

# 200 East

200 East Palmetto Park Road, Boca Raton, FL 33431

### FOR SALE OR LEASE Available for Office or Retail Use

## **REDUCED LEASE PRICE**



# 200 East

200 East Palmetto Park Road, Boca Raton, Florida 33432

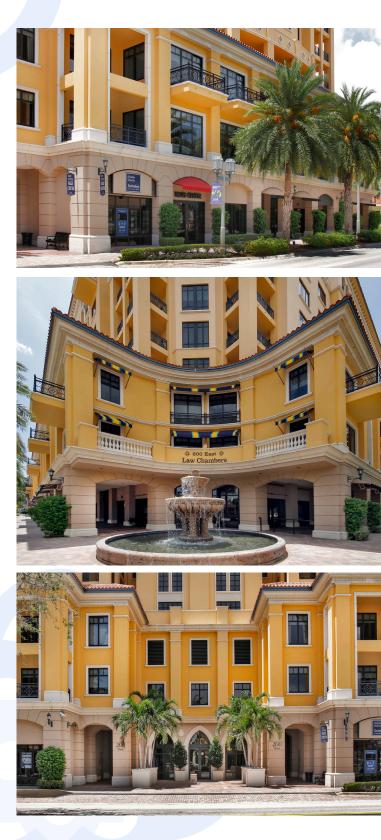
This Class "A" lifestyle center is located in the southeast corner of NE Mizner Park Boulevard and East Palmetto Park Road steps away from the highly popular, open air, mixed-use Mizner Park development.

The building offers great exposure and signage facing Palmetto Park Road and NE Mizner Boulevard with an average of 37,700 cars a day on the nearby corner of Federal Highway.

200 East offers full-time valet service on-site with free parking for employees and visitors.

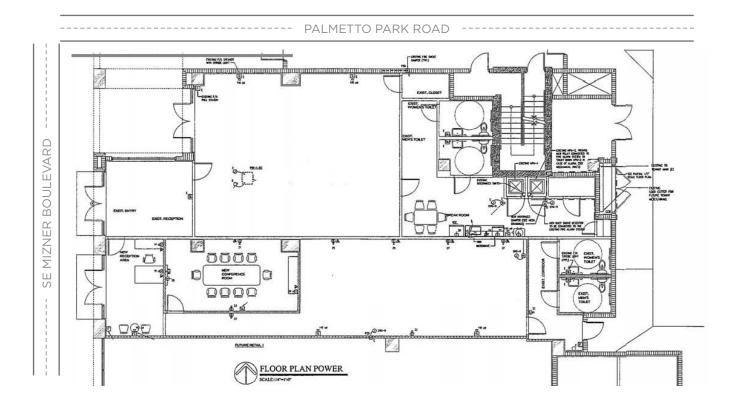
| FEATURES        |  |
|-----------------|--|
| TOTAL AVAILABLE | 14,591 SF - Office or Retail                                   |
| LEASE RATE      | \$ <del>23.00_\$25.00 \$</del> 20.00 NNN                       |
| OPEX            | \$10.25 plus electric & janitorial                             |
| SALE PRICE      | Withheld   |
| PARKING         | Full-time valet on-site with free employee and visitor parking |
|                 |  |

| AVAILABILITY     |   |
|------------------|---|
| <b>SUITE 104</b> | 3,450 SF (For Lease)                      |
| SUITE 100        | 6,091 SF = 2,641 SF + 3,450 SF (For Sale) |



# Floorplans

### SUITE 104 / 3,450 SF



# 200 East

200 East Palmetto Park Road, Boca Raton

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**Atlantic Ocean** 

Boca Raton Airport FAU

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Vamato Road

Palm Place

### DIRECTIONS

From 95, exit east on Palmetto Park Road (exit 44). Proceed east for 2.5 miles passing Dixie Highway and Federal Highway. Mizner Park will be located on the left. 200 East is on the corner of NE Mizner Boulevard and Palmetto Park Road positioned on the southeast corner.

Boca Raton Resort & Country Club

#### For more information, please contact:

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