

5801

CONGRESS AVENUE

Boca Raton, Florida 33487



**EXCEPTIONAL OWNER USER/INVESTOR
- OFFICE/R&D/WAREHOUSE/MUSEUM**

ALL OR PART AVAILABLE FOR SALE

+/-61,974 TOTAL SF ON +/-5.9 ACRES **CBRE**



AMAZING AND UNIQUE OPPORTUNITY TO PURCHASE ALL OR PART OF A CLASS A OFFICE HEADQUARTERS FACILITY WITH ADJOINING HIGHLY IMPROVED WAREHOUSE/CAR MUSEUM **LOCATED IN THE MOST DESIRABLE PART OF THE PARK AT BROKEN SOUND.**

This four building complex has a combination of highly improved 2 story +/-28,572 sf office building (building A) surrounding a beautiful and lushly landscaped courtyard with a large waterfall, underground private parking garage with private elevator from a very large executive suite. Adjoining the office building is a +/-17,780 sf air-conditioned warehouse and manufacturing area (building B) that can be converted to additional office and R&D space. The +/-7,927 sf (building C) is currently being used as a first class gym that can be converted to additional warehouse area as an expansion to the existing warehouse and car museum. The +/-7,695 sf (building D) is currently being used as an exceptional and highly secure car museum and entertainment area.

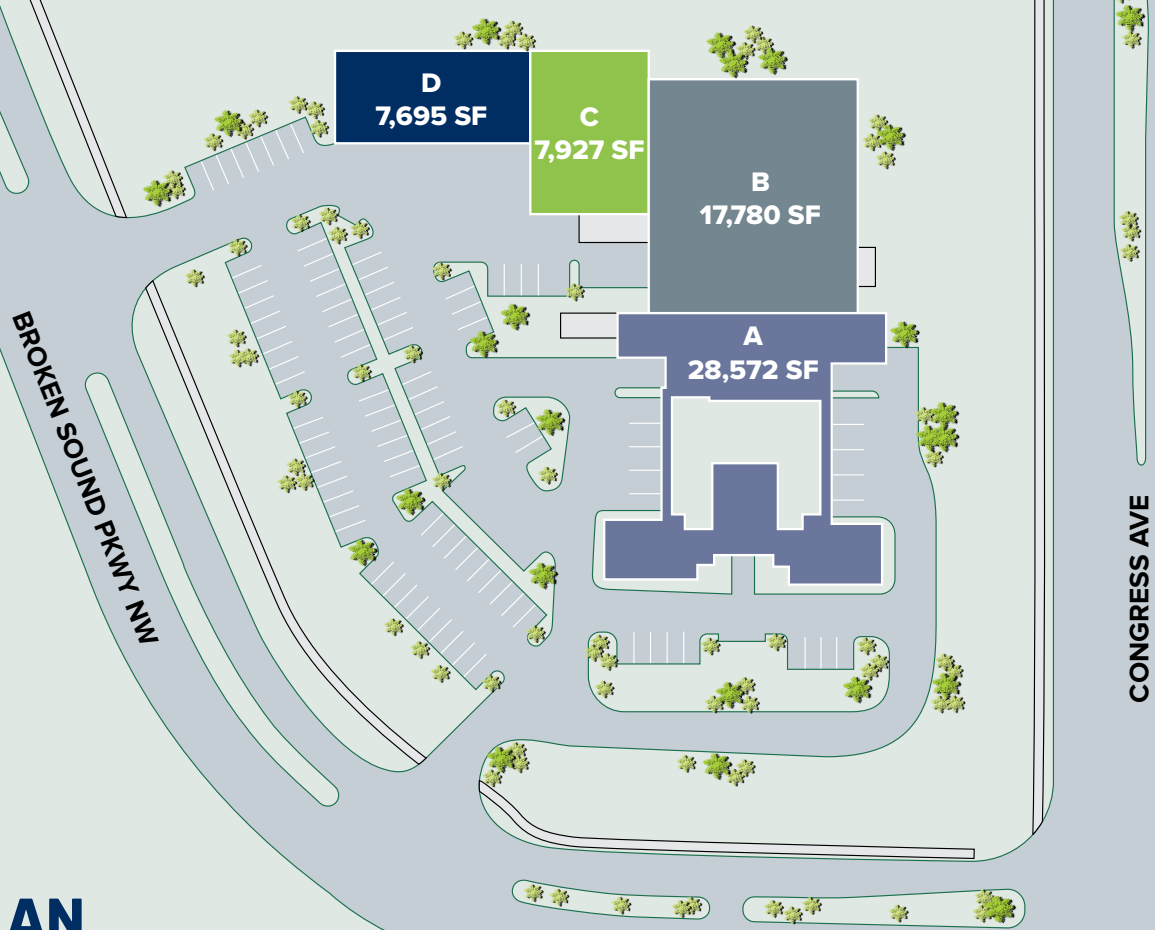
TOTAL ACRES	+/-5.98 acre
ZONING	LIRP - Light Industrial Research Park - light industrial and office development with planned mobility for allowing residential and retail uses Flood Zone B
LOADING	8 grade level power loading doors +/-485' of direct frontage on Congress Avenue and +/-900' of frontage along Broken Sound Parkway
PARKING	123 exterior surface parking spaces, 12 exterior covered parking spaces, 20 parking spaces located in the underground parking garage.
BUILDING A	+/-28,5472 2-Story Class A Office Building (+/-23,828 Rentable SF) - +/-4,744 sf underground parking garage. Constructed in 1985 but continuously renovated
BUILDING B	+/-17,780 sf - warehouse. Constructed in 1985, 16' clear, 100% HVAC and fire safety
BUILDING C	+/-7,927 sf - gym (+/-1,817 sf of mezzanine). Constructed in 2007, 22' clear, 100% HVAC, elevator, locker rooms
BUILDING D	+/-7,695 sf - museum (+/-1,904 sf mezzanine). Constructed in 2007, 22' clear, 100% HVAC, kitchen, bar, private office

- Portions of Building A (totaling +/-8,105 sf) are leased with +/- \$20,000 of monthly NNN income in place with all leases expiring within the next 12 to 24 months.
- All of Building C (totaling +/-7,927 sf) is leased to a gym for +/- \$10,000 per month NNN

- 2019 Estimated CAM: \$2.82 sf
- 2019 Estimated Real Estate Taxes: \$154,856

Price \$14,950,000

SITE PLAN



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