

***Northlake Corporate Center
8895 N. Military Trail
Palm Beach Gardens, FL 33410***

FOR LEASE

For Further Information Contact:

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Note: Any information given herewith is obtained from sources considered reliable. However, we are not responsible for misstatement of facts, errors, or omissions. Owner may withdraw from market, prior to sale or change price without notice.

Property Information Sheet

Address: 8895 N. Military Trail, Pam Beach Gardens, FL 33410

Location: SW corner of Northlake Blvd and N. Military Trail.

Traffic Counts: 48,094 2018 daily peak

Description: Four (4), three (3) story Class "B" office buildings totaling 70,378 rentable square feet.

Use: Professional office/medical use.

Rental Rate: \$23.50/SF to \$24.00/SF includes operating expenses. Tenant is responsible and pays for its own electric (FPL), phone, internet and in-suite janitorial service.

Parking: Approximately 4 per 1,000 Sf leased

Misc: Project is located minutes form I-95 at the Northlake Blvd. interchange to the east and Florida Turnpike to the west. Dozens of great eatery establishments within 5 minutes of the subject.

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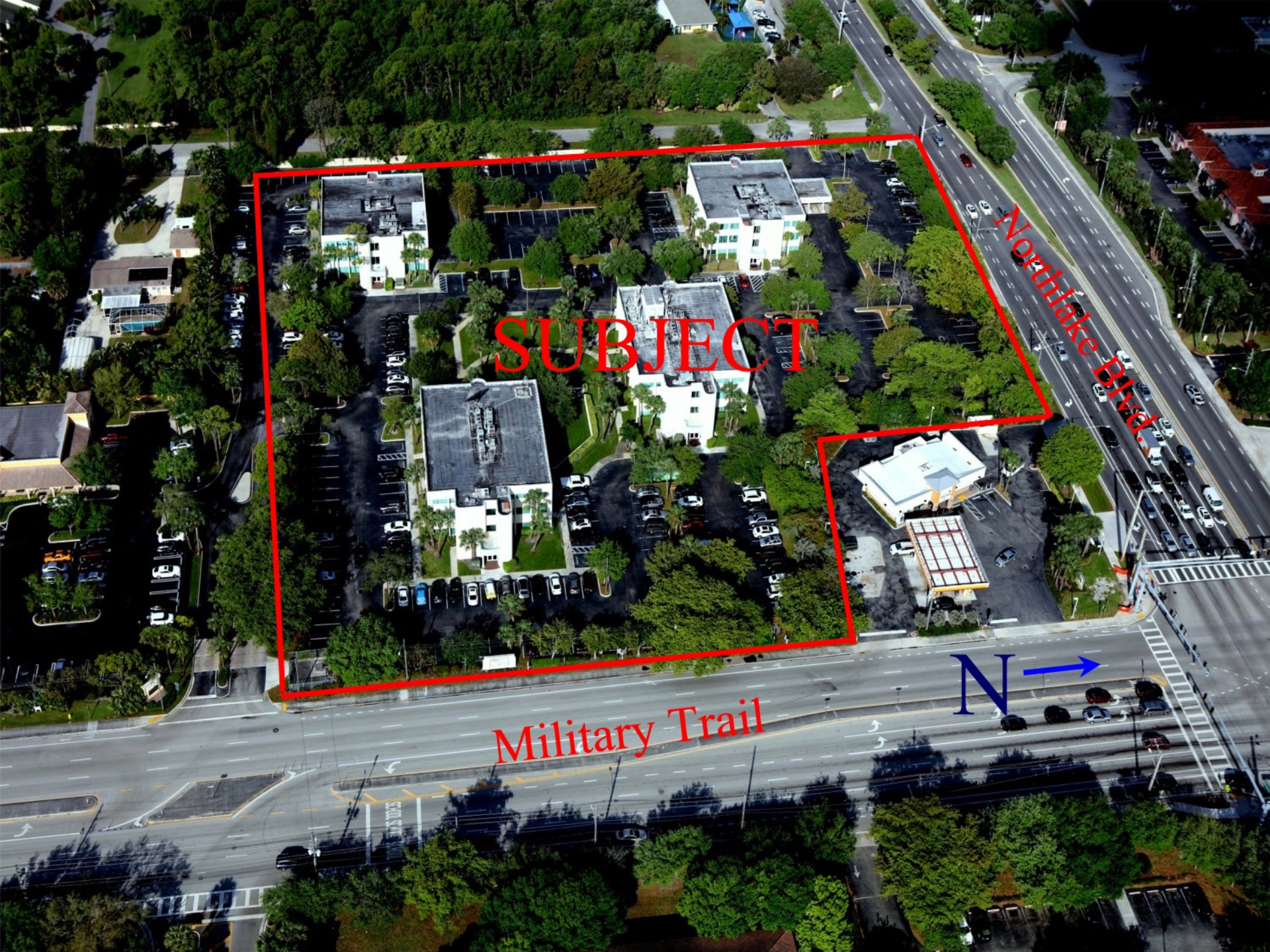


SUBJECT

Military Trail

Shell

Northlake Blvd.



SUBJECT

Northlake Blvd

Military Trail

N →



Northlake Blvd

SUBJECT

Military Trail

VIEW LOOKING WEST

Northlake Blvd

Subject

Shell
Oil

Military Trail

CVS



VIEW LOOKING NORTH

I-95

Military Trail

Joseph's Market

CVS

Northlake Blvd.

Wells Fargo

SUBJECT

Winn
Dixie



Dunkin
Donuts



VIEW LOOKING NORTHEAST



I-95

Joseph's
Market

Northlake Blvd.

CVS

Wells
Fargo

Shell
Oil

Winn Dixie

Dunkin
Donuts

SUBJECT

Military Trail

VIEW LOOKING EAST

HOME
DEPOT

I-95

Duffy's

Publix

Joseph's
Market

CVS

Northlake Blvd.

Winn
Dixie

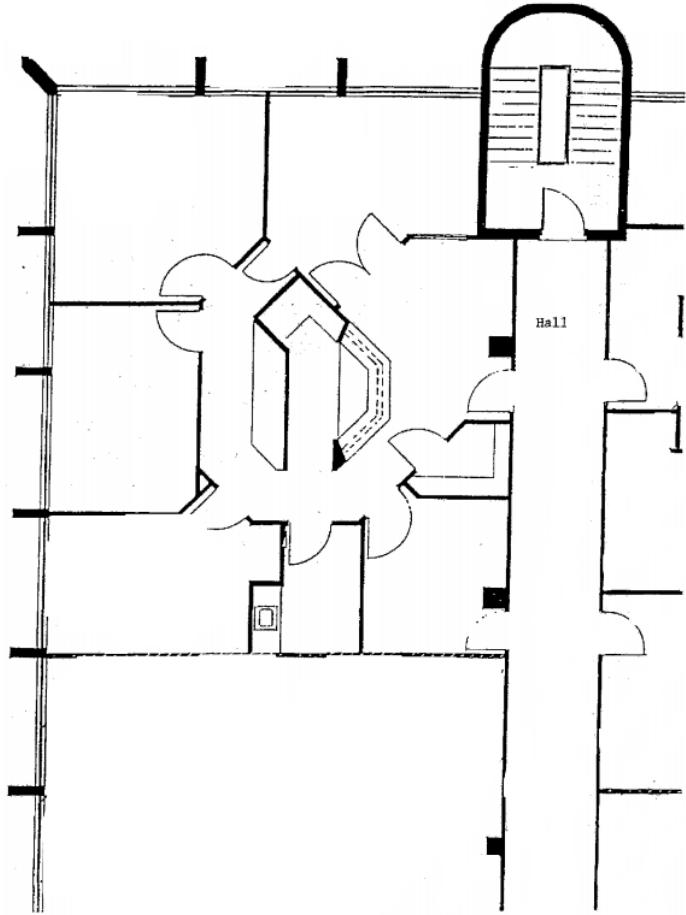
Dunkin
Donuts

Military Trail

SUBJECT



**Northlake Corporate Park
8895 N. Military Trail
Palm Beach Gardens, FL 33410
Suite 306 - E 1,516 SF**

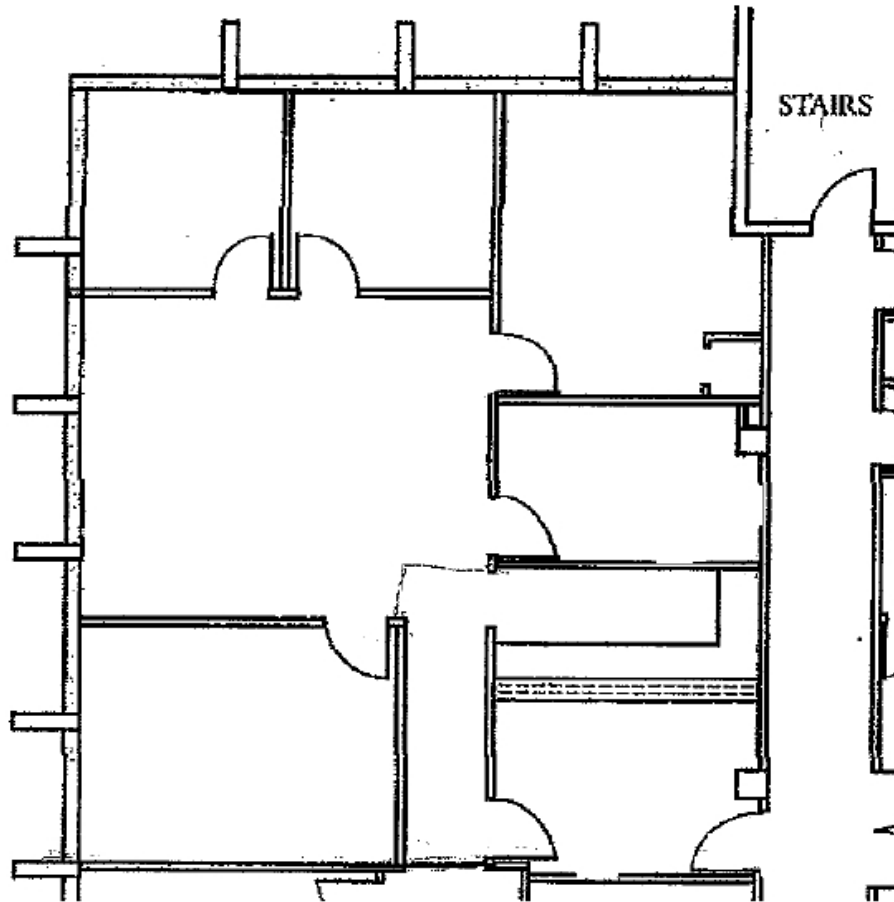


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**Northlake Corporate Park
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Suite 304 - D 1,625 SF



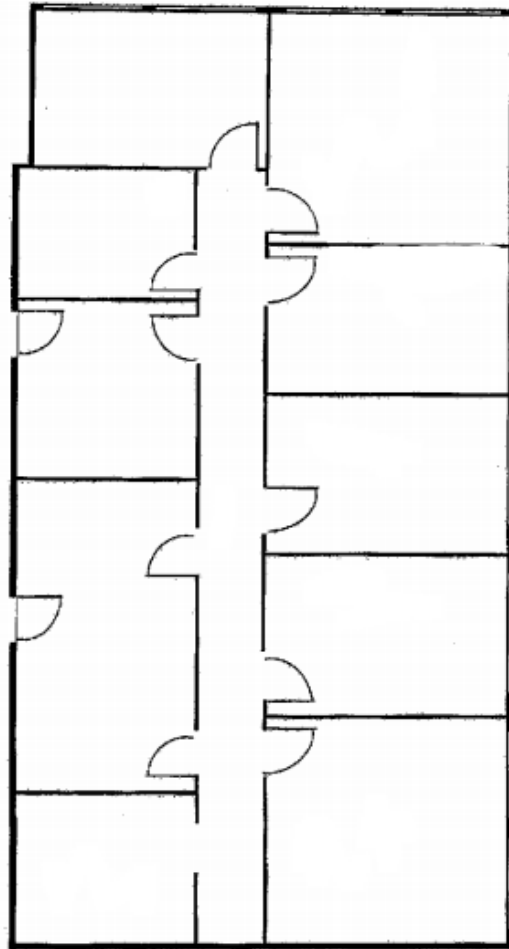
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**Northlake Corporate Park
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Suite 303 - C 2,100 SF

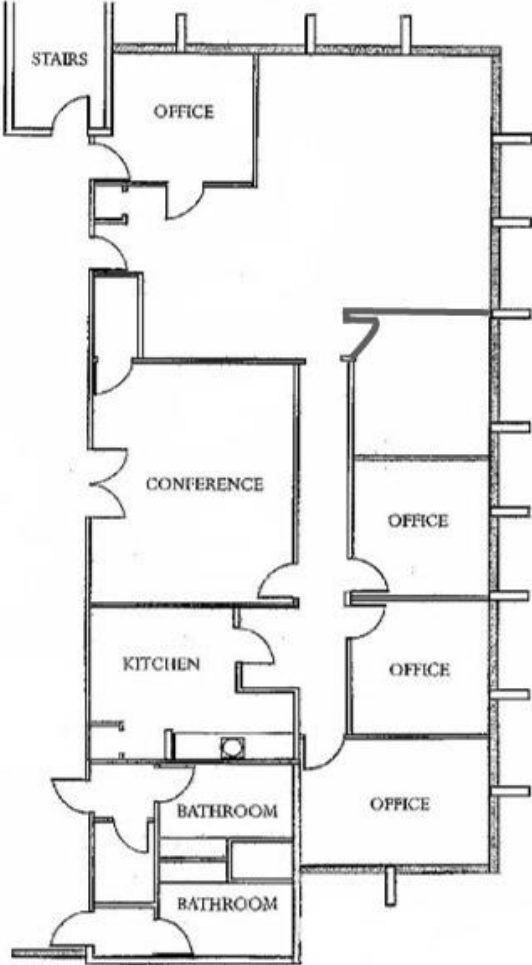


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**Northlake Corporate Park
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Suite 301 - D 2,637 SF

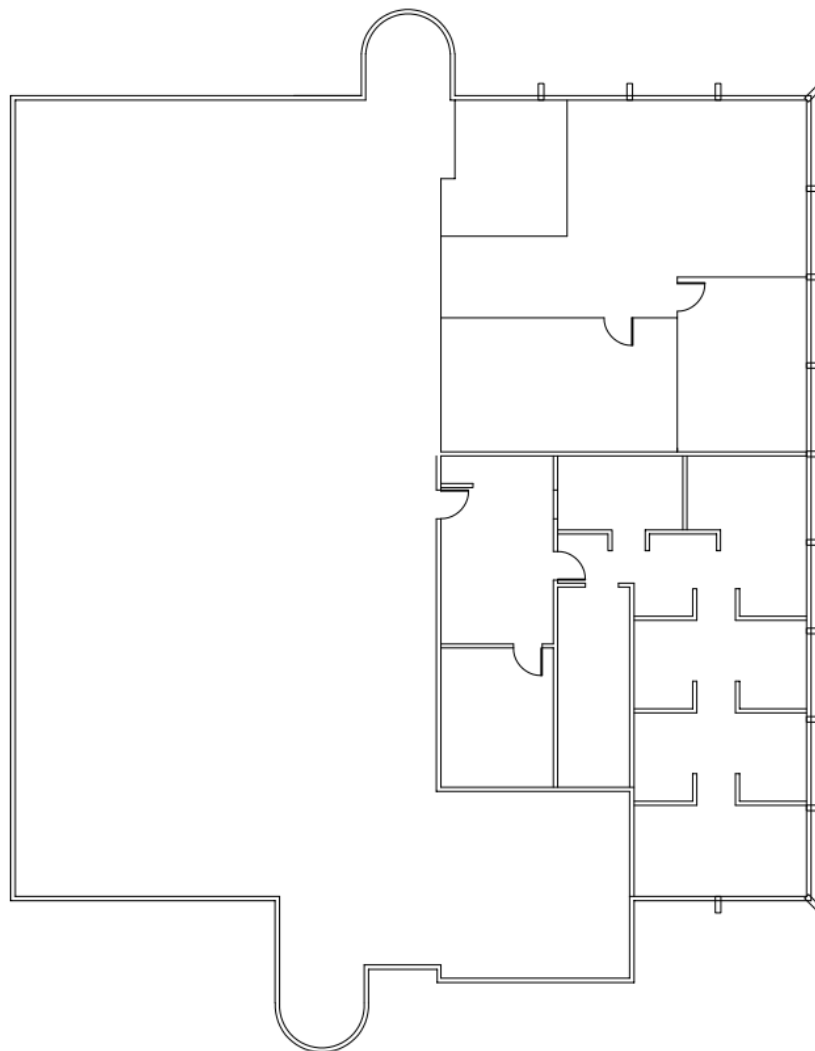


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**Northlake Corporate Park
8895 N. Military Trail
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Suite 201D & 203D 1,208-1,288 SF**

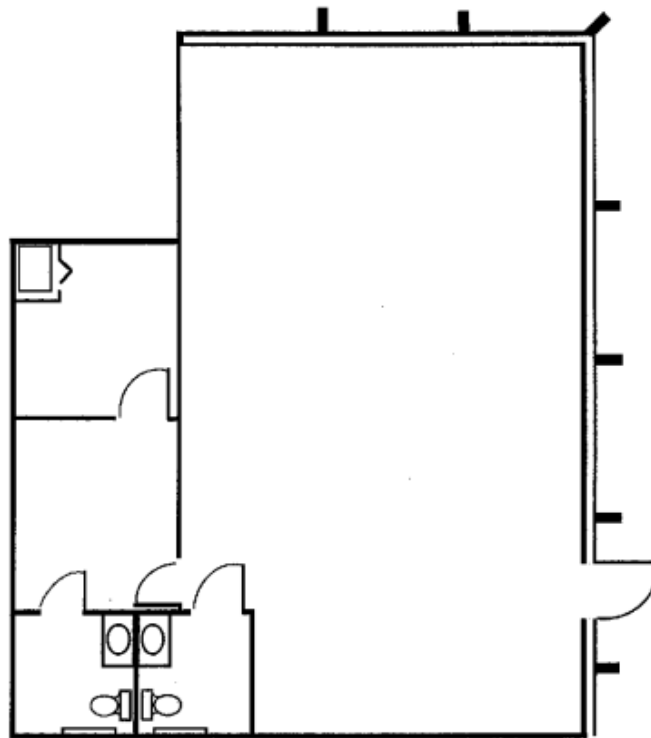


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**Northlake Corporate Park
8895 N. Military Trail
Palm Beach Gardens, FL 33410
Suite 102 - D 1,137 SF**



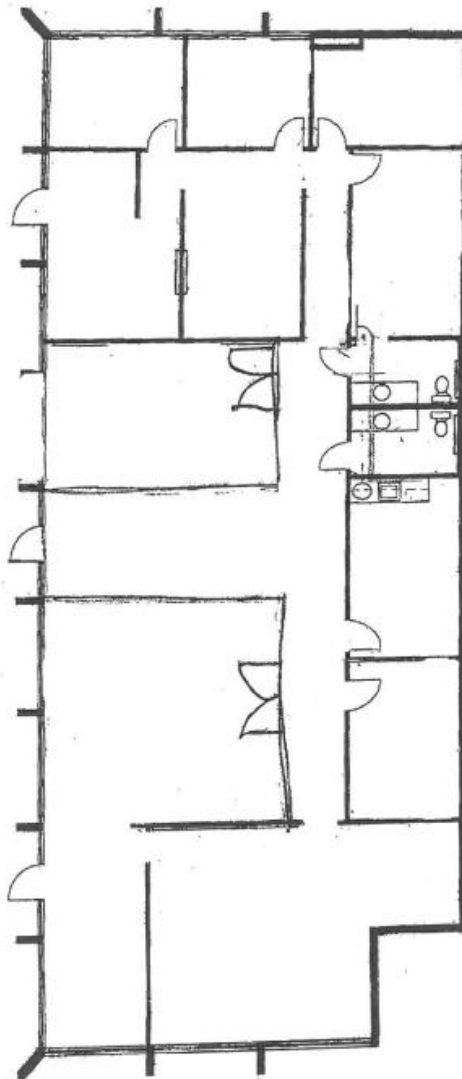
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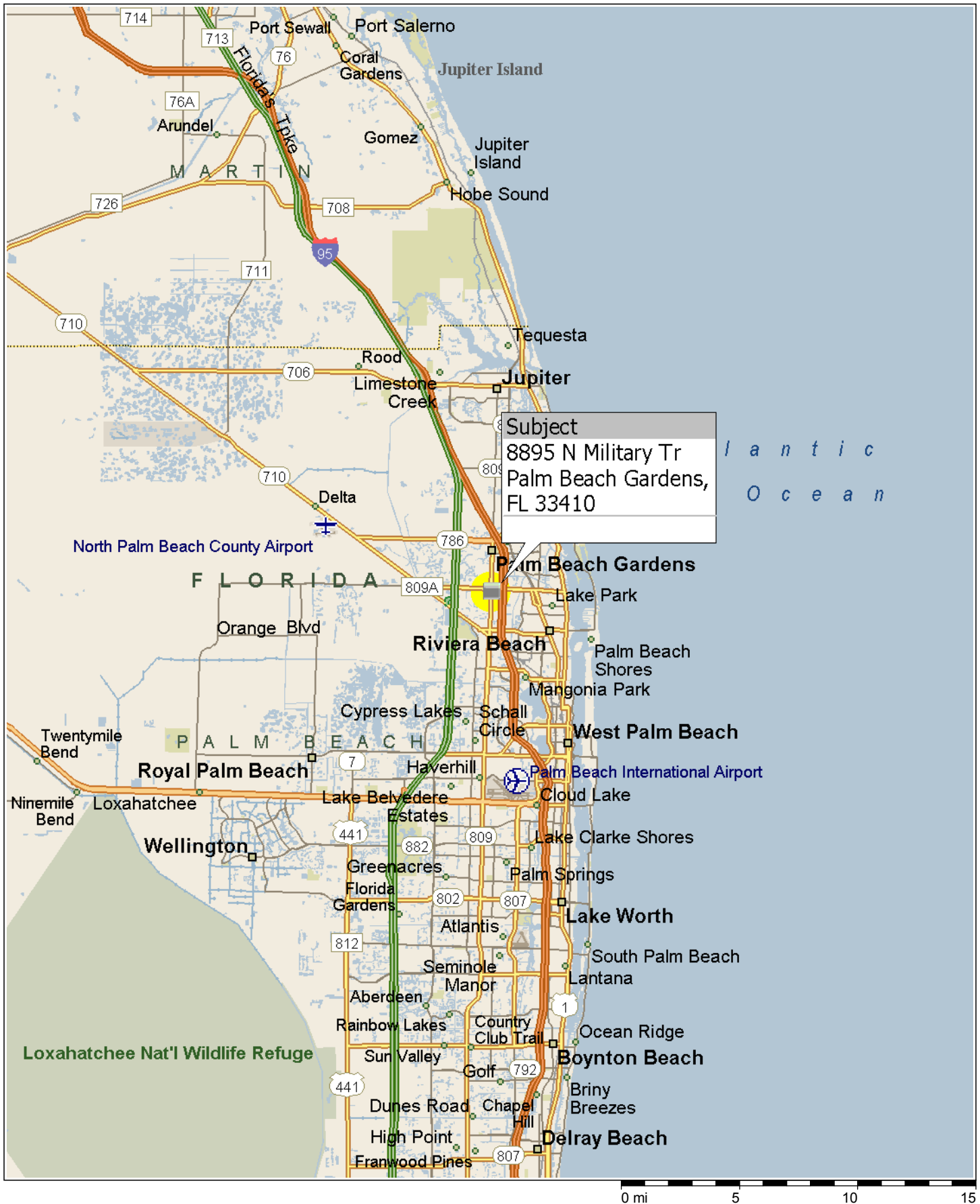
Suite 101 - E 3,400 SF



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Northlake Corporate Park - State View



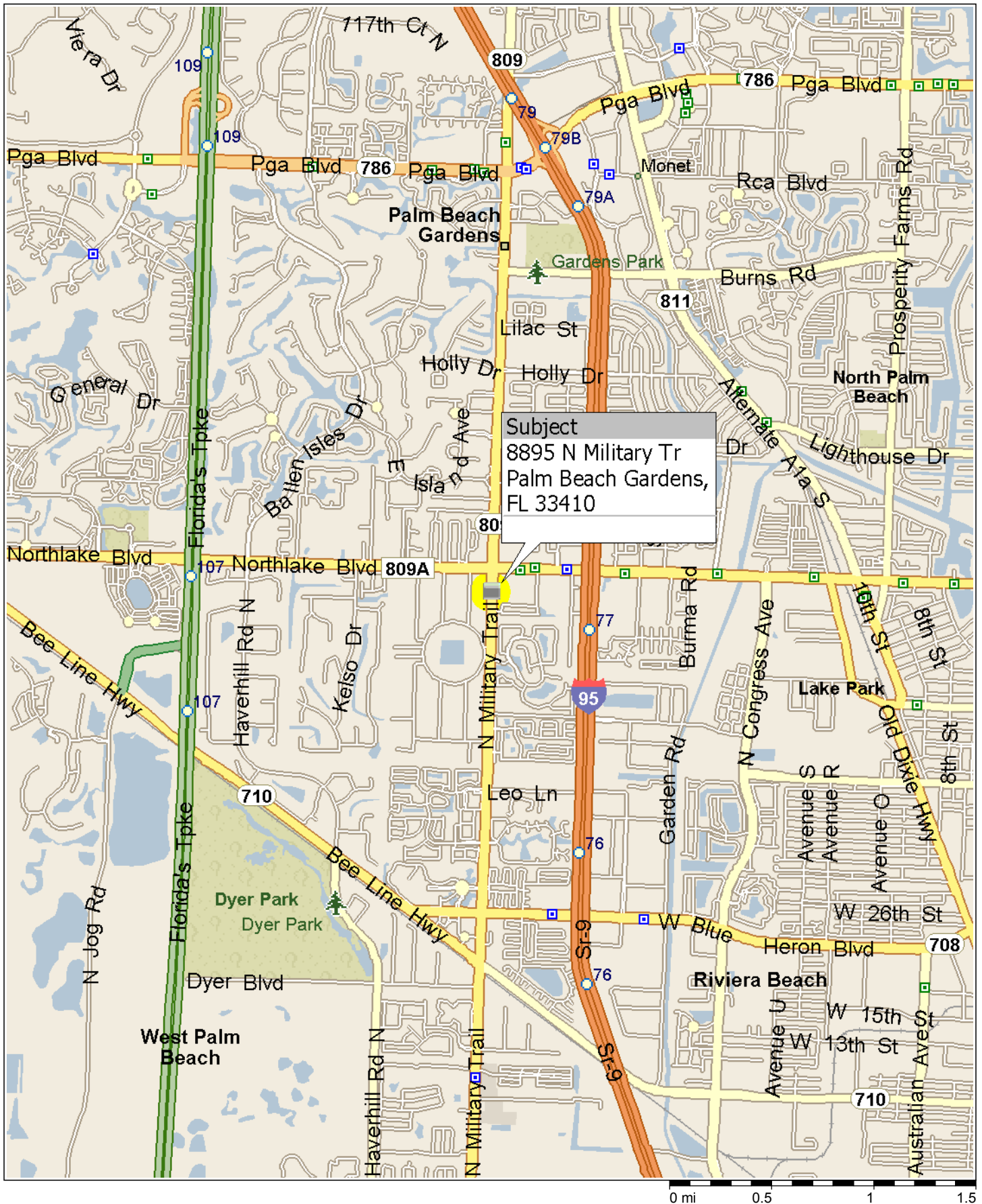
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Palm Beach Gardens,
FL 33410

Northlake Corporate Park - Area View



Subject
8895 N Military Tr
Palm Beach Gardens,
FL 33410

Northlake Corporate Park - Close View



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