSCAPE SPACE	1000
EXISTING MED. OFFICE (1000 SF)	0	PROPOSED MED. OFFICE (1000 SF)	1000
EXISTING HEIGHT	0	PROPOSED HEIGHT	10

PGA CONTOUR
 ZONE COMMERCIAL
 USE: RETAIL/OFFICE

PGA CONTOUR
 ZONE COMMERCIAL
 USE: RETAIL/OFFICE

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 USE: RETAIL/OFFICE

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 ZONE COMMERCIAL
 USE: RETAIL/OFFICE

PGA CONTOUR
 ZONE COMMERCIAL
 USE: RETAIL/OFFICE



Notes

1. ALL IMPROVEMENTS AND UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PALM BEACH ORDINANCES.
2. THE PROJECT SHALL BE SUBJECT TO THE CITY OF PALM BEACH ORDINANCES AND ANY OTHER APPLICABLE REGULATIONS.
3. LOCAL, REGIONAL AND STATE ACCESSIBILITY GUIDELINES AND REGULATIONS SHALL BE APPLIED TO ALL IMPROVEMENTS AND UTILITIES.
4. ALL TREES AND LANDSCAPING SHALL BE FIELD LOCATED TO AVOID THE PROJECT AND ANY IMPROVEMENTS.
5. THE PROJECT SHALL BE SUBJECT TO THE CITY OF PALM BEACH ORDINANCES AND ANY OTHER APPLICABLE REGULATIONS.
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Scale
 1" = 30'

Checked By
 SP

Drawn By
 SP

File
 20190820

Date
 20190820

Site Plan
 1 of 1

Ballen Isles East
 Prepared for J.C. Bills Properties, LLC.
 Palm Beach Gardens, Florida

