

Freestanding Office Building

Renovations Completed Q4 2021

3501 Kyoto Gardens Drive
Palm Beach Gardens, FL 33410

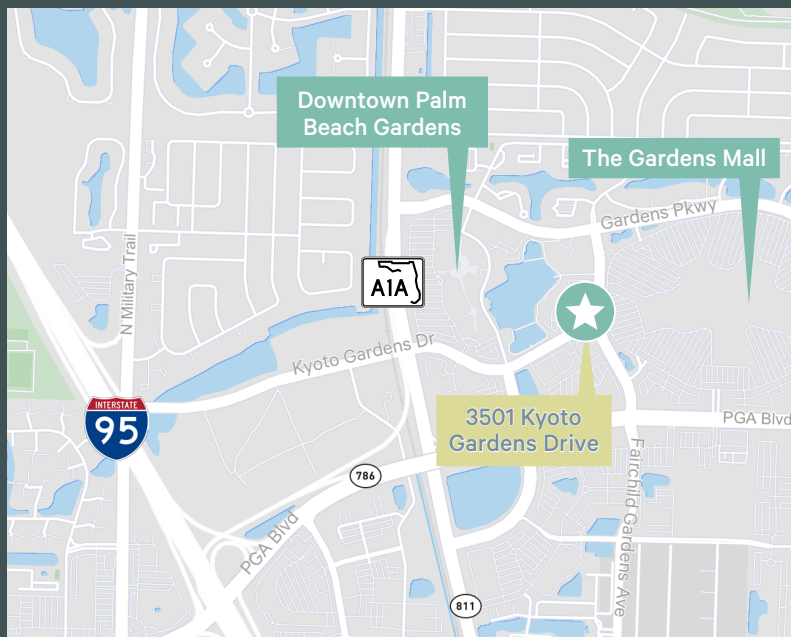
About the Property:

Currently a vanilla shell, this building offers numerous uses to prospective tenants.

This specific block is low density commercial surrounded by a shopping district. The main trade area is along PGA Blvd just south of the property which includes high density national retailers and restaurants.

Kyoto Gardens Drive is approximately one mile east of I-95, and one-half mile east of Florida A1A, with quick access to over 150 retail stores at The Gardens Mall.

Property enjoys excellent visibility with a traffic count of 9,700 VPD, and pylon signage fronting PGA Blvd.



Prime Location

Directly between The Gardens Mall and Downtown Palm Beach Gardens

Situated on a corner parcel on a direct artery road connecting The Gardens Mall and Downtown Palm Beach Gardens, surrounded by numerous residential, retail, and hotel developments.

The property is a mere .5 and 1 mile from Florida A1A and I-95, respectively. This location offers potential tenants prime access and visibility to a wide range of clientele.

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For Sublease

Building Features

- + Freestanding, single-story building
- + Available immediately ±3,872 SF
- + Rental Rate: \$35.00 PSF
- + Estimated OpEx: \$7.00
- + Master Lease expires 1/26/2028
- + 28 surface parking spaces - 8.78/1,000
- + Four drive-through lanes
- + Built 2008
- + Zoned Palm Beach Gardens PCD
(Planned Community Development)
- + Use Code: 2300 - Financial



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