



Boca Executive Centre

4755 Technology Way
Boca Raton, Florida 33143

Property Details

- Asking Price: \$1,495,000.00
- Size: 4,593 Square Feet
- Folio: 06-43-47-07-13-001-2010
06-43-47-07-13-001-2020
- Year Built: 2008
- Parking: 4.00/1,000 Square Feet



For more information:

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Jeremy Larkin

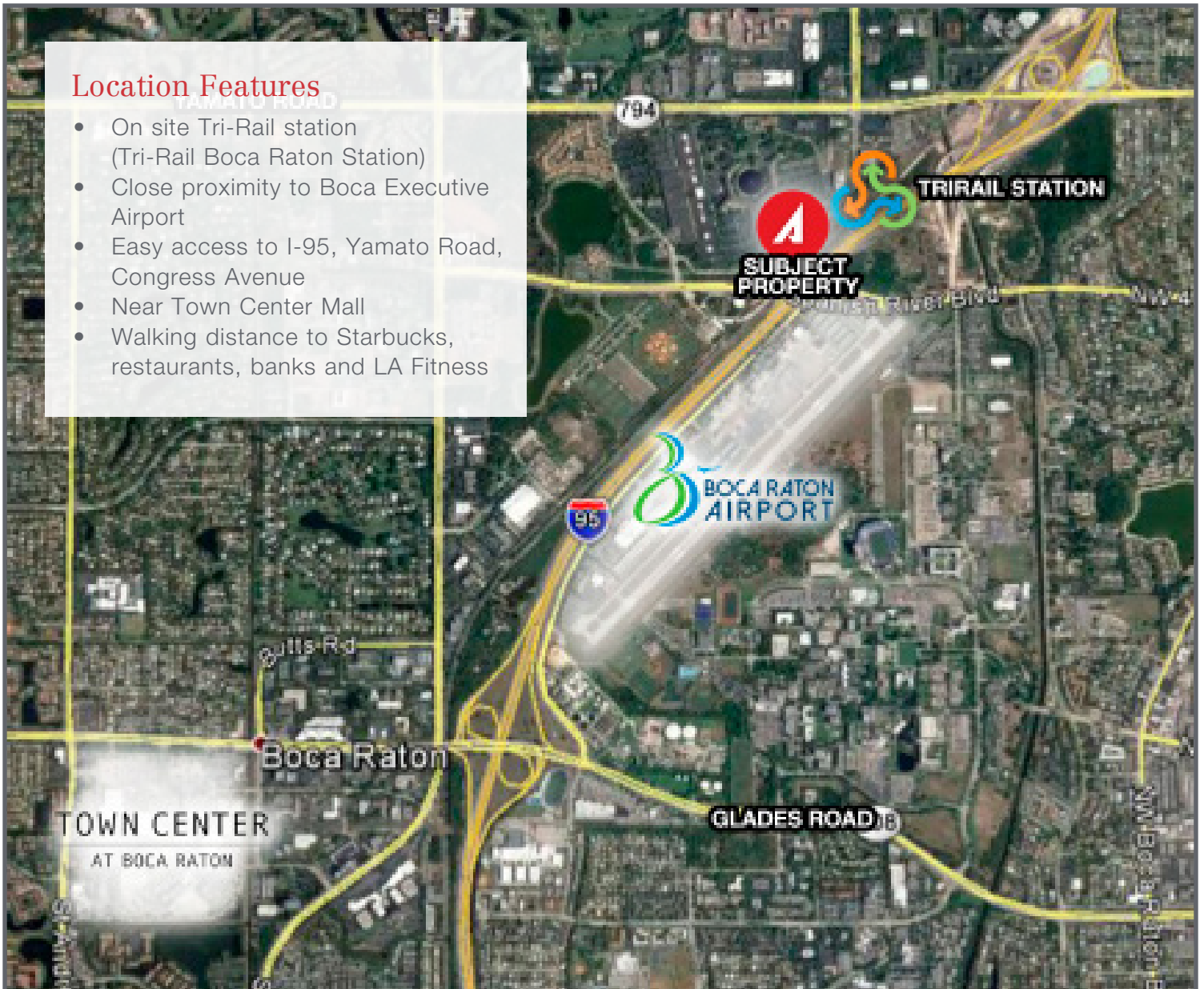
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Property Features

- Includes all furniture, fixtures, art work and all technology/AV equipment
- Hurricane impact glass windows and doors
- Enabled with smart technology
- Cat-5 hookup in place
- Private kitchen and bathroom in suite

Location Features

- On site Tri-Rail station (Tri-Rail Boca Raton Station)
- Close proximity to Boca Executive Airport
- Easy access to I-95, Yamato Road, Congress Avenue
- Near Town Center Mall
- Walking distance to Starbucks, restaurants, banks and LA Fitness



Surrounding Retailers

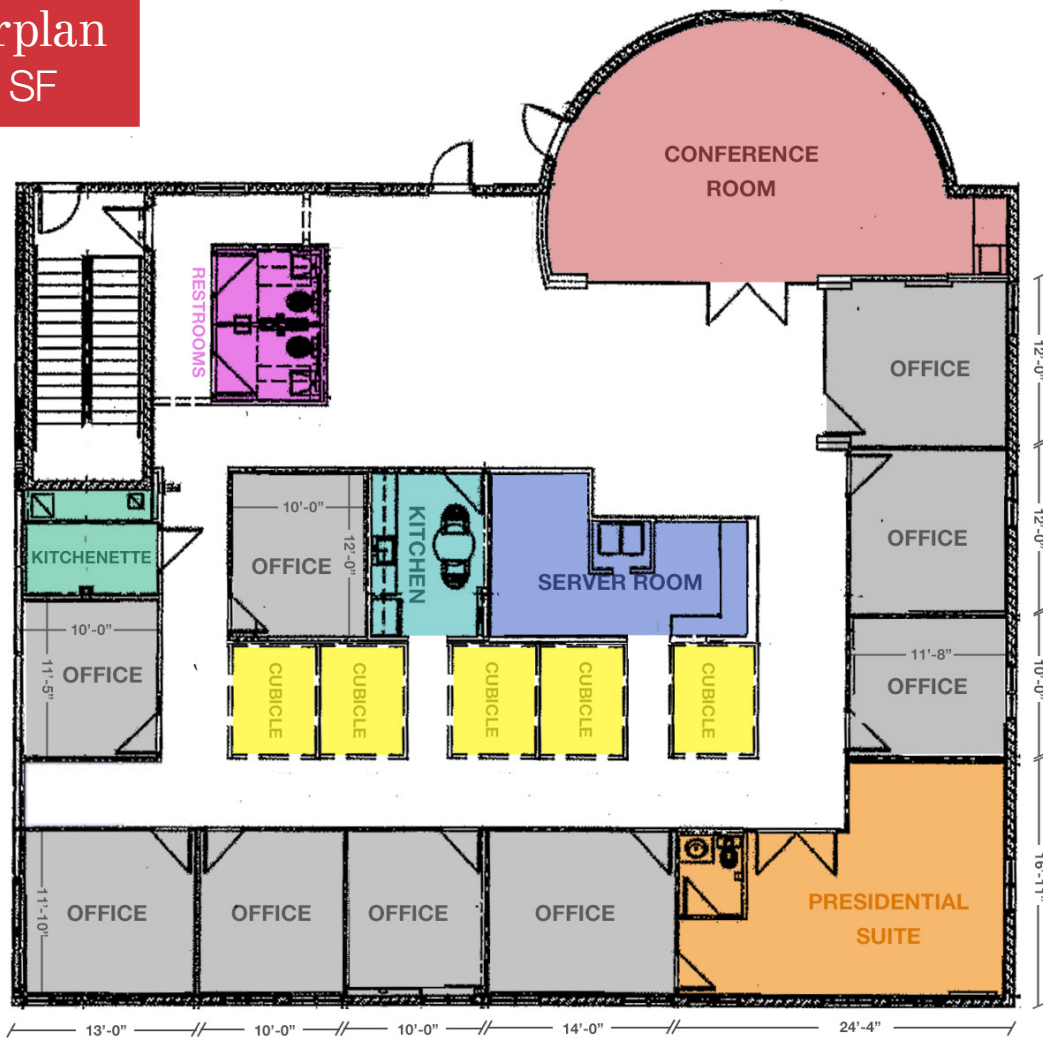
NAME	DISTANCE
LA FITNESS	0.3 Miles
CHASE BANK	0.3 Miles
TRIRAIL & PALM TRAN STATIONS	0.4 Miles
WELLS FARGO	0.6 Miles
PNC BANK	0.8 Miles
BANK AMERICA	2.6 Miles

NAME	DISTANCE
STARBUCKS	0.3 Miles
JAMBA JUICE	0.5 Miles
MILLER'S ALE HOUSE	1.0 Miles
PANERA BREAD	1.5 Miles
THE FRESH MARKET	2.0 Miles
SEASONS 52, HOUSTON'S & NEW YORK PRIME	3.5 Miles

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Floorplan

4,593 SF



Suite

- Key pad access system
- Solid wood, 8'6" doors with glass side lights and high end hardware
- Finished ceiling height of 10'+ with crown molding
- Ceilings are metal trimmed, regular 2'x2' high end panels embedded in dry wall ceiling finishes
- Floors are marble and high end carpeting throughout suite
- Walls are dark cherry wood with inlaid fabric panels and painted drywall with wood trim
- Wood base is 6" cherry wood base
- Bathrooms are granite countertops with ceramic floor and high-end hardware
- Cameras on exterior and all common area interior spaces with remote access from smart phones or computers
- Impact glass windows and doors throughout entire complex
- Five (5) separate HVAC units. Individual HVAC controls for each office
- Fully fire sprinklered
- Cubicles are 7' x 8' with inset lighting above each unit

Conference Room:

- Electronically controlled Roll down screen
- Electronically controlled drop down video projector
- VCR/DVD in cabinet
- 12 person conference table
- Guest sitting area for 4 in living room format
- Service kitchen in built in format with sink, cabinets and refrigerator

Kitchen

- Sink, refrigerator, dishwasher, microwave, refrigerator, upper/lower cabinets
- Bistro table and 3 chairs



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