

PRIME TURNKEY MEDICAL OFFICE FOR LEASE



1599 NW 9TH AVE, SUITE 205, BOCA RATON, FL 33486

Features:

- SECOND FLOOR 1,716 SF TURN KEY MEDICAL OFFICE SUITE AVAILABLE FOR LEASE.
- THIS SUITE IS BUILT OUT WITH A LARGE WAITING ROOM, LARGE RECEPTIONIST AREA, THREE SEPARATE ENTRANCES TO THE SUITE, BREAK ROOM, FIVE EXAM ROOMS WITH SINKS WITH HOT WATER, LAB, STORAGE CLOSETS, X-RAY AND DEVELOPING ROOM WITH SINK, PATIENT RESTROOM, DOCTORS OFFICE WITH PRIVATE RESTROOM. LAMINATE WOOD FLOORING THROUGHOUT THE SUITE.
- LEASE RATE: **\$34.00PSF+\$13.90 CAM**. TENANT PAYS FOR OWN ELECTRIC, JANITORIAL SERVICES, INTERNET, PHONE AND DATA WITHIN THE SUITE. WATER AND SEWER USAGE INCLUDED.
- PROPERTY LOCATED WITHIN WALKING DISTANCE TO BRRH AND LYNN CANCER CENTER. LOCATED ACROSS THE STREET FROM MAIN ENTRANCE TO FAU. ALSO LOCATED NEAR MANY RESTAURANTS, RETAIL STORES AND BANKING. VERY CLOSE TO GLADES RD. I-95 EXCHANGE.

For additional information or to schedule an appointment, contact:

HENRY GLUCKSTERN

561-329-6939

SVN COMMERCIAL PARTNERS

1800 CORPORATE BLVD., SUITE 100

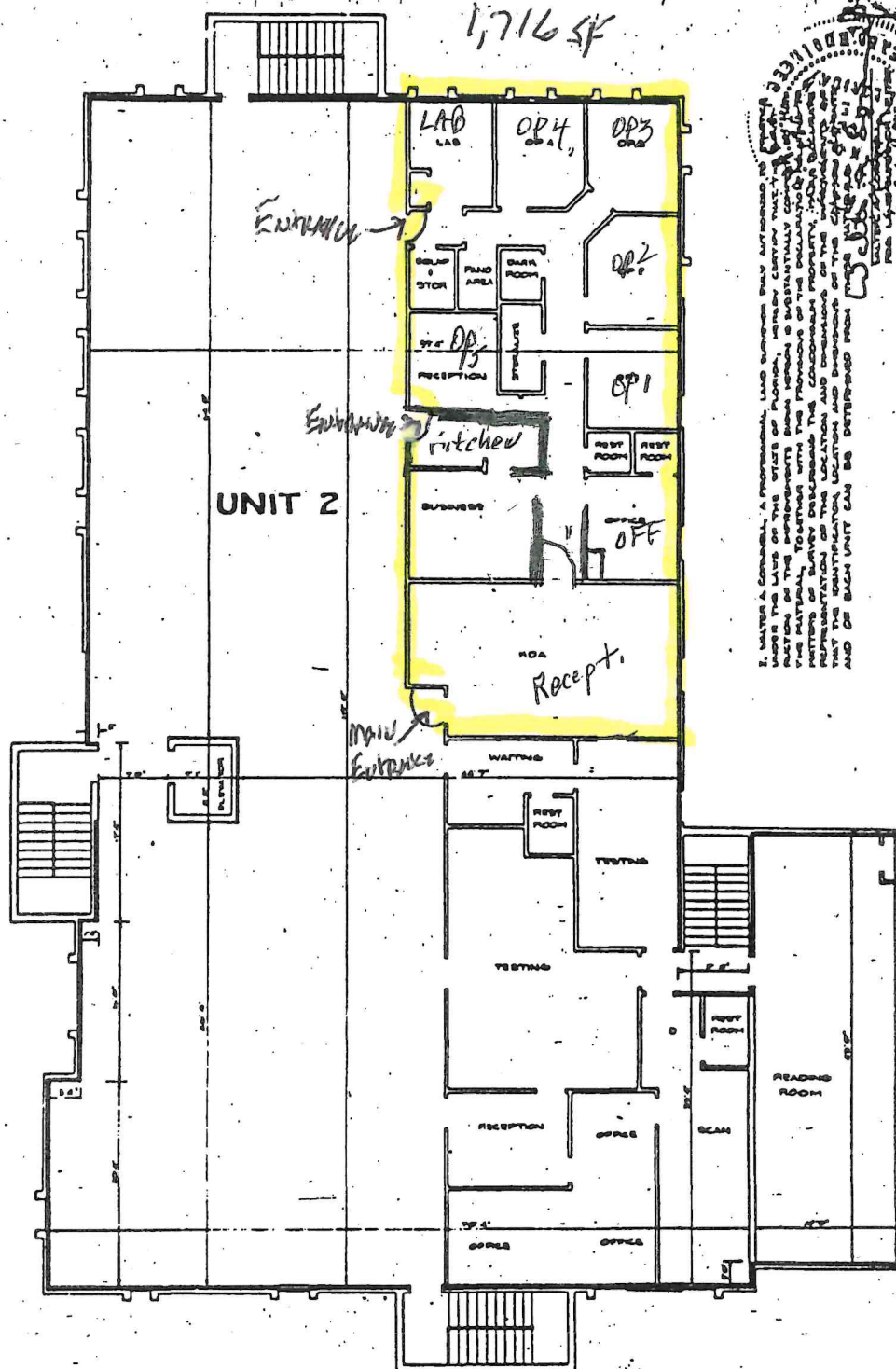
BOCA RATON, FL. 33431

Henry.gluckstern@svn.com

EXHIBIT "A"

ROYAL PALM MEDICAL CENTRE BUILDING ONE

SECOND FLOOR PLAN



1. WALTER A. CORNELL, A PROFESSIONAL LAND SURVEYOR, HAS SURVEYED THE PROPERTY AND HAS FOUND THAT THE BOUNDARIES OF THE PROPERTY ARE AS SHOWN ON THE PLANS AND THAT THE AREA OF THE PROPERTY IS 1,716 SF. THE BOUNDARIES OF THE PROPERTY ARE AS SHOWN ON THE PLANS AND THAT THE AREA OF THE PROPERTY IS 1,716 SF. THE BOUNDARIES OF THE PROPERTY ARE AS SHOWN ON THE PLANS AND THAT THE AREA OF THE PROPERTY IS 1,716 SF.

1. THESE PLANS ARE COMPILED FROM PLANS AND DATA PREPARED BY RONALD H. MILLER, ARCHITECT AND SUPPLEMENTED WITH FIELD MEASUREMENTS AS DEEMED NECESSARY BY WALTER A. CORNELL.
 2. ELEVATIONS IN FEET, OF THE UPPER AND LOWER BOUNDARIES OF UNITS ARE BASED ON N.G.S. DATUM.
 3. ELEVATIONS: FIRST FLOOR UPPER ELEVATION 11.00; LOWER ELEVATION 10.00.
 SECOND FLOOR UPPER ELEVATION 12.00; LOWER ELEVATION 11.00.

WALTER A. CORNELL, INC.