

FOR LEASE

# THE PLAZA AT ROYAL PALM

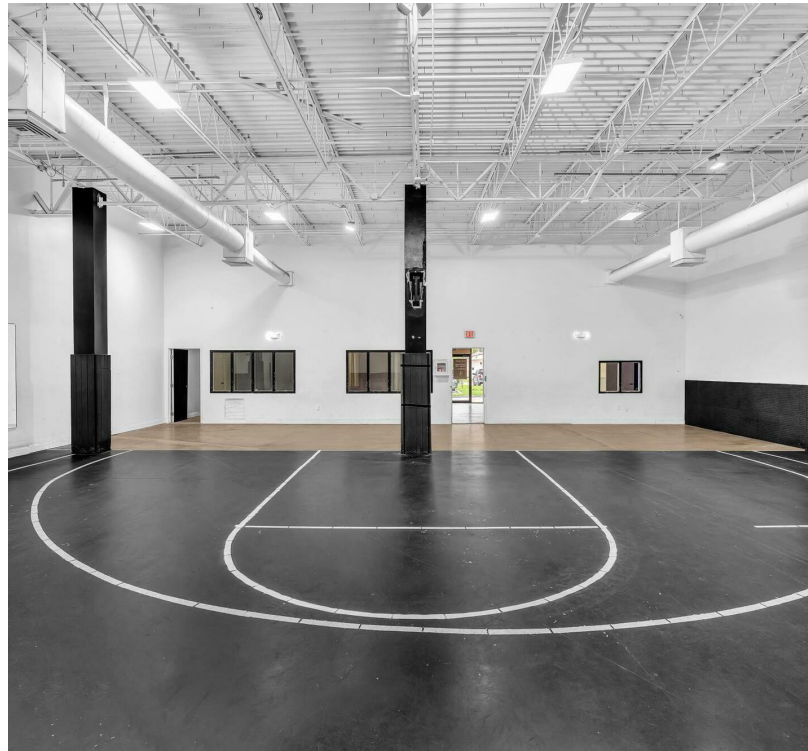
10299-10387 ROYAL PALM BOULEVARD, CORAL SPRINGS, FL 33065

10359 ROYAL PALM BLVD



### SPACE HIGHLIGHTS

- 4,165 SF
- Former Basketball Training Facility
- Ideal Fitness Space
- Large Lobby/Reception./Pro Shop Area
- Group Classroom and Business Office in Front
- Large Open Court Area +/- 55' x 60'
- 16' clear ceilings
- Men's & Women's Multi-Stall Restrooms
- \$27 PSF base rent + \$12.54 PSF CAM
- CAM includes Water, Trash, Taxes and Insurance



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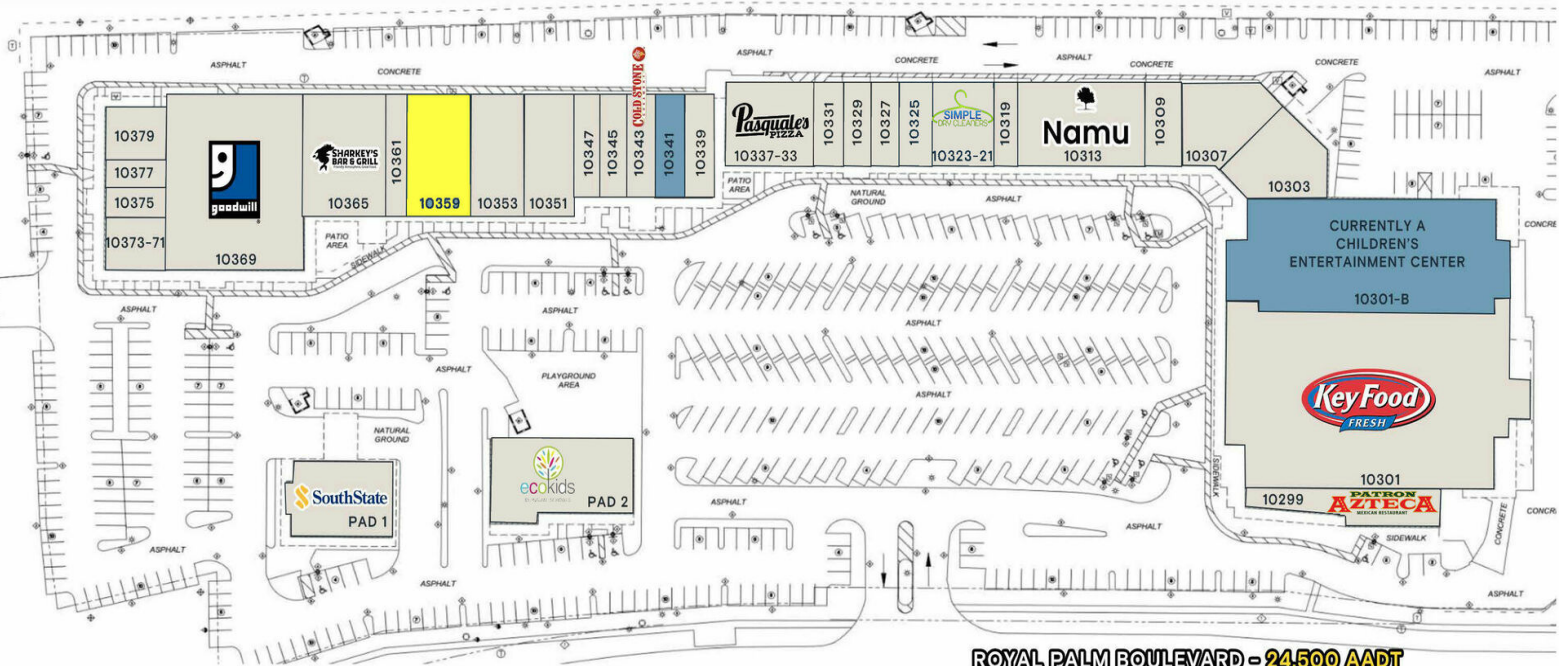
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10359 SPACE IN YELLOW ON MAP



CORAL SPRINGS DRIVE - 26,500 AADT



ROYAL PALM BOULEVARD - 24,500 AADT



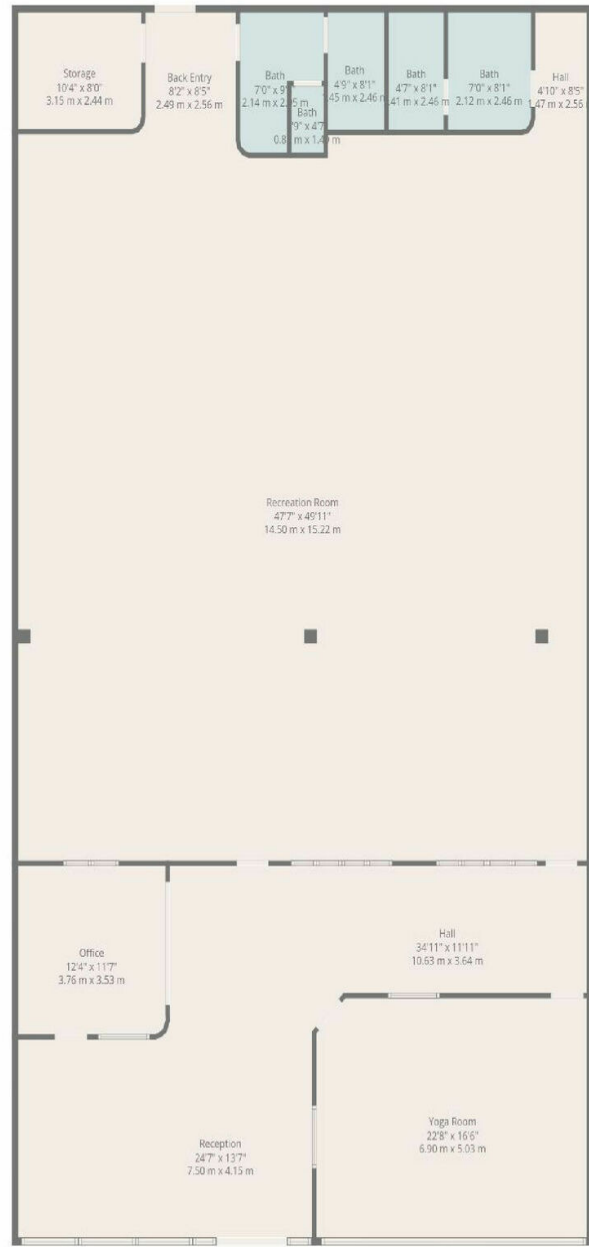
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## 10359 ROYAL PALM BLVD FLOOR PLAN



TOTAL: 4165 sq. ft, 386 m2  
FLOOR 1: 4165 sq. ft, 386 m2

EXCLUDED AREAS: STORAGE: 83 sq. ft, 8 m2, HALL: 37 sq. ft, 3 m2, WALLS: 132 sq. ft, 13 m2

SIZE AND DIMENSIONS ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED



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