

FOR SALE OR LEASE

# ±13,000 SF Office/Flex Condo

6560 W Rogers Circle, Units 18-21

Boca Raton, FL 33487



## FEATURES

- + Ideal for Owner/User or Investor
- + ±13,000 SF Office/Flex Condo
- + Includes Two-Story Office Space
- + M-3 Zoning, City of Boca Raton
- + Three (3) Grade Level Loading Doors
- + Fully Air Conditioned Space
- + Fully Fire Sprinklered
- + Located in the South Congress Industrial Center with easy access to I-95
- + 2019 Real Estate Taxes - \$31,861 (\$2.45 PSF)
- + Association Dues - \$27,189.24 Annually (\$2.09 PSF)
- + Parcel ID Numbers - 06-42-47-01-16-002-0180, 06-42-47-01-16-002-0190, 06-42-47-01-16-002-0200, 06-42-47-01-16-002-0210

**ASKING SALE PRICE - \$2,350,000**

**LEASE RATE - ~~\$14.00 PSF NNN~~ \$12.50 PSF NNN**



## CONTACT

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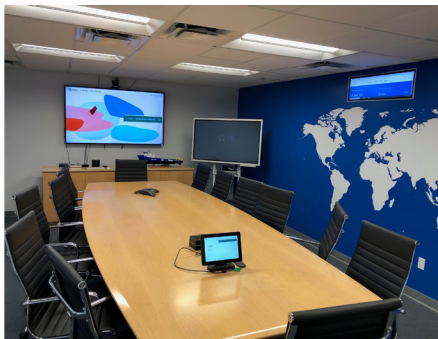
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## LOCATIONAL AERIAL



## ADDITIONAL PHOTOS



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