

# Financial Center at the Gardens

3801 PGA Boulevard  
Palm Beach Gardens, FL



## CLASS A OFFICE AVAILABLE FOR LEASE

For more information, please contact:

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**CROCKER**  
—  —  
PARTNERS

 **CUSHMAN &  
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# Financial Center at the Gardens

## Property Summary

ADDRESS	3801 PGA Boulevard, Palm Beach Gardens, Florida 33410
TOTAL SQUARE FEET	188,772 SF
LOCATION	At the corner of PGA Blvd. and Alternate A1A, just east of I-95 in the heart of Palm Beach Gardens, Florida
ESTIMATED 2018 OPEX	\$14.35 PSF Includes 5-day per week janitorial service. HVAC and in-suite electric additional
PARKING	100% Covered parking 4.16/1,000 Parking ratio Reserved parking available at \$150 per space per month
ALLOWANCE	Negotiable

## Class A Office Space Available for Lease

Financial Center at the Gardens is the premier office building in North Palm Beach County. This institutionally owned 10-story Class A office property provides fully renovated lobbies, bathrooms, and common areas, 100% covered parking, manned security, wine bar and lounge with putting green and is located within walking distance to numerous amenities at Downtown at the Gardens lifestyle center.

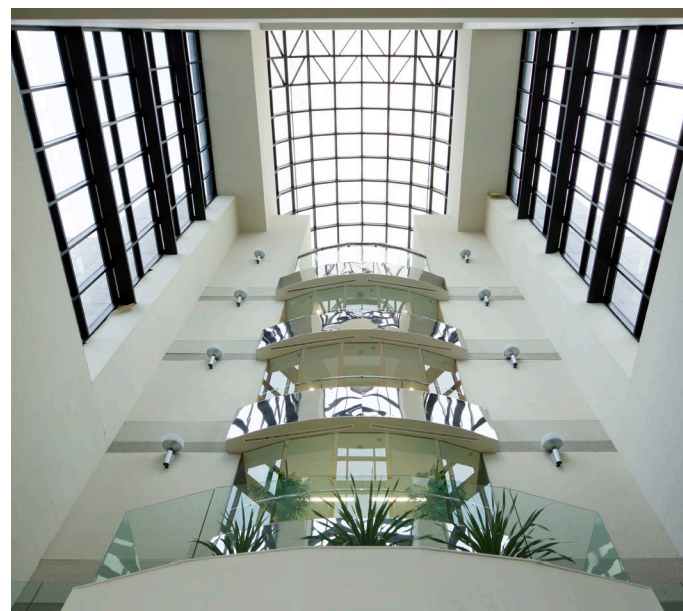
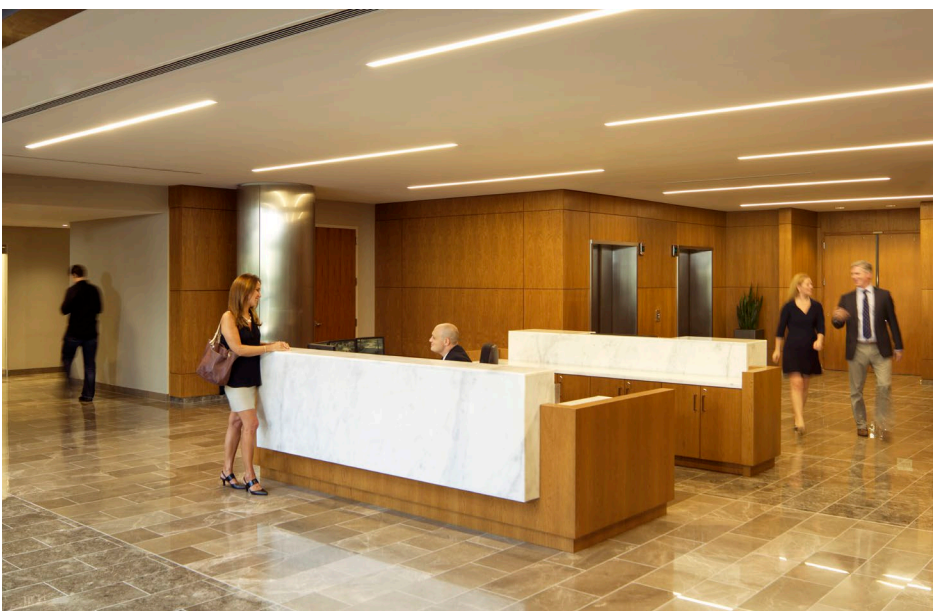
Join UBS, RBC, JP Morgan Chase, Lighthouse Investment Partners, Morgan Stanley, and many other high-quality tenants.

## Availability

SUITE	SQUARE FEET	RATE	AVAILABLE
104	2,214 SF	\$24	Immediately
102	3,685 SF	\$30	Immediately
107	2,189 SF	\$30	August 2020
604	8,636 SF	\$32	Immediately
900	10,580 SF	\$33	Immediately
901	2,256 SF	\$33	Immediately
902	2,325 SF	\$33	Immediately

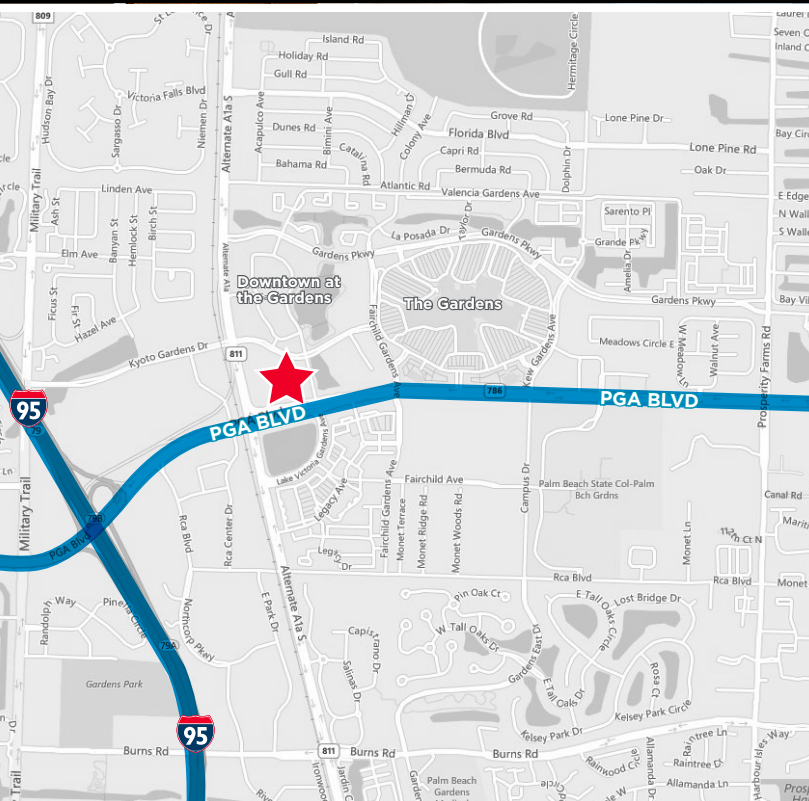








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## Property Features

- Tenant wine bar lounge off the main lobby
- Walking distance to a fully amenitized lifestyle center, Downtown at the Gardens
- Easy access to I-95, the Florida's Turnpike, and US Highway 1
- High-end corporate/executive environment and finish level
- 24/7 Manned security
- 10-Story atrium
- Excellent service and business climate
- Fully structured parking

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