



Financial Center at the Gardens

3801 PGA Boulevard
Palm Beach Gardens, FL



CLASS A OFFICE AVAILABLE FOR LEASE

For more information, please contact:

ANTHONY LIBRIZZI
Managing Director
+1 561 227 2070
anthony.librizzi@cushwake.com

TARA ENGLAND
Director
+1 561 227 2017
tara.english@cushwake.com

CUSHMAN & WAKEFIELD - BOCA
3801 PGA BLVD, SUITE 104
Palm Beach Gardens, FL 33410



Financial Center at the Gardens



Property Summary

ADDRESS	3801 PGA Boulevard, Palm Beach Gardens, Florida 33410
TOTAL SQUARE FEET	195,998 SF
LOCATION	At the corner of PGA Blvd. and Alternate A1A, just east of I-95 in the heart of Palm Beach Gardens, Florida
ESTIMATED 2026 OPEX	\$19.78 PSF Includes 5-day per week janitorial service.
PARKING	100% Covered parking 4.16/1,000 Parking ratio Reserved parking available at \$150 per space per month
ALLOWANCE	Negotiable

Class A Office Space Available for Lease

Financial Center at the Gardens is the premier office building in North Palm Beach County. This institutionally owned 10-story Class A office property provides fully renovated lobbies, bathrooms, and common areas, 100% covered parking, manned security, wine bar and lounge with putting green and is located within walking distance to numerous amenities at Downtown at the Gardens lifestyle center.

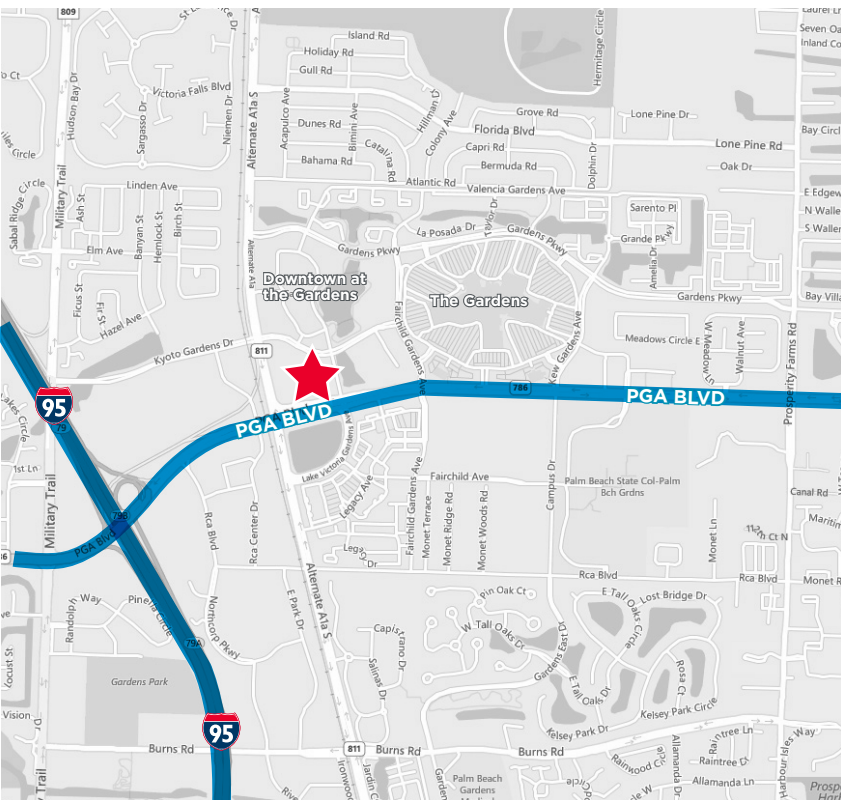
Join UBS, RBC, Lighthouse Investment Partners, Morgan Stanley, and many other high-quality tenants.

Availability

SUITE	SQUARE FEET	RATE	AVAILABLE
605 B	3,195 SF	\$60.00/SF NNN	IMMEDIATE



Financial Center at the Gardens



Property Features

- Tenant wine bar lounge off the main lobby
- Walking distance to a fully amenitized lifestyle center, Downtown at the Gardens
- Easy access to I-95, the Florida's Turnpike, and US Highway 1
- High-end corporate/executive environment and finish level
- 24/7 Manned security
- 10-Story atrium
- Excellent service and business climate
- Fully structured parking
- Wired Score Gold certified
- Fully renovated and updated touchless restrooms
- Electric car charging stations for tenants and visitors (8 total)



For more information, please contact:

ANTHONY LIBRIZZI
Managing Director
+1 561 227 2070
anthony.librizzi@cushwake.com

TARA ENGLAND
Director
+1 561 227 2017
tara.england@cushwake.com

CUSHMAN & WAKEFIELD - BOCA
3801 PGA Blvd., Suite 104
Palm Beach Gardens, FL 33410