

SPACE FOR LEASE

BOCA LAKE CENTER

7820-7860 Glades Road, Boca Raton, FL 33434



±3,161 SF OFFICE / MEDICAL SUITE AVAILABLE

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PROPERTY OVERVIEW



3,161 SF – 4,161 SF waterfront office/medical suite available in Boca Lake Center. Second-floor location with private patio overlooking the lake, professional office buildout, ample parking, and excellent access to Glades Road, the Florida Turnpike, and I-95. Ideal for medical, wellness, or professional office users. Only available suite remaining in the center.

BASE RENT
\$35 PSF

CAM
\$15 PSF

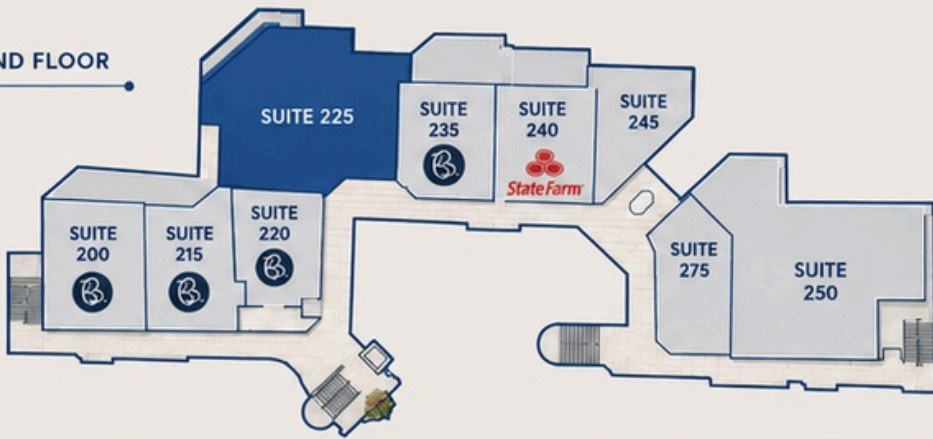
HIGHLIGHTS

- 3,161–4,161 SF Office / Medical Suite Available
- Only available suite remaining in the center
- Waterfront view with private patio overlooking lake
- Professional office buildout
- Ample parking
- Easy access: Glades Rd, Florida Turnpike, I-95
- Ideal for medical, wellness, or professional office users
- Under New Ownership – Stiles Property Management

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	10 MILES
POPULATION	8,192	112,934	265,339	826,320
HOUSEHOLDS	4,117	49,415	109,070	346,934
EMPLOYEES	7,387	96,948	226,171	702,891
AVG HH INCOME	\$132,528	\$131,239	\$140,742	\$126,387

	5 MIN	10 MIN	15 MIN	30 MIN
POPULATION	34,729	169,113	374,388	1,500,585
HOUSEHOLDS	16,084	69,547	159,838	621,819
EMPLOYEES	30,241	144,231	320,489	1,265,785
AVG HH INCOME	\$125,614	\$130,420	\$134,691	\$114,123

SECOND FLOOR



FIRST FLOOR



First Floor

Suite 105	818 Shanghai	2,795 SF
Suite 120	818 Heat	2,561 SF
Suite 130	818 Heat	2,493 SF
Suite 150	Boca Beauty Academy	2,172 SF
Suite 155	Boca Beauty Academy	1,105 SF
Suite 165	Boca Beauty Academy	1,193 SF
Suite 175	Boca Beauty Academy	5,366 SF

Second Floor

Suite 200	Boca Beauty Academy	1,409 SF
Suite 215	Boca Beauty Academy	1,235 SF
Suite 220	Boca Beauty Academy	929 SF
Suite 225	Available	3,161 SF
Suite 235	Boca Beauty Academy	1,210 SF
Suite 240	State Farm	1,156 SF
Suite 245	Premier Eye Center	1,169 SF
Suite 275	Vision Real Estate Advisors	687 SF
Suite 250	Better Dental	3,303 SF

Suite 225 – Available Now

3,161 SF – 4,161 SF waterfront office/medical suite available in Boca Lake Center. Second-floor location with private patio overlooking the lake, professional office buildout, ample parking, and excellent access to Glades Road, the Florida Turnpike, and I-95. Ideal for medical, wellness, or professional office users. Only available suite remaining in the center.

KEY SPECIFICATIONS

Size:	3,161 SF – 4,161 SF
Floor:	Second Floor
Base Rent:	\$35.00 PSF
CAM:	\$15.00 PSF
Total:	\$50.00 PSF
Patio:	Private waterfront patio
Parking:	Ample surface parking
Access:	Glades Rd / Turnpike / I-95
Use:	Medical / Wellness / Office

BASE RENT

\$35 PSF

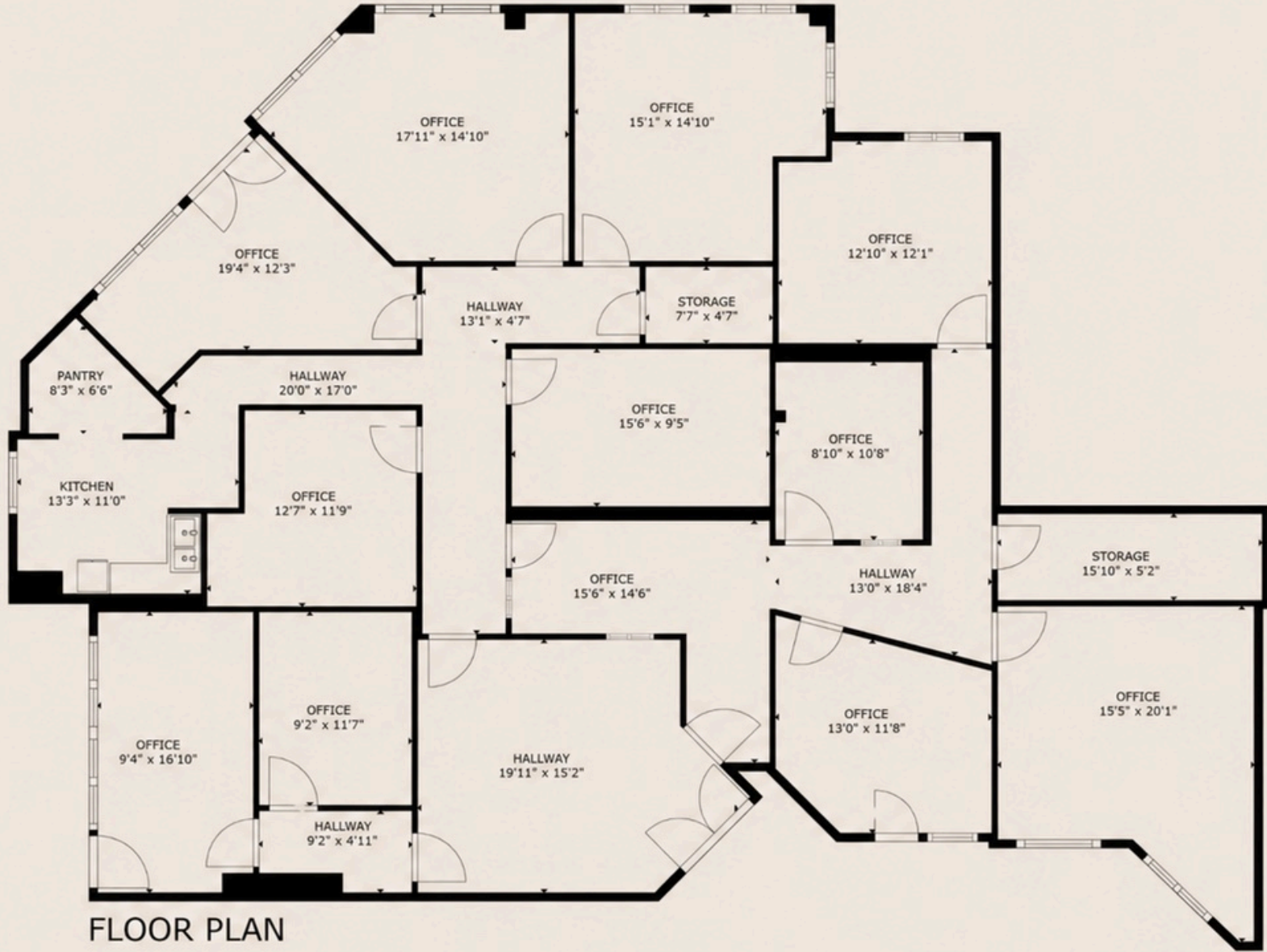
CAM

\$15 PSF



BOCA LAKE CENTER | CLOSE INTERSECTION AERIAL





FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN: 2,909 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Contact Brokers

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The information herein was obtained from third parties and has not been independently verified by The Karp Group Commercial. Any and all interested parties should have their choice of experts inspect the property and verify all information. The Karp Group Commercial makes no warranties or guarantees as to the information given to any prospective buyer or tenant.