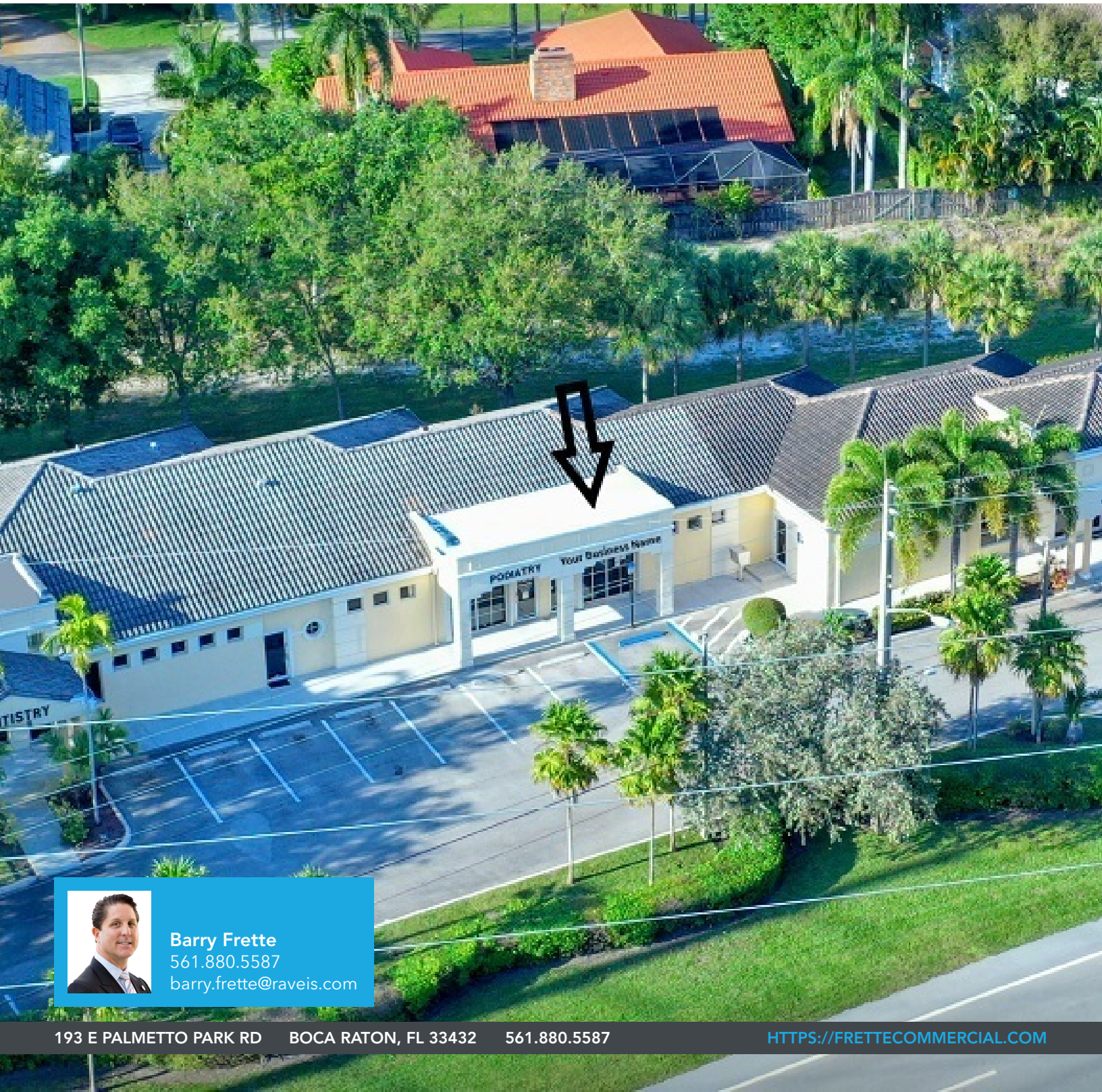


Office Building For Lease

Offering Memorandum as of 01/20/2024

Professional or Medical Office Space

3399 Woolbright Road, Boynton Beach, FL 33436



Barry Frette
561.880.5587
barry.frette@raveis.com



Table of Contents

CONTENTS

PROPERTY INFORMATION	3
LOCATION INFORMATION	9
ADDITIONAL INFORMATION	14
ADVISOR BIOS	21

PRESENTED BY:

BARRY FRETTE

President-Elect at Realtor
Commercial Alliance & Real Estate
Advisor

O: 561.880.5587

C: 561.880.5587

[Facebook](#) [Twitter](#) [LinkedIn](#) [Instagram](#)

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from William Raveis South Florida its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither William Raveis South Florida its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. William Raveis South Florida will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. William Raveis South Florida makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. William Raveis South Florida does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by William Raveis South Florida in compliance with all applicable fair housing and equal opportunity laws.

WILLIAM RAVEIS

SOUTH FLORIDA

PROPERTY INFORMATION:

Professional or Medical Office Space

3399 Woolbright Road, Boynton Beach, FL 33436

Property Summary



PROPERTY DESCRIPTION

Professional or medical office space with reception area and 3 private offices plus a storage room. Very clean and functional. Signage allowed on outside facade of building for the name of your business. Parking available in front of building with huge parking lot next to building for overflow.

LOCATION DESCRIPTION

Located West of I-95 on Woolbright Road just east of Military Trail.

PROPERTY HIGHLIGHTS

- Professional or medical office use
- 4 enclosed offices
- Reception Area with Window
- 25,037 Daily Traffic Counts 2017
- Large Parking Lot for Customers
- Surrounded by Professionals Only
- CAM is \$8.25/SF/YR

OFFERING SUMMARY

Lease Rate:	\$2,500.00 per month (MG)
Number of Units:	1
Available SF:	1,000 SF
Lot Size:	1.461 Acres
Building Size:	5,161 SF

**WILLIAM
RAVEIS**
SOUTH FLORIDA

Additional Photos



Office & Medical Plaza



Building Pic



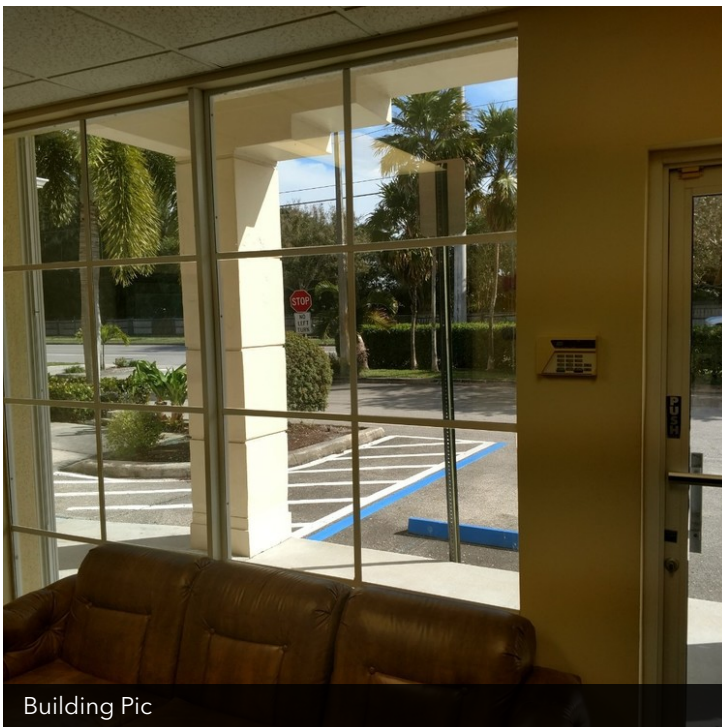
Reception Window

**WILLIAM
RAVEIS**
SOUTH FLORIDA

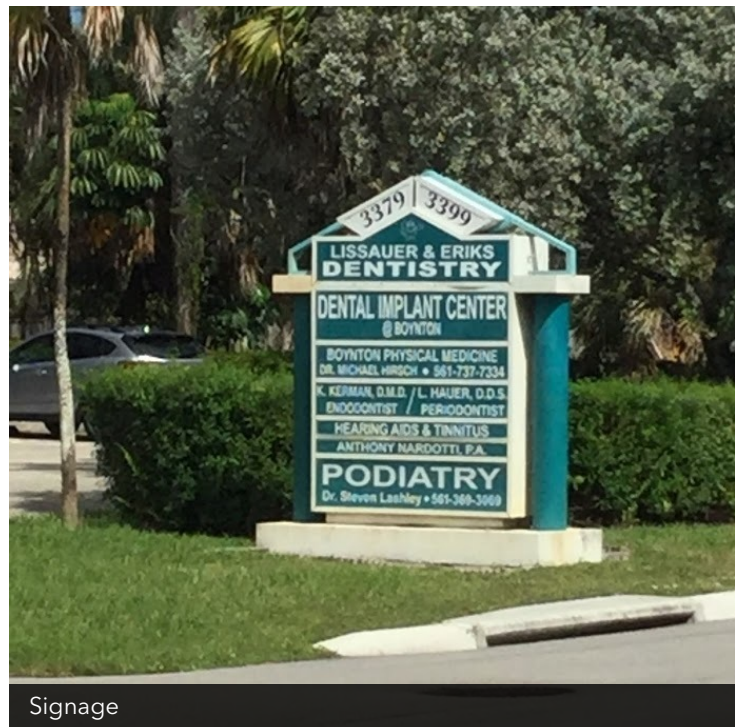
Additional Photos



Smallest office (one of 4 offices)



Building Pic



Signage

**WILLIAM
RAVEIS**
SOUTH FLORIDA

Additional Photos



Additional Parking



Reception Area

WILLIAM
RAVEIS
SOUTH FLORIDA

Additional Photos



2nd Office



3rd Office currently used as Storage Room



3rd Office currently used as Storage Room

WILLIAM RAVEIS

SOUTH FLORIDA

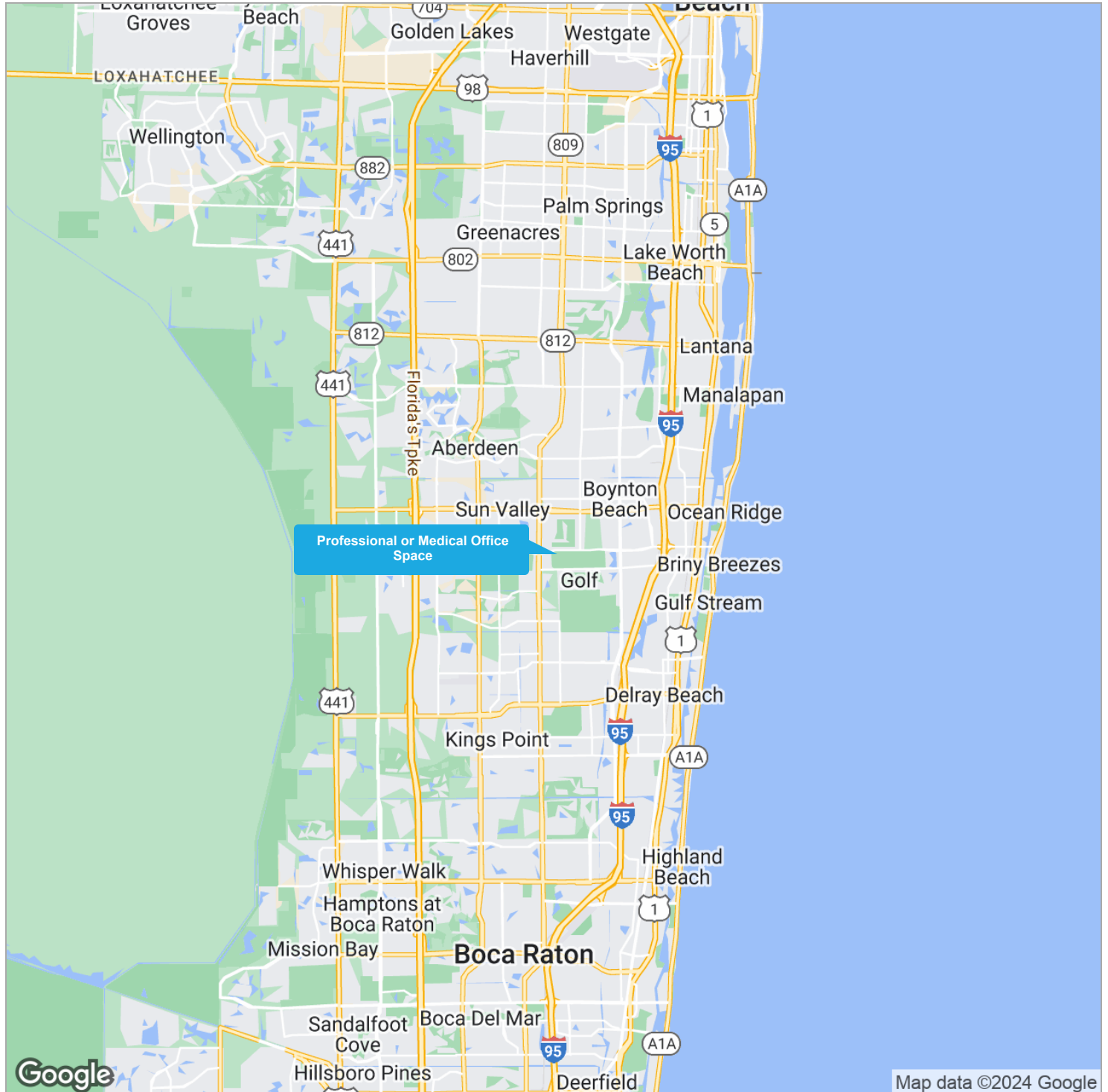
LOCATION INFORMATION:

Professional or Medical Office Space

3399 Woolbright Road, Boynton Beach, FL 33436

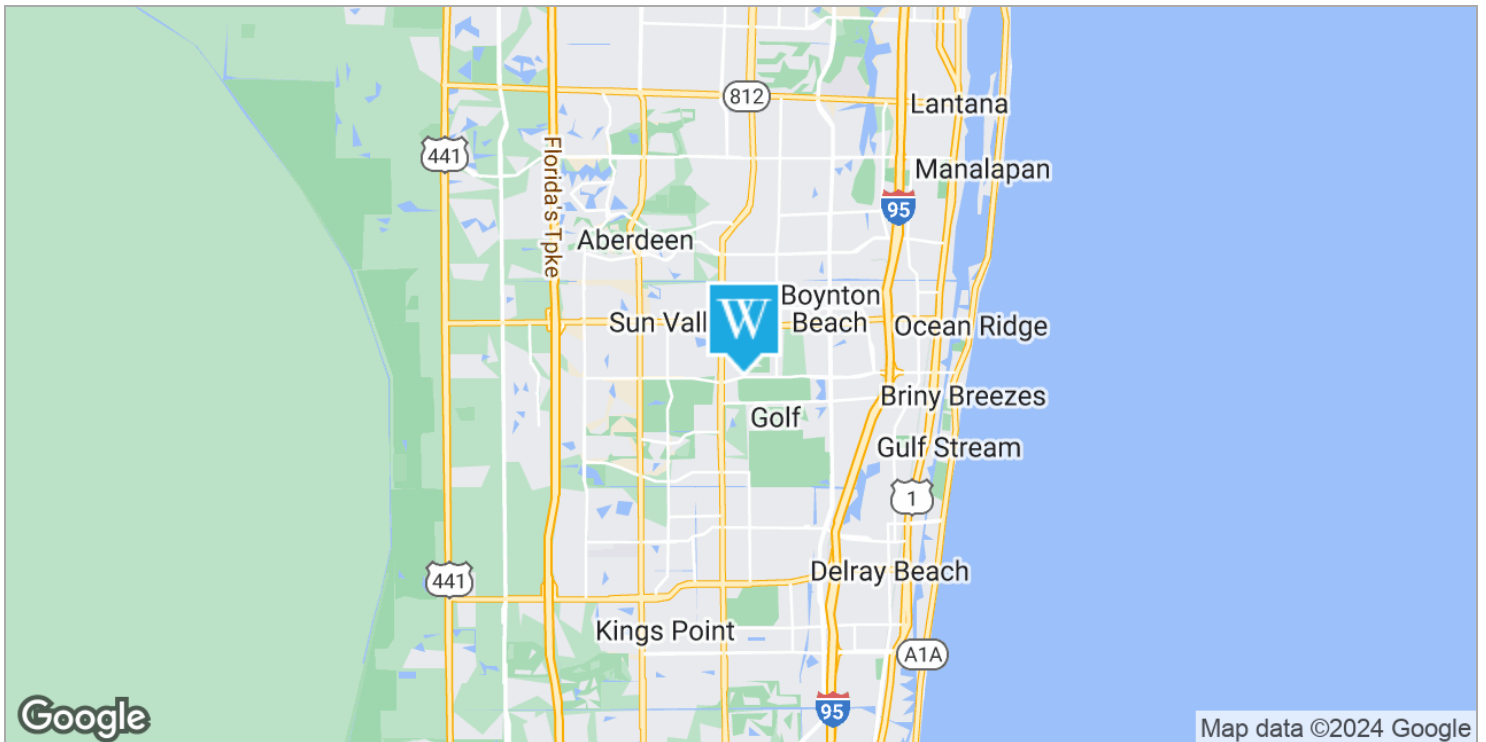
**WILLIAM
RAVEIS**
SOUTH FLORIDA

Regional Map



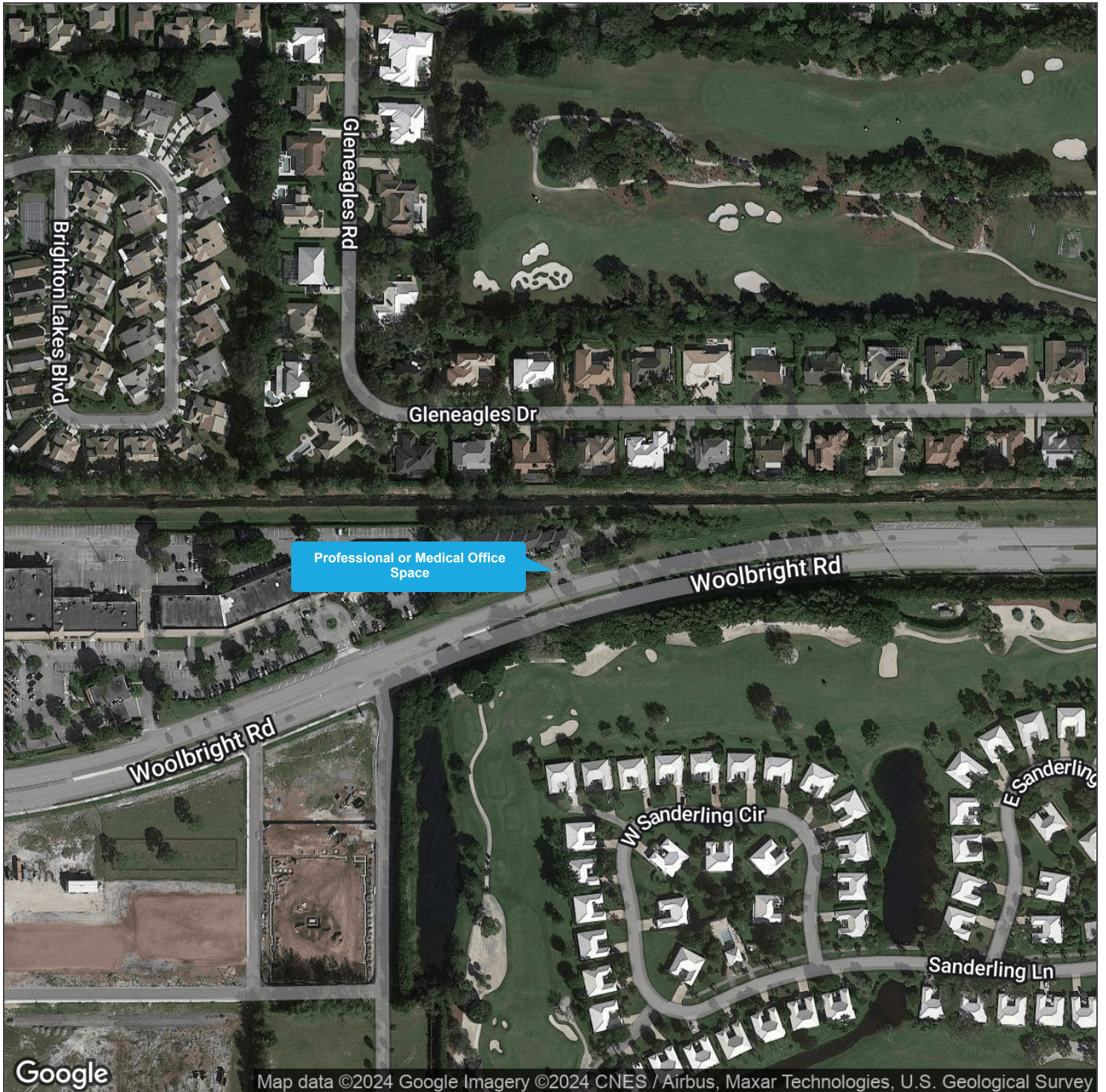
**WILLIAM
RAVEIS**
SOUTH FLORIDA

Location Maps



WILLIAM
RAVEIS
SOUTH FLORIDA

Aerial Map



**WILLIAM
RAVEIS**
SOUTH FLORIDA

Retailer Map



WILLIAM RAVEIS

SOUTH FLORIDA

ADDITIONAL INFORMATION:

Professional or Medical Office Space

3399 Woolbright Road, Boynton Beach, FL 33436

Palm Beach County

PALM BEACH COUNTY

Palm Beach County stretches from Florida's Atlantic coast into the state's rural center and includes the northern edge of the Everglades national park. Its coastline has numerous golf courses and sandy beaches. More than 2 million people visit Palm Beach County annually, and they spend approximately \$3 billion while they are here. Florida's Enterprise Zone Program provides tax incentives to businesses located within or hiring from within the zones. The state currently has 19 enterprise zones with two in Palm Beach County. Mission:



COUNTY INFORMATION

Median Income

\$53,363

Unemployment Rate

4.7%

COUNTY HIGHLIGHTS

- Filled with Art Galleries
- Many Fine & Eclectic Restaurants
- Hot downtown, Clematis St., Atlantic Ave. & Lake Worth Rd.
- The Ballpark of the Palm Beaches
- Perfect Vodka Amphitheater
- Kravis Center for the Performing Arts

City of Boynton Beach



BOYNTON BEACH, FL

Is a coastal City located just north of Delray Beach and south of Palm Beach. Boynton Beach offers visitors all varieties of seaside recreation, plus enticing shopping at the Boynton Beach Mall and downtown. The Boynton Beach Inlet provides nearly direct access to some of The Palm Beaches most beautiful coral and artificial reefs. And Boynton Beach's OceanFront Park easily earns its reputation as one of South Florida's most attractive beaches. Boynton Harbor Marina sports water activities for kids of all ages, as well as eco-adventures such as Everglades Day held at Arthur R. Marshall Loxahatchee National Wildlife Refuge. All of this making you hungry? Dig in at Boynton Beach dining options that run the gamut from casual to ultra-fine.

Boynton Beach is a city in Palm Beach County, Florida, United States. The population was 68,217 at the 2010 census. In 2017, the city had an estimated population of 73,992 according to the University of Florida, Bureau of Economic and Business Research. Wikipedia

The Division of Economic Development offers an array of incentives and business development programs in partnership with various departments and agencies to assist entrepreneurs and growing businesses in Boynton Beach.

WILLIAM
RAVEIS
SOUTH FLORIDA

New Developments Boynton 1



Riverwalk Mixed-Use located on the Southeast corner of Federal Hwy & Woolbright on Intercoastal - 326 Apartments, New Restaurants & New Boardwalk



Creating a Downtown for Boynton Beach like Atlantic Ave in Delray - The new Town Square

**WILLIAM
RAVEIS**
SOUTH FLORIDA

New Developments Boynton 2



New 500 Ocean Development - 101 S Federal Highway, Boynton Beach, FL



New Ocean One Development - 114 N. Federal Highway, Boynton Beach, FL



Boynton Beach Demographics

BOYNTON BEACH, FL

Is a coastal City located just north of Delray Beach and south of Palm Beach. Boynton Beach offers visitors all varieties of seaside recreation, plus enticing shopping at the Boynton Beach Mall and downtown.



CITY INFORMATION

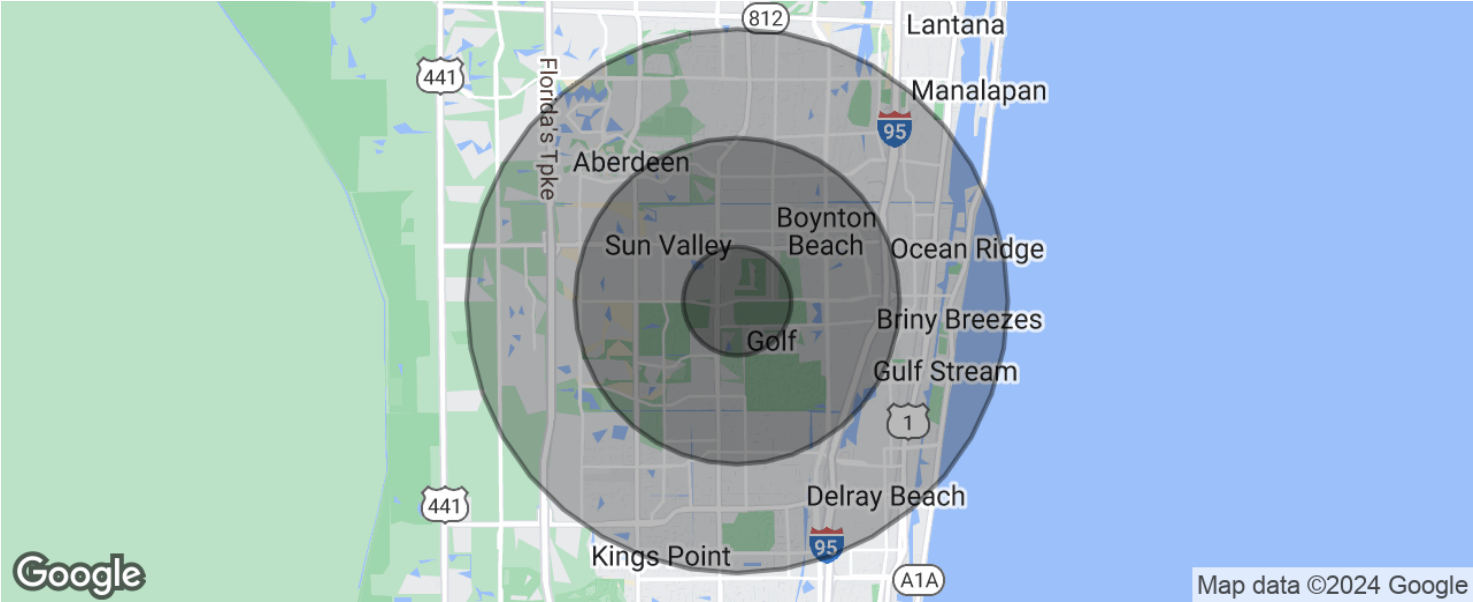
Population 2025:	80,000
Median Income:	\$53,188
Unemployment Rate:	3.5%

CITY HIGHLIGHTS

- Population has grown by 8.5% since 2010
- 3rd largest city in Palm Beach County
- Over 9,600 businesses in Boynton
- 5 major developments underway - 500 Ocean | Riverwalk Plaza | Ocean One | Villages East Ocean | Town Square
- Median age is 42.8 years old
- Top 3 industries - Healthcare/Social Assistance | Retail Trade | Accommodation/Food Service



Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,789	99,923	257,143
Median age	65.5	53.7	50.6
Median age (Male)	66.8	52.4	49.8
Median age (Female)	65.4	54.6	51.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,137	45,944	114,736
# of persons per HH	1.9	2.2	2.2
Average HH income	\$80,468	\$66,778	\$67,597
Average house value	\$291,835	\$272,896	\$257,785

* Demographic data derived from 2020 ACS - US Census

WILLIAM RAVEIS

SOUTH FLORIDA

ADVISOR BIOS:

Professional or Medical Office Space

3399 Woolbright Road, Boynton Beach, FL 33436



Advisor Bio & Contact

BARRY FRETTE

President-Elect At Realtor Commercial Alliance & Real Estate



193 E Palmetto Park Rd
Boca Raton, FL 33432
T 561.880.5587
C 561.880.5587
barry.frette@raveis.com
FL #SL3311433

MEMBERSHIPS & AFFILIATIONS

President at Realtor Commercial Alliance
RAPB (Real Estate Association of Palm
Beach County)
<https://sflcommercial.com/leadership>
Member Greater Delray Chamber of
Commerce
Alumni of Leadership Delray

EDUCATION

Bachelors of Science in Finance
Florida State University - 89

PROFESSIONAL BACKGROUND

Barry is the President of the Realtors Commercial Alliance and specializes in Luxury Properties and Commercial. When assisting residential clients, he relishes developing long lasting relationships and takes the time to fulfill the goals of his clients. Whether looking for the perfect home to buy or sell, Barry will take his time and it will be reflected the first day you begin working with him on your journey. Luxury Property? Put The William Raveis Luxury Team to work for you and ask about our Luxury Property Program!

Selling an asset on your own can be an overwhelming task. There's advertising to plan and budget for, possibly private showings to arrange, purchase offers to negotiate, contract contingencies to worry about, and complicated paperwork to fill out. Make it easy on yourself by putting your asset in the hands of seasoned professionals. We have extensive experience marketing properties & showing them to their best advantage.

Barry holds the title of RTS which is a Certified Raveis Technology Specialist. This means when it comes to market your property, rest assured Barry knows how to utilize the latest technology programs to maximize your property's exposure which leads to more buyers, more offers, and ultimately a higher price if you are selling.

For commercial, Barry is a boutique commercial practitioner specializing in Retail, Office, Industrial, Land and Businesses. Whether helping you find a site or property to purchase, choose a building or space to lease for your business, market your property to find a tenant, use our marketing team to help you divest of your property, we have the perfect plan so let's talk about it.

William Raveis is a real estate company that does things right. Rooted in a foundation of family values, William Raveis is bringing a breath of fresh air to real estate. Firm believers in doing the right thing by its clients, William Raveis recognizes that lasting relationships come from care, courtesy and commitment – to both our clients and their communities. These values embody the William Raveis difference and we strive to surprise with service, delight with dedication and maintain a moral code which sets the gold standard in our sector. We are William Raveis. We are real estate, refined.

Barry Frette | Realtor & Real Estate Advisor
William Raveis South Florida
President at the Realtors Commercial Alliance of Palm Beach, Broward, & Saint Lucie Counties
193 E Palmetto Park Rd
Boca Raton, FL 33432
C. 561-880-5587
E. barry.frette@raveis.com
W. www.southpalmmliving.com
W. www.frettecommercial.com