



GARDENS PLAZA

3300 PGA BOULEVARD, PALM BEACH GARDENS 33410



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CLASS "A" OFFICE TOWER IN THE HEART OF PALM BEACH GARDENS



Property Features

- Class "A" Tower
- Impressive marble lobby and 3-story glass atrium
- Views to intercoastal from upper floors
- Central PGA Blvd location close proximity to I-95 interchange, walkable to Legacy Place and Gardens Mall
- Tenants Include: BNY Mellon, Northwestern Mutual and IMG
- Institutional Ownership

FEATURES

BUILDING SIZE	80,150 SF
AVAILABLE SUITES	1,136 SF
LEASE RATE	\$25.00 NNN
OPEX (2017)	\$12.45 Includes all electric and janitorial services.
PARKING	5:1,000 free surface parking

AREA INFORMATION

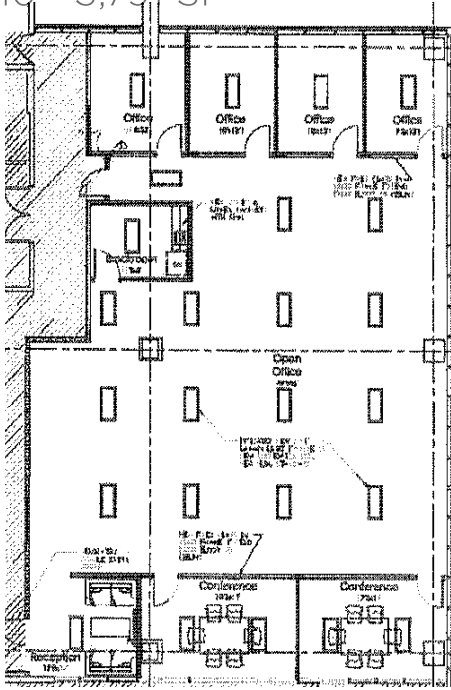
Gardens Plaza is a nine story class "A" office building located in the heart of the Palm Beach Gardens submarket. Gardens Plaza enjoys a high profile location next to Legacy Place mixed use development, The Gardens Mall, as well as direct exposure to the heavily-travelled PGA Boulevard. The location allows access to a high quality regional workforce and a nearby array of affordable and luxury housing options serving as strong attractions to corporate users. Gardens Plaza allows direct interchange access to both I-95 Expressway and Florida's Turnpike.

- Unbeatable location with excellent access to I-95 and Florida's Turnpike
- Walk to Legacy Place, a "Main Street" style shopping area offering more than 40 shops and restaurants
- Across PGA from The Gardens Mall, a 1.4 million square foot regional shopping center, featuring over 150 fine specialty shops, anchored by Nordstrom, Saks Fifth Avenue, Bloomingdale's and Macy's and Downtown at the Gardens, a destination lifestyle center

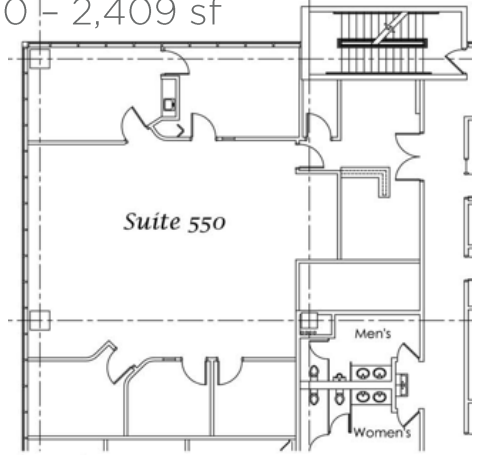
AVAILABLE SUITES

SUITE 310	3,791 rsf
SUITE 550	2,409 rsf
SUITE 570	1,986 rsf
SUITE 605	3,022 rsf
SUITE 640	654 rsf

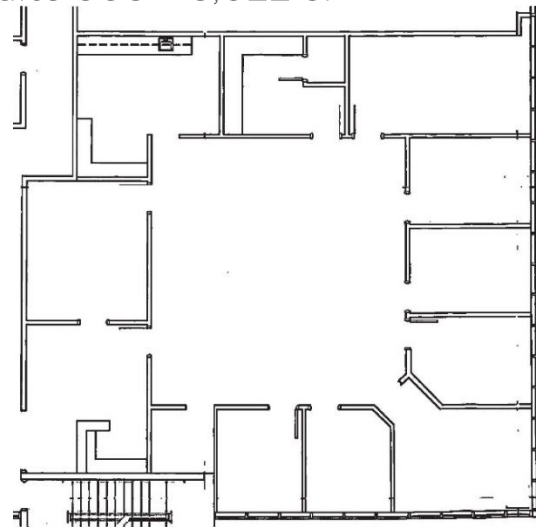
Suite 310 - 3,791 SF



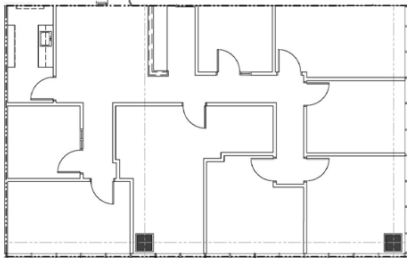
Suite 550 - 2,409 sf



Suite 605 - 3,022 sf



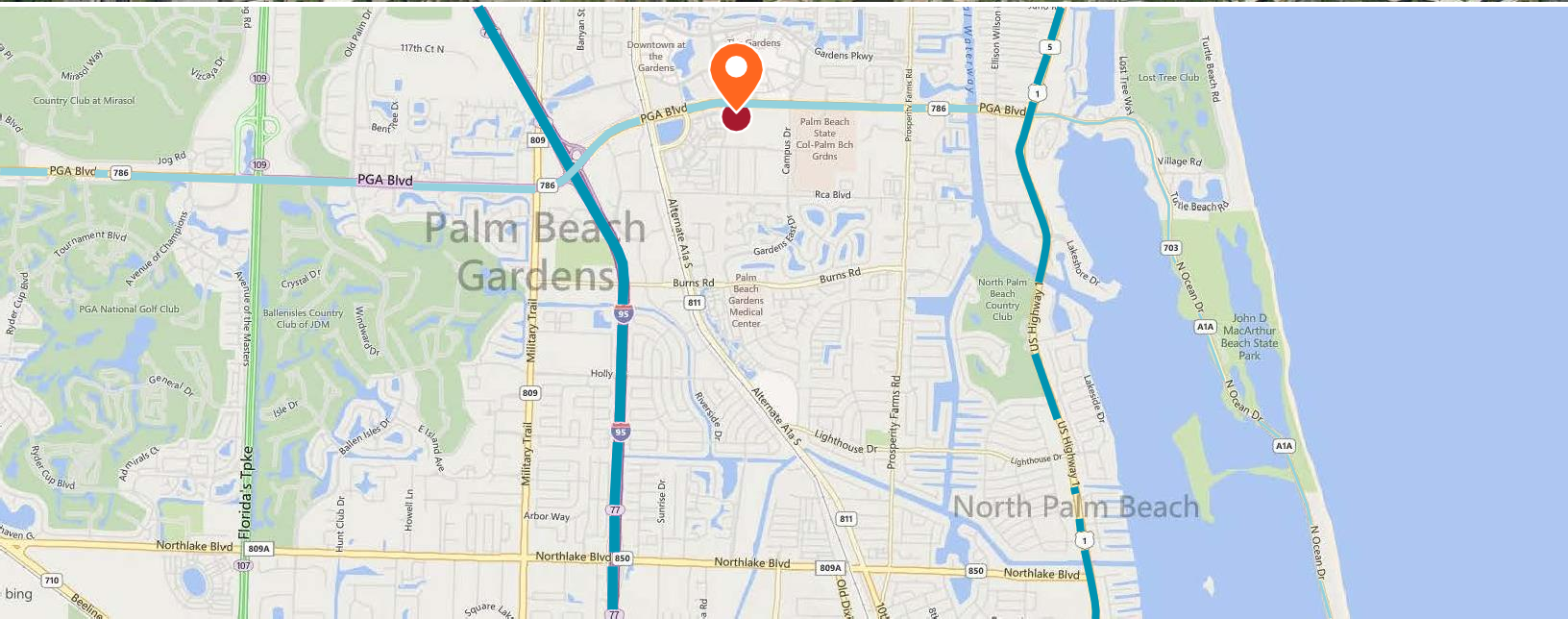
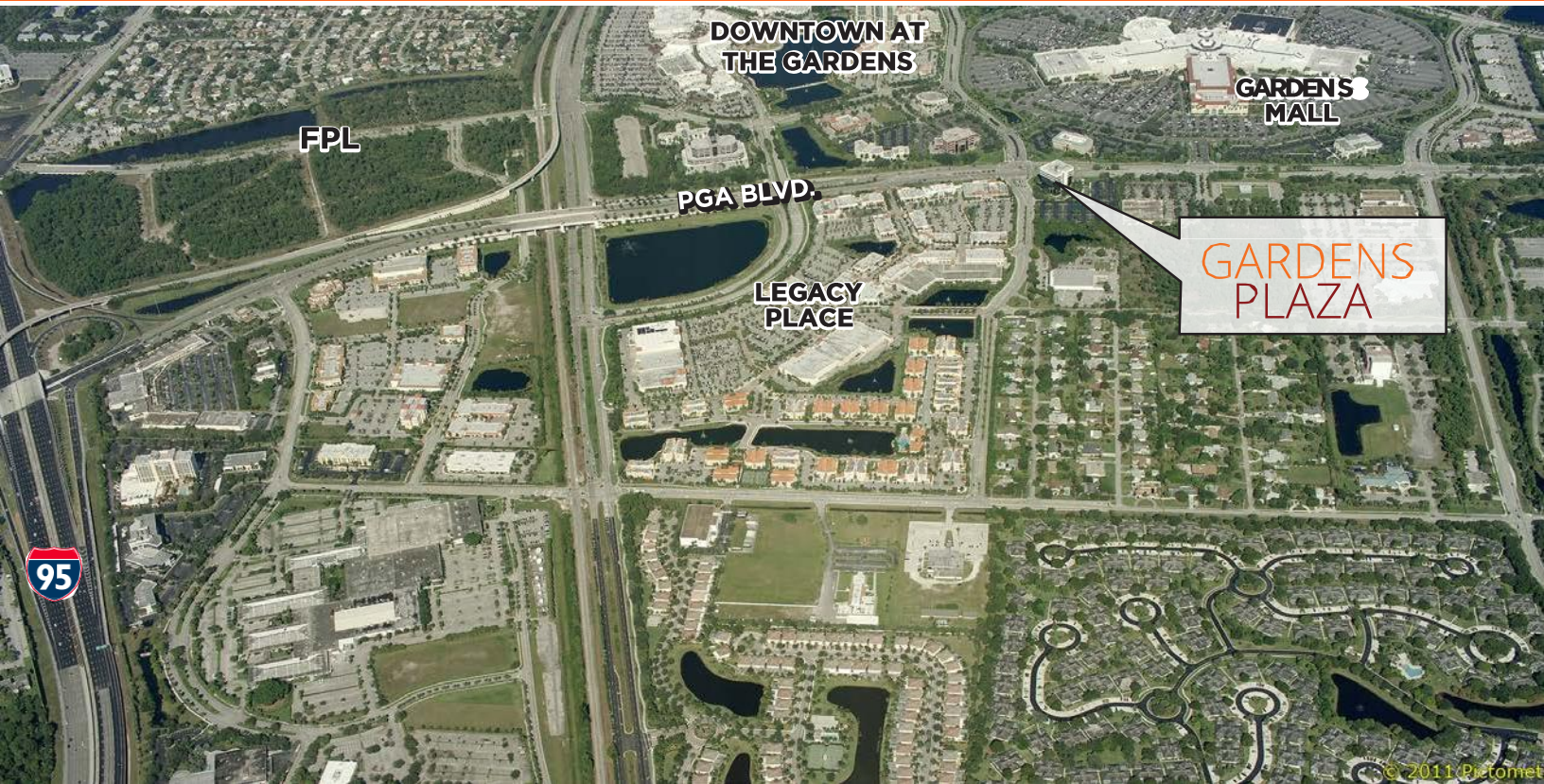
Suite 570 - 1,986 sf



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UNBEATABLE LOCATION



For information on leasing, please contact:

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