

OFFICE/FLEX/LAB SPACE FOR LEASE PALM BEACH GARDENS, FL

LEASE RATE REDUCED!



10385 Ironwood Rd • 3710 Buckeye St • Palm Bch Gardens

PROPERTY HIGHLIGHTS

- Built out lab / flex / office / R&D spaces
- Spaces available with roll up doors
- Coveted Palm Beach Gardens location with easy access to I-95 and the Turnpike via PGA Boulevard
- Liberal Zoning allows for a wide variety of office, flex and R&D users
- Class “A” quality building constructed to Hurricane Impact Standards
- Within minutes to many distinguished dining and shopping destinations
- Lease Rate: \$14.50 PSF NNN
- Operating Expenses: \$6.48 PSF
- Tenant Improvement Allowance may be available to qualified tenants!

AVAILABLE SPACES

- Suite 10385 #130 – ±3,366 sf
- Suite 3710 #110 – ±4,004 sf
- Suite 10358 #140 – ±6,572 sf



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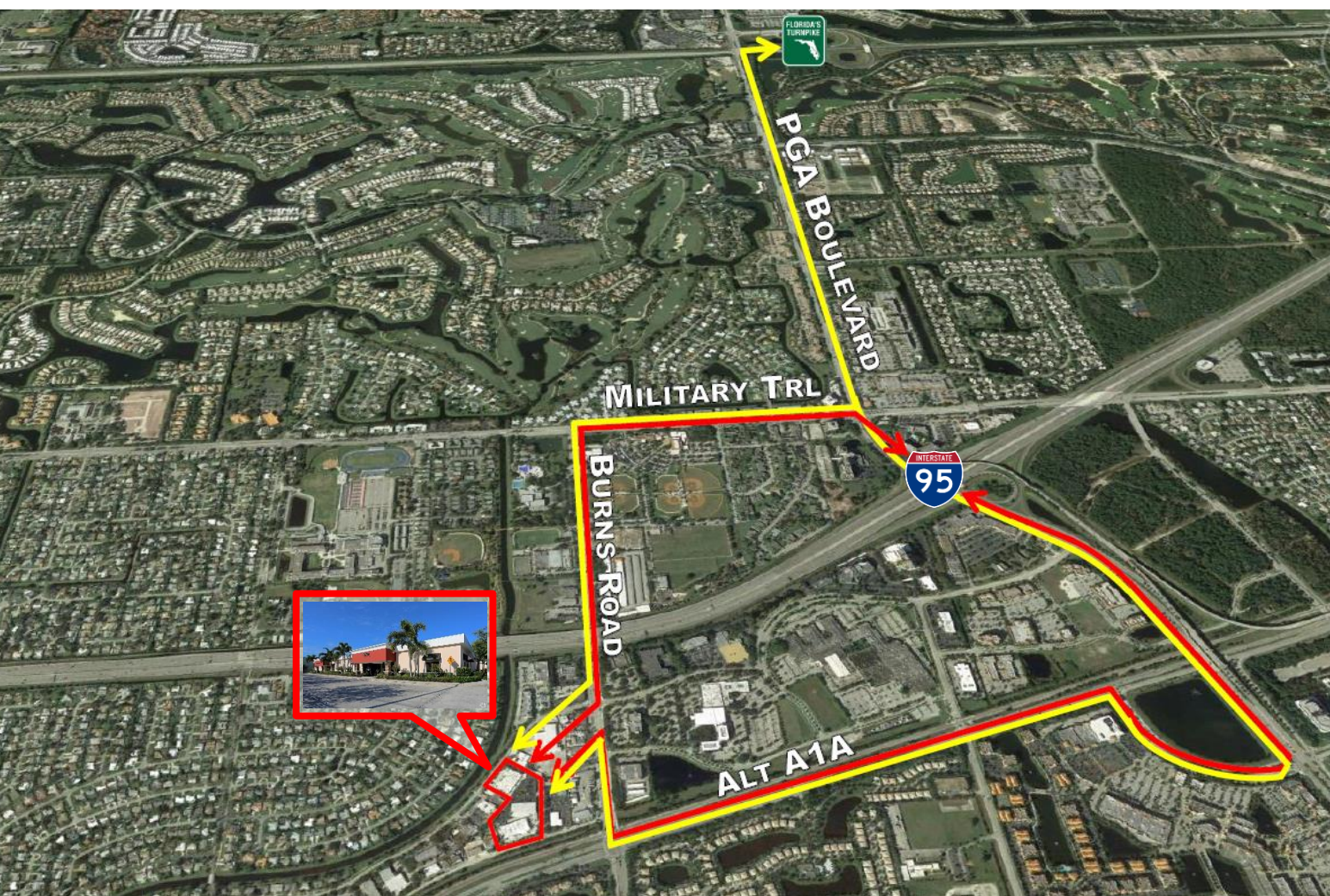
ASSET
SPECIALISTS, INC.

Asset Specialists, Inc.
3710 Buckeye Street • Suite 100
Palm Beach Gardens, FL 33410



LOCATION INFORMATION

Three Minutes from Interstate 95 Interchange



Riverside Commerce Park is located off Riverside Drive just south of PGA Boulevard in Palm Beach Gardens, Florida. This facility is in the heart of the PGA Business Corridor, minutes away from world class shopping, banking, restaurants and lodging with immediate access to I-95 and Florida's Turnpike. In addition, this property is less than 15 minutes from the Palm Beach International Airport and the Port of Palm Beach for unparalleled access, logistics and shipping.



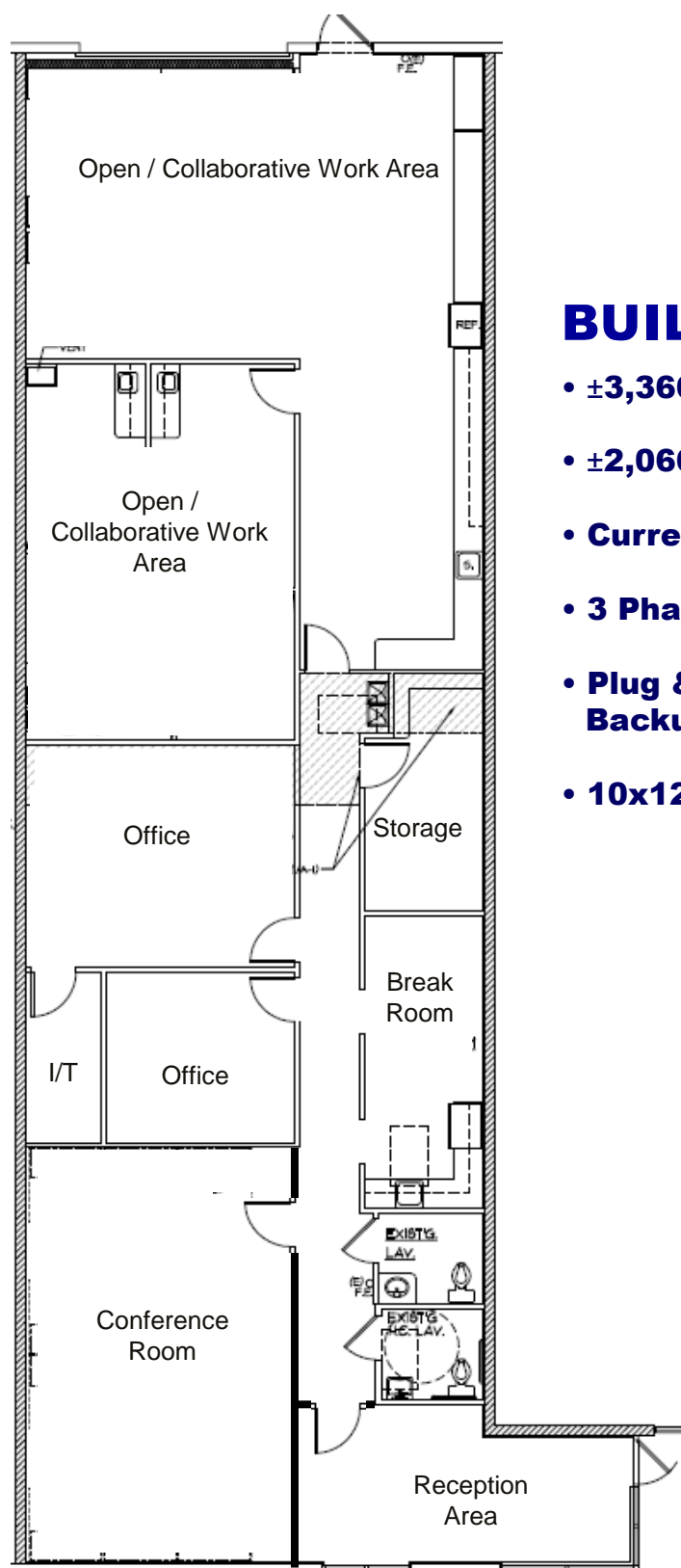
Destinations	Distance (Miles)	Travel Time
Interstate 95	1.4	3 mins
Florida's Turnpike	2.8	5 mins
Port of Palm Beach	5.5	11 mins
Downtown West Palm Beach	12	16 mins
Palm Beach International Airport	13	15 mins

subject to errors, omissions, prior sale or lease, change in price and withdrawal



FLOOR PLAN

Suite 10385 #130 – ±3,366 Square Feet



BUILDING 3 • SUITE 130

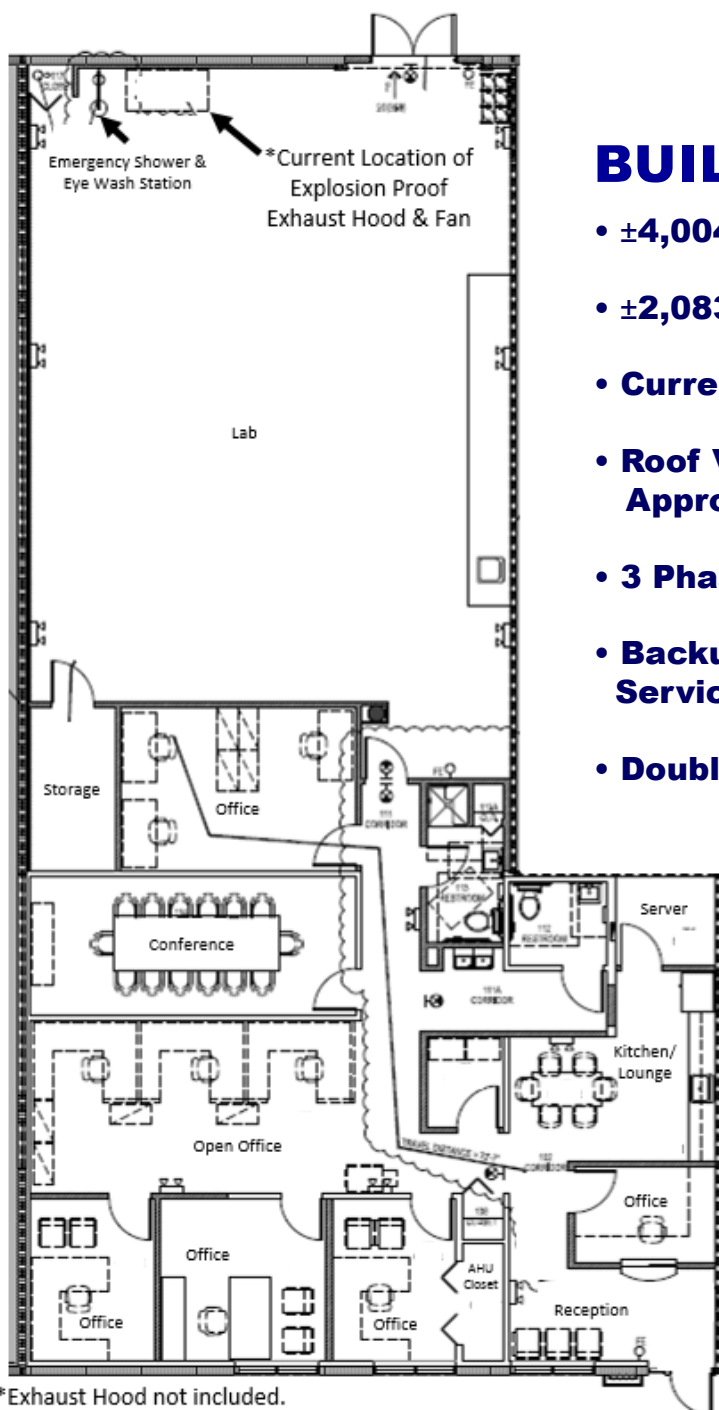
- **±3,366 Square Feet**
- **±2,066 SF of Office and ±1,300 SF of Lab Space**
- **Currently utilized as a Wet Lab**
- **3 Phase Electric**
- **Plug & Play Switch Gear and Pad Ready for a Backup Generator**
- **10x12 Overhead Garage Door Capability**

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FLOOR PLAN

Suite 3710 #110 – ±4,004 Square Feet



BUILDING 2 • SUITE 110

- **±4,004 Square Feet**
- **±2,083 SF of Office and ±1,921 SF of Lab Space**
- **Currently utilized as Research Chemistry Lab**
- **Roof Vent Stack is in Place and Fully Approved by Palm Beach Gardens**
- **3 Phase Electric**
- **Backup Generator for No Interruption in Service**
- **Double Doors in Lab for Deliveries**



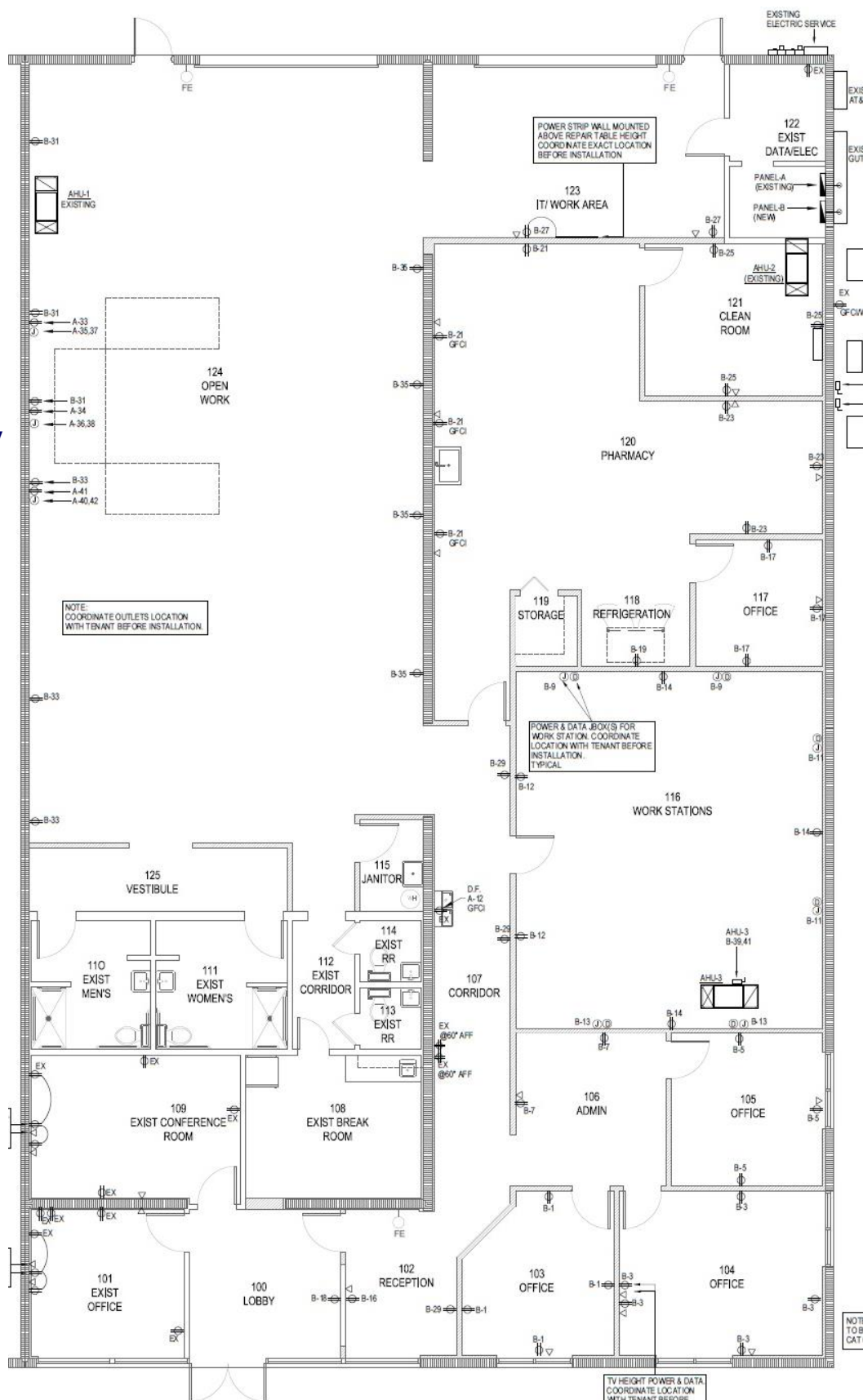
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FLOOR PLAN

Suite 10358 #140 – ±6,572 Square Feet

**BUILDING 1 -
SUITE 140**

- **Frontage on Riverside Drive**
- **Currently utilized as compounding pharmacy**
- **Two grade level roll up doors**
- **3 Phase Electric**
- **100% Air Conditioned**
- **Move-in ready!**



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