



# 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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**CUSHMAN & WAKEFIELD - BOCA**

225 NE MIZNER BLVD, SUITE 300  
Boca Raton, Florida 33432





## Property Summary

ADDRESS	3801 PGA Boulevard, Palm Beach Gardens, Florida 33410
TOTAL SQUARE FEET	195,998 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 2022 OPEX	\$17.45 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

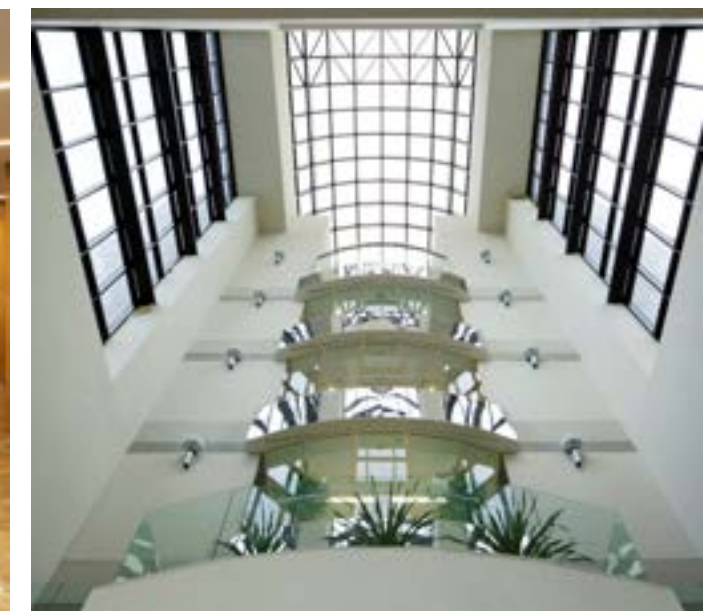
## Class A Office Space Available for Lease

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.

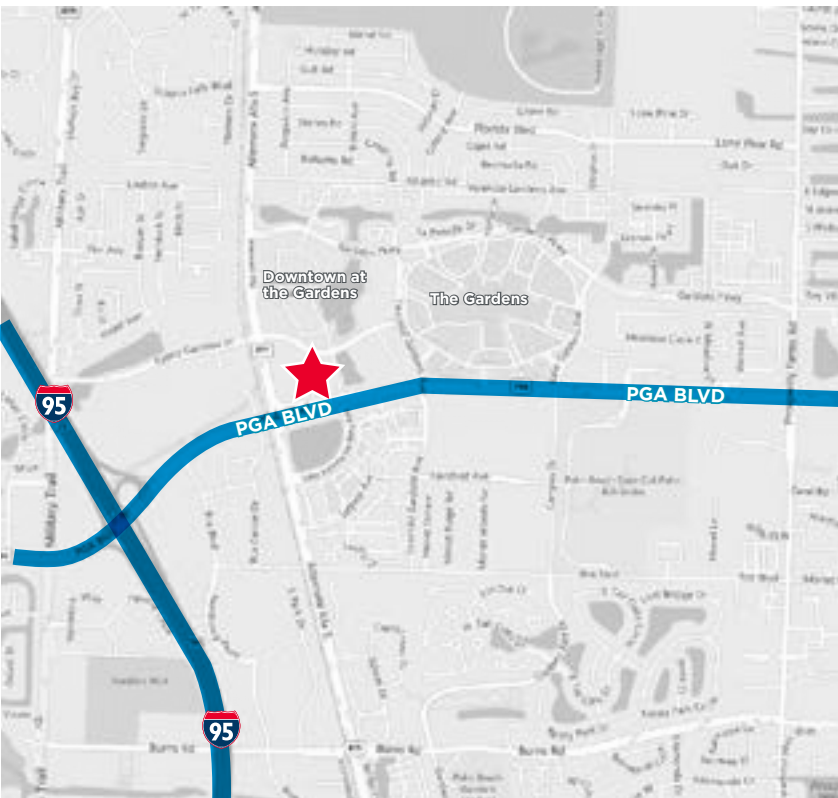
Join UBS, RBC, Lighthouse Investment Partners, Morgan Stanley, and many other high-quality tenants.

### Availability

SUITE	SQUARE FEET	RATE	AVAILABLE
104	2,189 SF	\$35.00/SF NNN	Immediately
520	4,863 SF	\$45.00/SF NNN	March 2023
806	2,264 SF	\$45.00/SF NNN	July 2023
910	2,230 SF	\$45.00/SF NNN	April 2023



# Financial Center at the Gardens



## 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
- Wired Score Gold certified
- Fully renovated and updated touchless restrooms
- Electric car charging stations for tenants and visitors (8 total)

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