

FOR LEASE

2700 PGA BOULEVARD

PALM BEACH GARDENS, FL 33410



PROPERTY DESCRIPTION

Pre-leasing now for a newly renovated office building on the high-traffic southbound side of PGA Boulevard, just minutes from The Gardens Mall and Downtown At The Gardens. Professional and medical office suites ranging from 975 to 2,200 SF, surrounded by the best restaurants, shops and beaches that define this premier stretch of Florida. More than just an address — a thriving community of professionals.

PROPERTY HIGHLIGHTS

- New 7-9 ft hurricane windows and glass doors. Smooth stucco and paint coming Fall 2026
- Anchor tenant One Rheumatology - seeking medical and professional office tenants
- New stairs and courtyard renovation coming Fall 2026
- 24/7 building access and a central courtyard
- High visibility on PGA Blvd, traffic counts: 42,655 AADT
- Central courtyard with signage oppurtunities
- In close proximity to large national retailers such as Trader Joe's, Orangetheory fitness, Just Salad, Ulta Beauty, Olive U Mediterranean grill, Marshalls, Etc.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	975 - 3,865 SF
Building Size:	17,644 SF

SPACES	LEASE RATE	SPACE SIZE
201A	Negotiable	1,220 SF
201B	Negotiable	975 SF
101	Negotiable	1,881 SF
202	Negotiable	2,200 SF
104-106	Negotiable	3,865 SF

BRYAN COHEN

561.471.0212

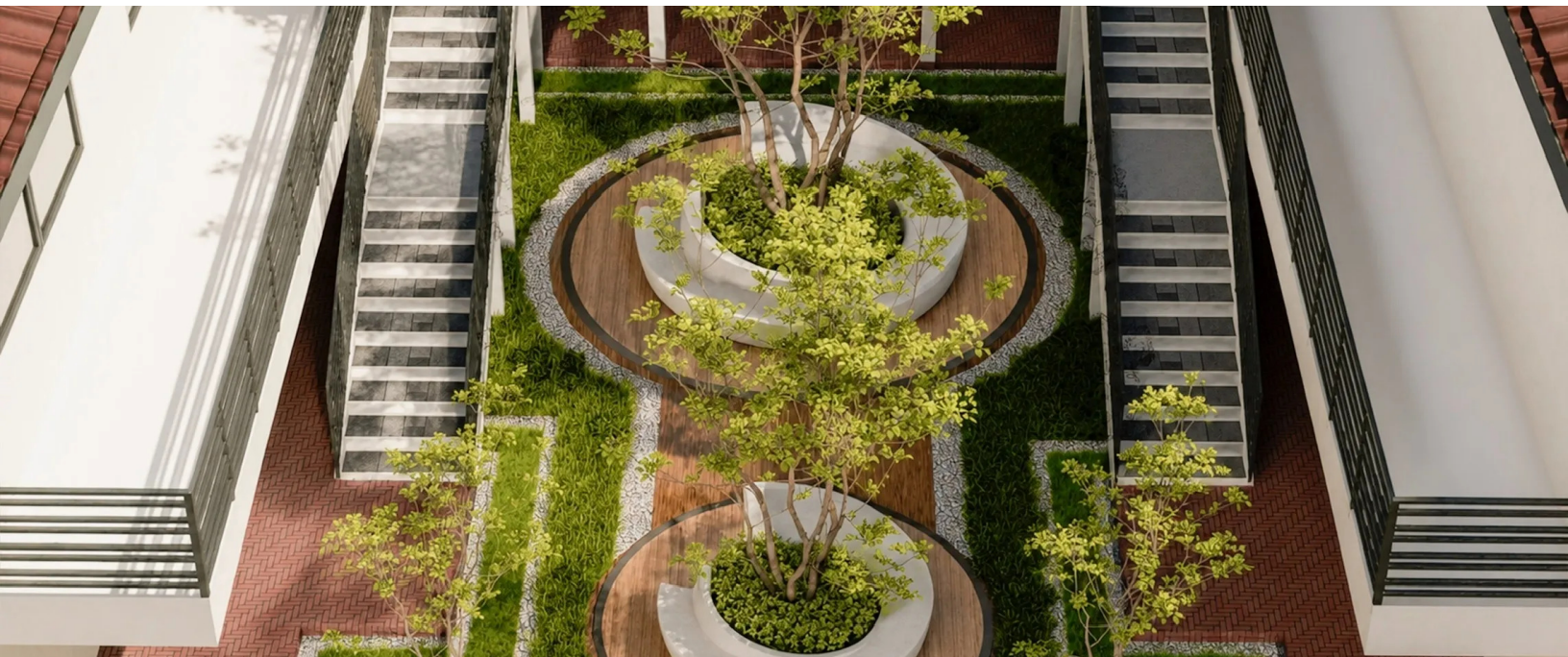
info@cohencommercial.com



FOR LEASE

2700 PGA BOULEVARD

PALM BEACH GARDENS, FL 33410



BRYAN COHEN

561.471.0212

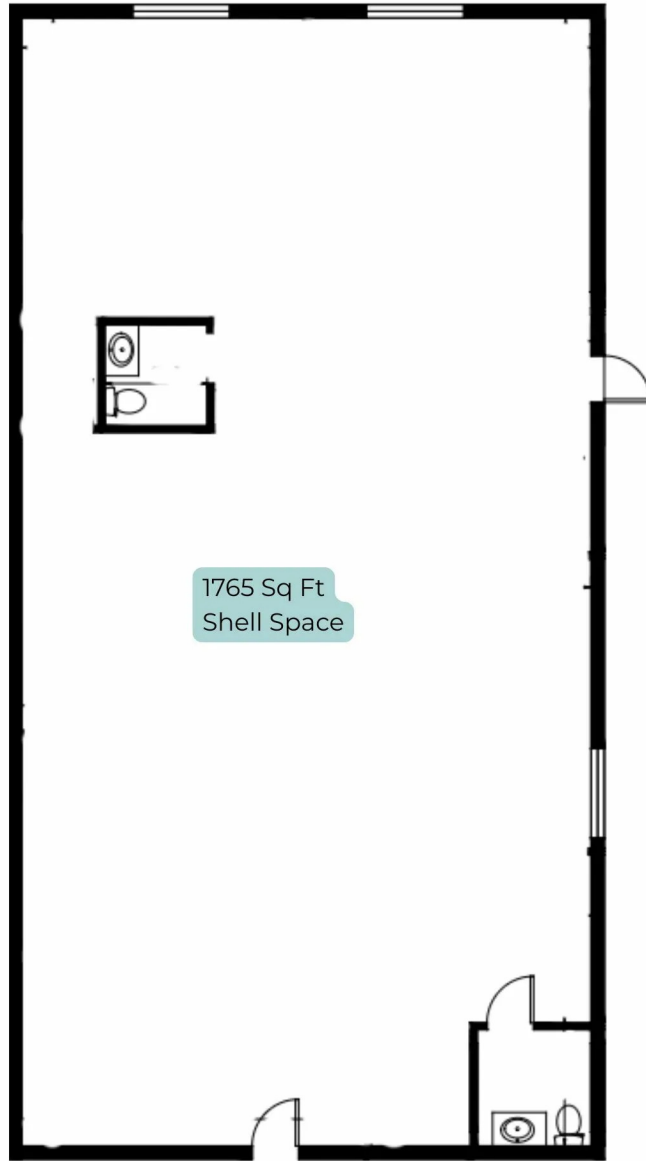
info@cohencommercial.com



FOR LEASE

2700 PGA BOULEVARD SUITE 101

PALM BEACH GARDENS, FL 33410



UNIT 102

2700 PGA BLVD.
Suite 101
1700 Sq Ft
1st Floor North Bldg

BRYAN COHEN

561.471.0212

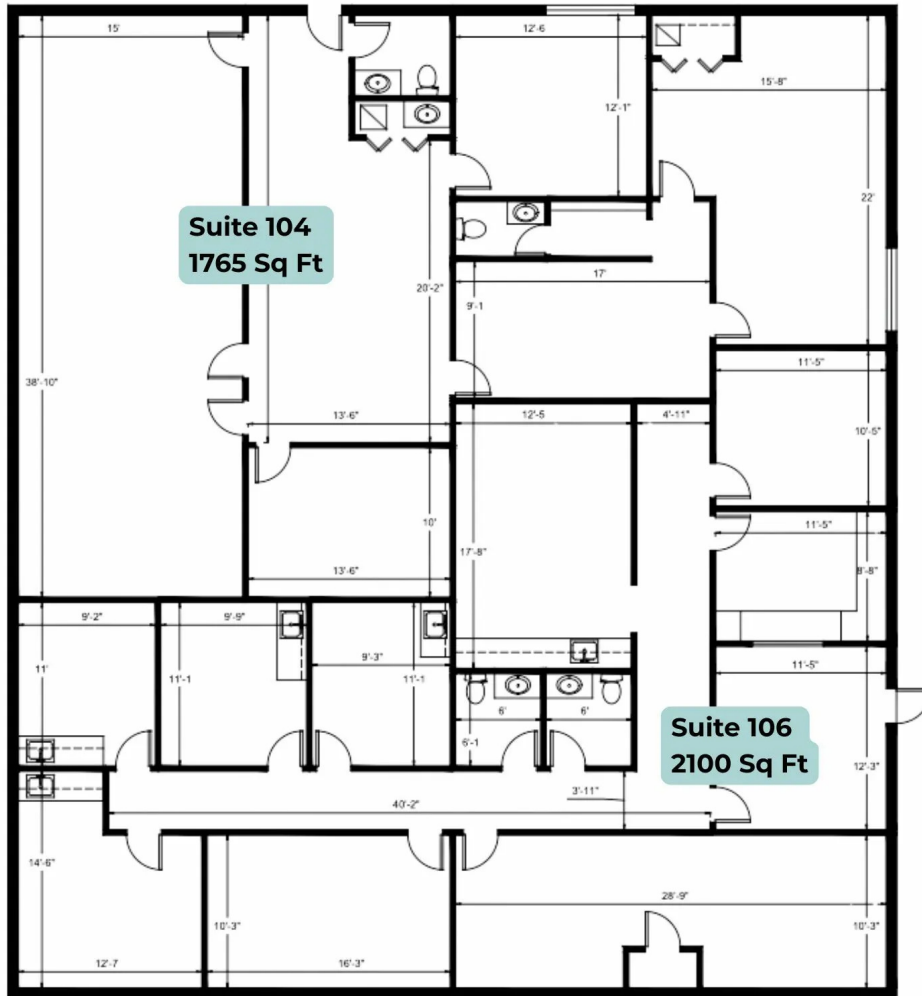
info@cohencommercial.com



FOR LEASE

2700 PGA BOULEVARD SUITE 104-106

PALM BEACH GARDENS, FL 33410



2700 PGA BLVD.
Suite 104 + 106
Combined 3865 Sq Ft
1st Floor South Bldg

BRYAN COHEN

561.471.0212

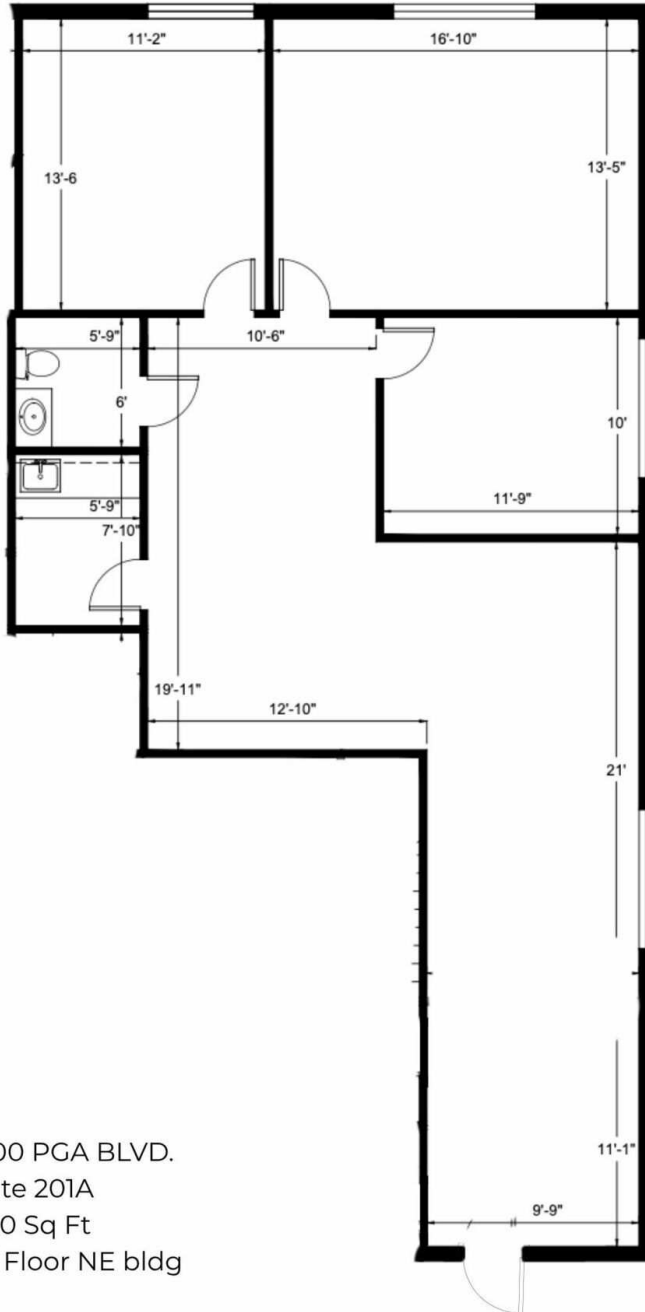
info@cohencommercial.com



FOR LEASE

2700 PGA BOULEVARD SUITE 201A

PALM BEACH GARDENS, FL 33410



2700 PGA BLVD.
Suite 201A
1220 Sq Ft
2nd Floor NE bldg

BRYAN COHEN

561.471.0212

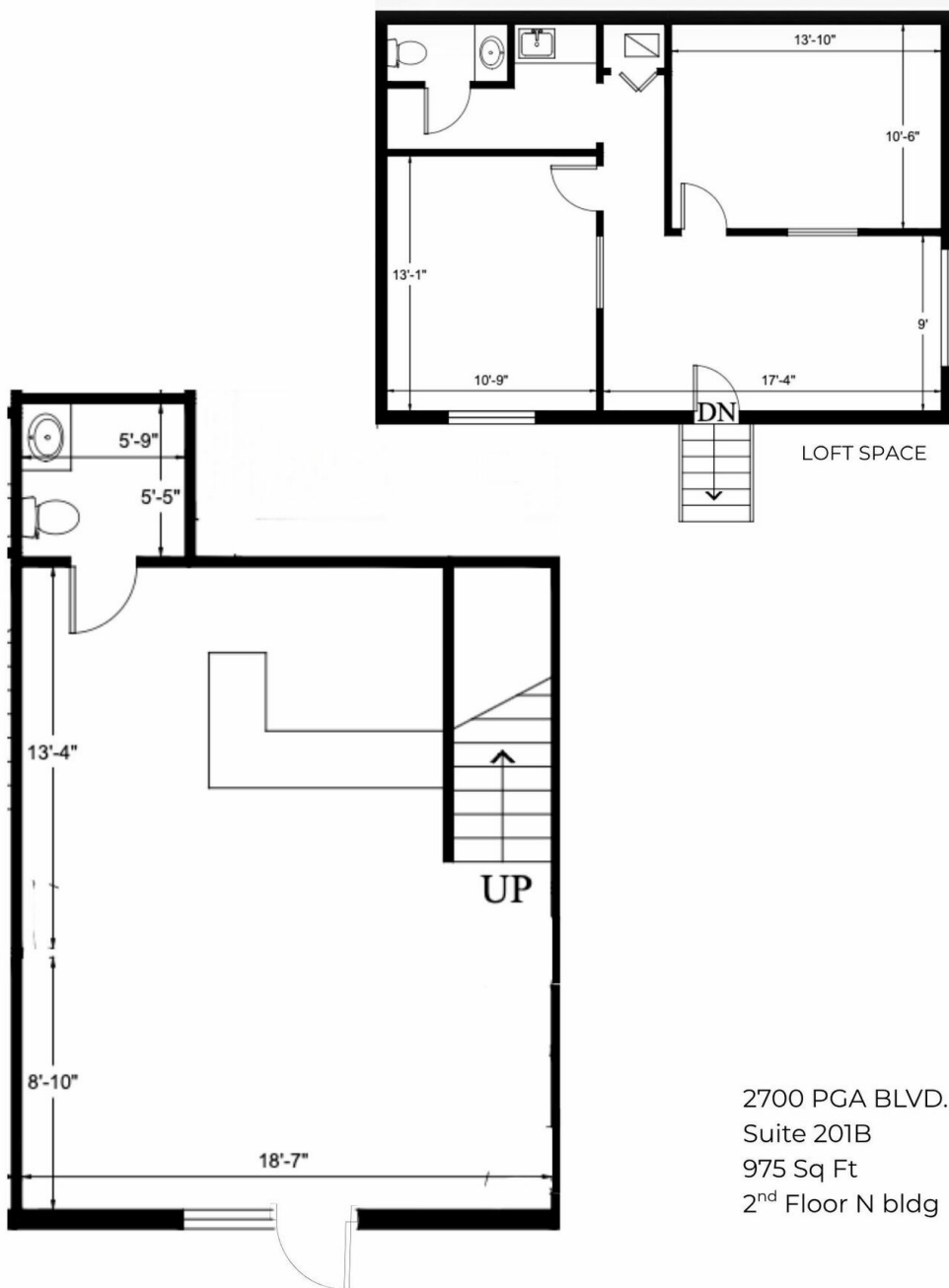
info@cohencommercial.com



FOR LEASE

2700 PGA BOULEVARD SUITE 201B

PALM BEACH GARDENS, FL 33410



2700 PGA BLVD.
Suite 201B
975 Sq Ft
2nd Floor N bldg

BRYAN COHEN

561.471.0212

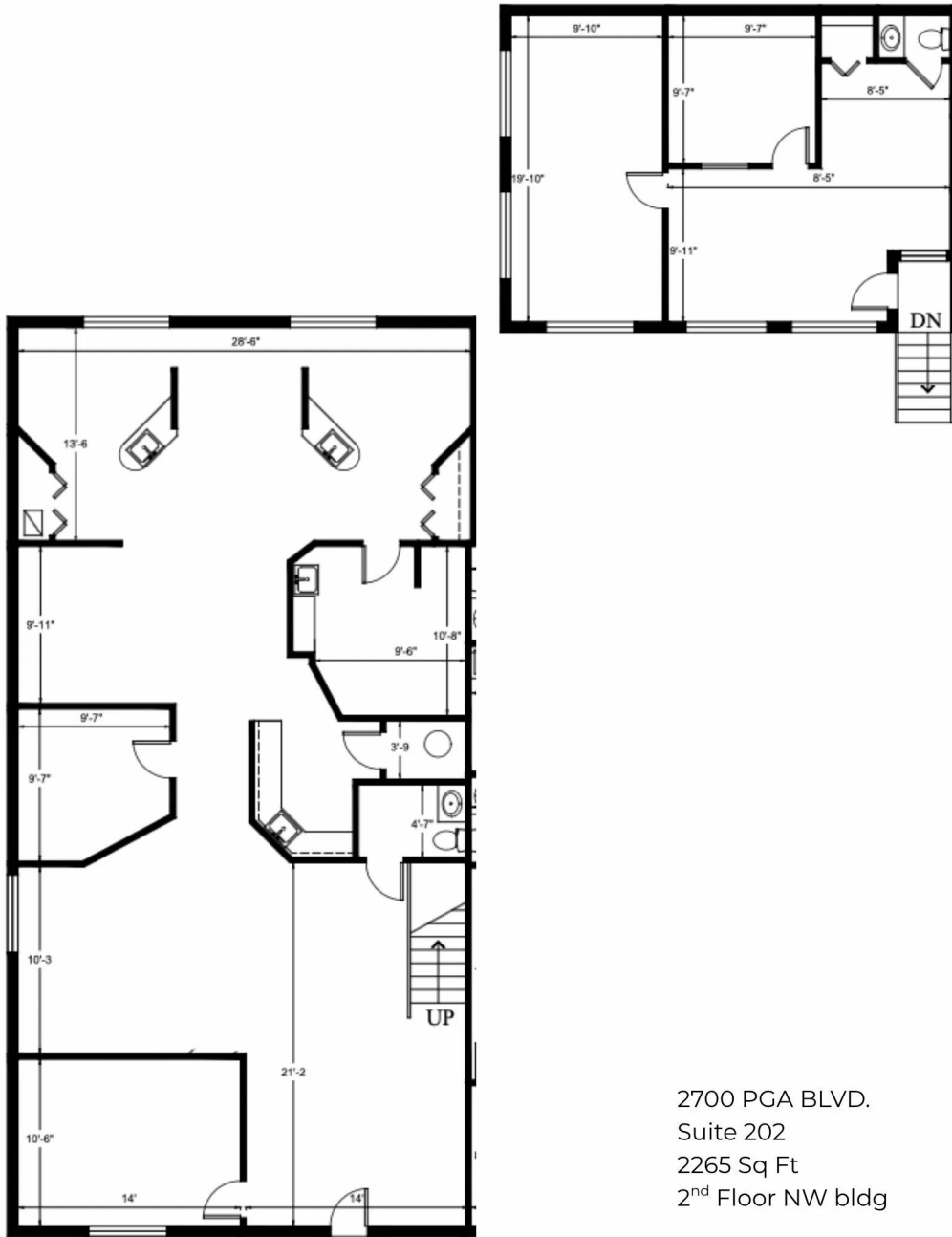
info@cohencommercial.com



FOR LEASE

2700 PGA BOULEVARD SUITE 202

PALM BEACH GARDENS, FL 33410



2700 PGA BLVD.
Suite 202
2265 Sq Ft
2nd Floor NW bldg

BRYAN COHEN

561.471.0212

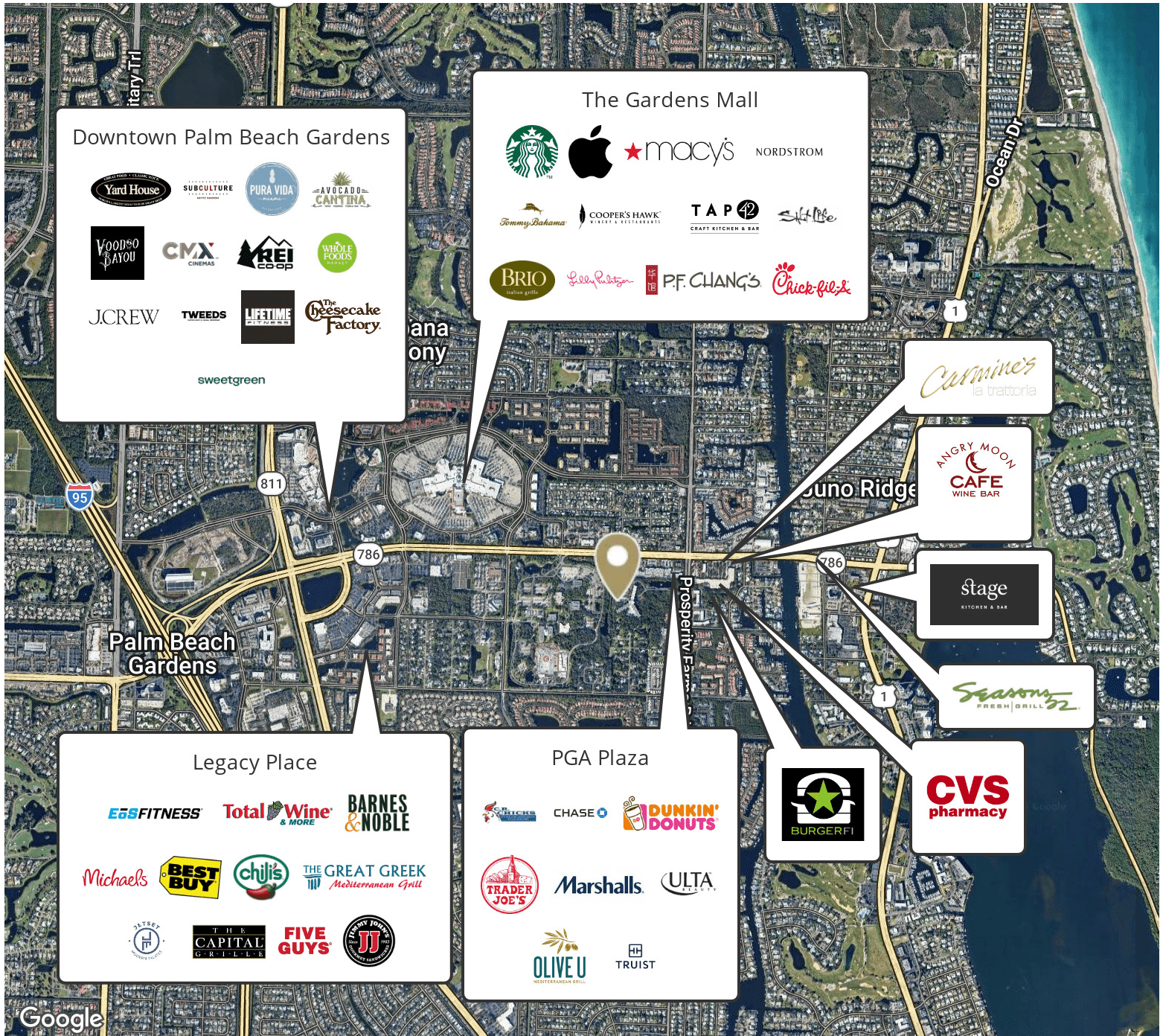
info@cohencommercial.com



FOR LEASE

2700 PGA BOULEVARD

PALM BEACH GARDENS, FL 33410



BRYAN COHEN

561.471.0212

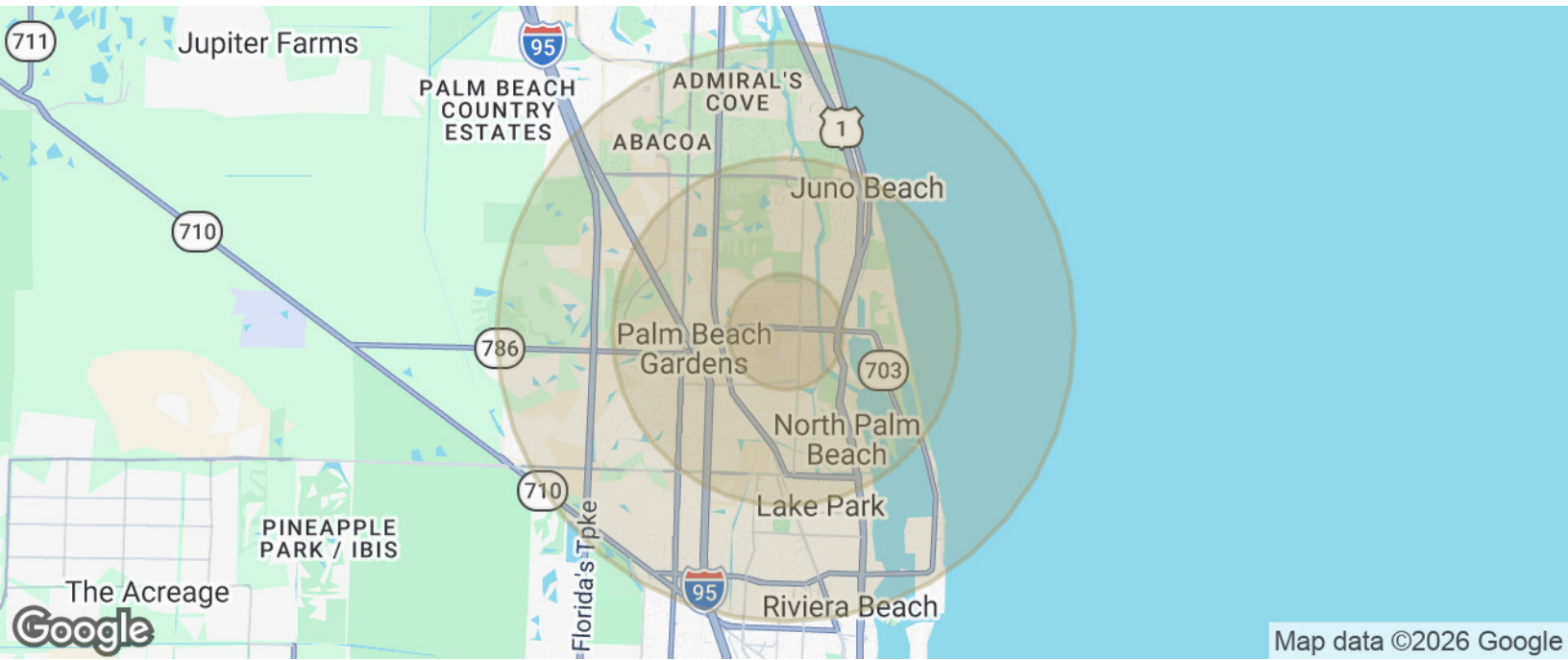
info@cohencommercial.com



FOR LEASE

2700 PGA BOULEVARD

PALM BEACH GARDENS, FL 33410



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,397	67,991	148,679
Average Age	49.5	49.1	47.2
Average Age (Male)	48.4	48.2	46.1
Average Age (Female)	49.6	49.7	47.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,924	30,509	62,928
# of Persons per HH	2.1	2.2	2.4
Average HH Income	\$133,755	\$164,838	\$159,485

BRYAN COHEN

561.471.0212

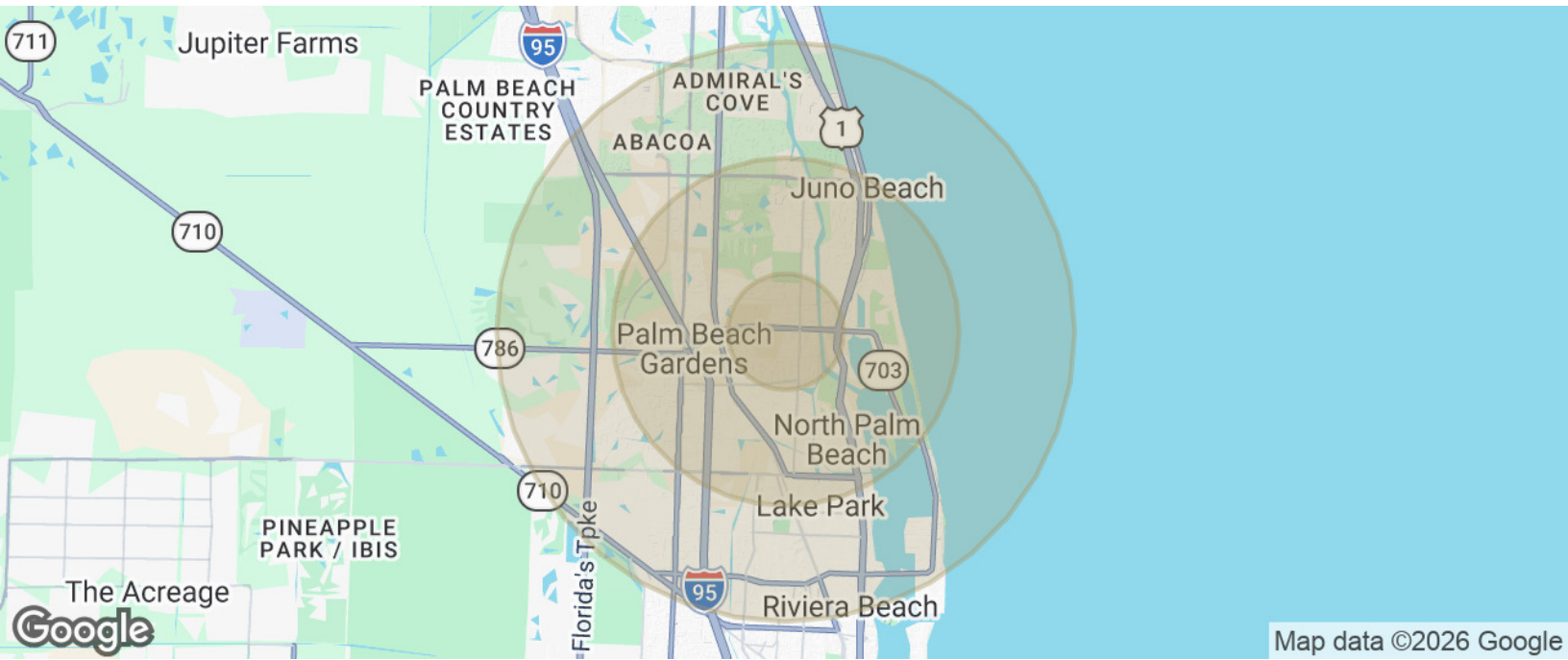
info@cohencommercial.com



FOR LEASE

2700 PGA BOULEVARD

PALM BEACH GARDENS, FL 33410



Average House Value	\$601,672	\$678,558	\$673,730
---------------------	-----------	-----------	-----------

2023 American Community Survey (ACS)

BRYAN COHEN

561.471.0212

info@cohencommercial.com

