

## OFFICE AND MEDICAL SUITES AVAILABLE FOR LEASE OR SALE



**5300-5350 W. HILLSBORO BLVD., COCONUT CREEK, FL. 33073**

- 70,000 SF SUBURBAN OFFICE PARK LIKE SETTING, CONSISTING OF TWO TWO-STORY OFFICE BUILDINGS WITH PAVER COURTYARDS AND DECORATIVE FOUNTAINS.
- OFFICE SUITES RANGE IN SIZE FROM FURNISHED +/- 100SF INDIVIDUAL EXECUTIVE OFFICE SUITES WITH SHARED AMMENITIES; TO PRIVATE OFFICE SUITES AVAILABLE(950SF, 1,061SF, 1,327SF).
- LEASE RATE: **\$25.00-\$26.00 PSF/GROSS + SALES TAX**, TENANT PAYS FOR OWN ELECTRIC, JANITORIAL SERVICES, PHONE AND DATA WITHIN THE SUITE. EXECUTIVE OFFICE SUITES: **\$700.00/MONTHLY + SALES TAX**, INCLUDES UTILITIES, PHONE, INTERNET AND CABLE.
- SALE PRICE: **\$275-\$285 PSF**. ASSOCIATION DUES: **\$3.88 PSF**.
- 24/7 ACCESS, AMPLE SURFACE PARKING, RESERVED COVERED PARKING AVAILABLE FOR A FEE,
- PROPERTY LOCATED ADJACENT TO A SUPER WALMART STORE, LOCATED MINUTES FROM THE SAWGRASS EXPRESSWAY GIVING EASY ACCESS TO OTHER MAJOR HIGHWAYS. LOCATED WITHIN MINUTES FROM NORTHWEST REGIONAL HOSPITAL AND WEST BOCA MEDICAL CENTER, AND LOCATED NEAR MANY NEW RENTAL COMMUNITIES, RETAIL STORES, RESTAURANTS AND BANKING.

**For additional information or to schedule an appointment, contact:**

**HENRY GLUCKSTERN (561) 999-0006 ext.107**

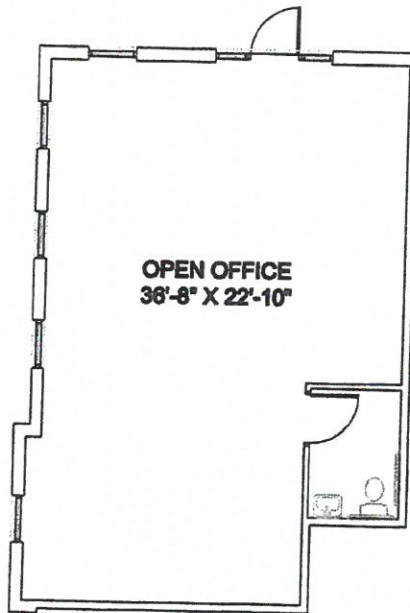
# **ComNet Realty, Inc.**

**Commercial Real Estate Solutions**

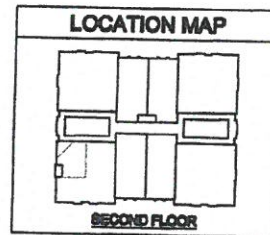
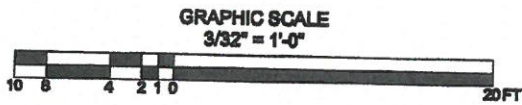
**5858 W. ATLANTIC AVE., SUITE 101, DELRAY BEACH, FL. 33484**

**Phone: (561) 999-0006**

**Fax: (561) 999-0007**



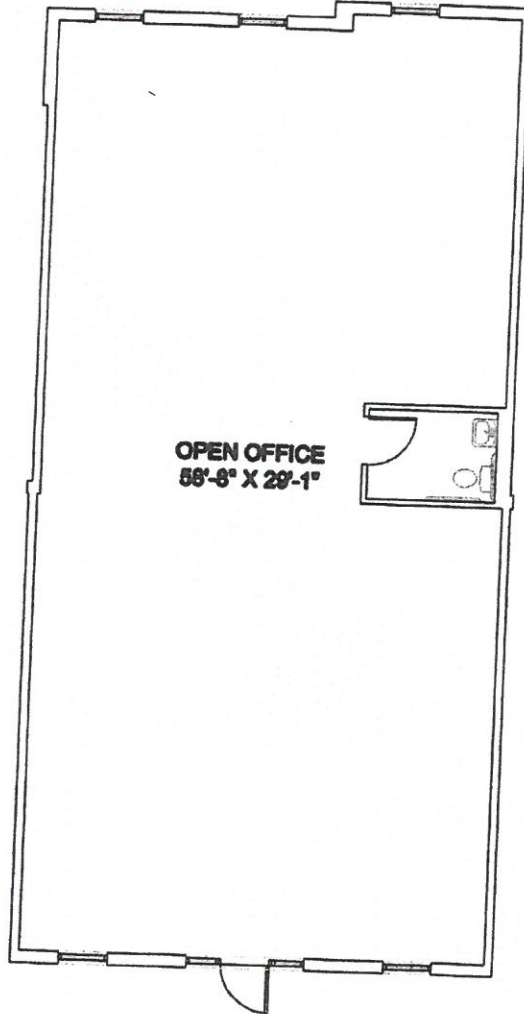
9.50 SF



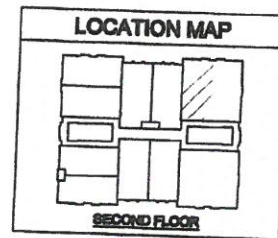
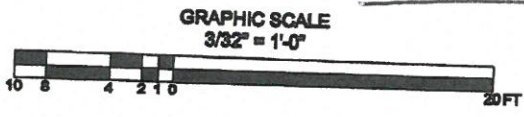
**BOULEVARD**  
**PROFESSIONAL CENTER**

**A-224**

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1327 SF

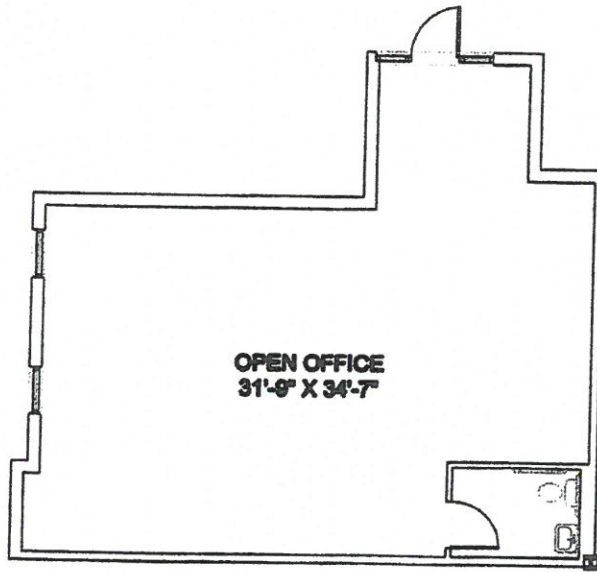


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**PROFESSIONAL CENTER**

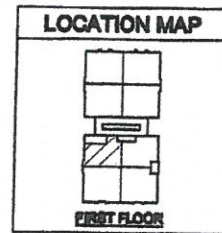
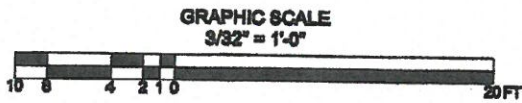
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1,061RSF



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**B-105**

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ADDITIONAL PHOTOS





Courtyard



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## COMMUTER RAIL

Deerfield Beach Commuter Rail (Tri-County Commuter)	10 min drive	4.8 mi
Pompano Beach Commuter Rail (Tri-County Commuter)	14 min drive	7.5 mi

## AIRPORT

Fort Lauderdale–Hollywood International Airport	36 min drive	23.3 mi
Palm Beach International Airport	45 min drive	31.8 mi

WALK SCORE ®  
Car-Dependent (44)

TRANSIT SCORE ®  
Some Transit (34)

## MAP OF 5300 W HILLSBORO BLVD COCONUT CREEK, FL 33073

