

**Commercial Property Description and Leasing Detail**  
**1230 So. Federal Hwy.**  
**Boynton Beach, FL 33435**



Distinguished by its serene location under a canopy of majestic Banyan trees, this newly renovated, free-standing, office building is ideal for a medical, legal, psychological, or financial services practice. It is a professionally managed condominium property situated in the path of upscale commercial and residential development near the Intracoastal waterway in East Boynton Beach. The main entrance to the building is accessed through a shaded, brick-paved courtyard with a nearby fountain. The building is equipped with a recently installed, two-zone high efficiency HVAC system. Other attractive features include a private tenant entrance and 10 windows in the outside facing rooms that open for cross-ventilation. Other businesses in the complex include physicians, accountants, dentists, insurance agents, and psychologists.

**BUILDING DESCRIPTION AND LEASE TERMS**

**Premises:** This is a free-standing, 1,750 RSF/USF commercial office building located at 1230 So. Federal Hwy, Boynton Beach, FL 33435. It is a unit of the Colonial Center Condominium Association, Inc.

**Lease Term:** The owner requires a minimum lease term of 3 years (36 months). The building is available for occupancy commencing on or about July, 2021, or on another mutually agreed upon date.

**Base Rent:** \$3,385.00 paid monthly on the 1st of each month.

**Broker/agent compensation:** 3% of aggregate rent before sales tax

**Other Expenses:** In addition to the Base Rent, the lessee will be responsible for the following monthly expenses:

1. **Monthly Common Area Maintenance (CAM)** in the amount of \$887.60 due and payable on the 1st of each month.

The cost of water consumption and sewer are included in the CAM fee. CAM payments are subject to change annually based on changes to its annual budget made by the Colonial Center Association.

2. **Costs incurred by the lessee** in the form of operating expenses including but not limited to electricity, telephone, and Internet.

**Lease Renewal:** The lessee will have the option to renew the lease a total of three (3) renewal periods, with additional extensions considered.

**Leasehold Improvements:** The owner will permit the lessee to make certain improvements and alterations to the premises to accommodate the lessee's business/practice at the lessee's expense.

**Leasing contact:** Aubrey K. Ewing, Managing Director (property owner)  
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**Professional Office Floorplan**  
**1230 So. Federal Hwy. | Boynton Beach, FL 33435**  
RSF/USF = 1,750 sq ft  
Scale: 1/8"=1'0"



The interior of this 1,750 RSF space is newly renovated and decorated in a relaxing, pale blue/grey palette. The hallway floor coverings are a subdued indigo, contemporary pattern, commercial carpet tile. The adjoining 8 executive offices and consultation rooms have light grey/wheat wood laminate floors, 3" wood blinds, and are pre-wired for ethernet and other communications. The building is also equipped with access to high-speed, fiber-optic or cable Internet. The common areas include four restrooms, a staff kitchen, business office, file room, medication/storage room, and reception area/waiting room. There are 10 windows in the outside facing rooms that open for cross-ventilation.





