

2600 QUANTUM CORPORATE PARK

2600 QUANTUM BLVD
BOYNTON BEACH, FL 33426



FOR SALE



COMMERCIAL REAL ESTATE SERVICES

PRESENTED BY:

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PROPERTY SUMMARY

2600 Quantum Blvd, Boynton Beach, FL 33426



PROPERTY DESCRIPTION

A unique opportunity to own a "Trophy Asset", Class A, Office Head Quarters in Quantum Corporate Park located off Gateway Blvd., between I-95 and Congress Ave. in Boynton Beach, FL. The two office buildings sit on a 3.72-acre lake front property within the Quantum Corporate Park. The stately entranceway into the property is beautifully landscaped and lined with Royal Palms. There is a dedicated monument sign at the entrance directly located on Quantum Blvd. The property contains two office buildings totaling 21,732 square feet. The main campus building is two stories, with an elevator and is 16,732 square feet. The annex, one story building is connected by a covered breezeway and is 5,000 square feet. Both buildings contain multiple private offices, conference and break rooms. The main campus building also contains a large reception area, fully equipped kitchen, laboratory, and recreational room. There are also two covered pergolas along the lake allowing for multiple outside break areas.

Conveniently located on Gateway Blvd. in between I-95 and Congress Avenue. Gateway Blvd. can be accessed directly off I-95 and is a heavily trafficked thoroughfare in this area of Boynton Beach. The area immediately surrounding the Quantum Corporate Park is where you will find many big box retailers, chain restaurants and entertainment facilities which serve the population of this vibrant section of Boynton Beach. This dynamic corridor is dominated by retail power centers, office, industrial and multi-family buildings. The intersection of Gateway Blvd. and Congress Ave. include many major national, big box retailers, multiple casual dining restaurants and is in close proximity to the Boynton Beach Mall.

OFFERING SUMMARY

Sale Price:	SOLD
Lot Size:	3.72 Acres
Buildings:	2
Total Building Size:	21,732 SF
Year Built:	1990/2005
Year Renovated:	2016
Zoning:	PUD: PIDDRI
Parking Ratio:	4.14 / 1,000 SF
Market:	South Florida

COMPLETE HIGHLIGHTS

2600 Quantum Blvd, Boynton Beach, FL 33426



LOCATION INFORMATION

Building Name	SOLD! 2600 Quantum Corporate Park
Street Address	2600 Quantum Blvd
City, State, Zip	Boynton Beach, FL 33426
County	Palm Beach
APN:	08-43-45-17-07-000-0040

BUILDING INFORMATION

Occupancy %	23.0%
Tenancy	Multiple
Number Of Floors	2
Year Last Renovated	2016
Gross Leasable Area	21,732 SF
Construction Status	Existing
Framing	Concrete
Roof	Pitched, Gable, Metal
Number Of Buildings	2

PROPERTY HIGHLIGHTS

- Motivated Seller - Priced To Sell
- Rare opportunity for office Head Quarters in Quantum Corporate Park
- Conveniently located off Gateway Blvd. between I-95 & Congress Ave
- Beautifully landscaped lake front 3.72-acre property
- Two Buildings totaling – 21,732 SF with Water Views
- Unique glass & steel construction
- Abundant 4 to 1 parking ratio

ADDITIONAL PHOTOS

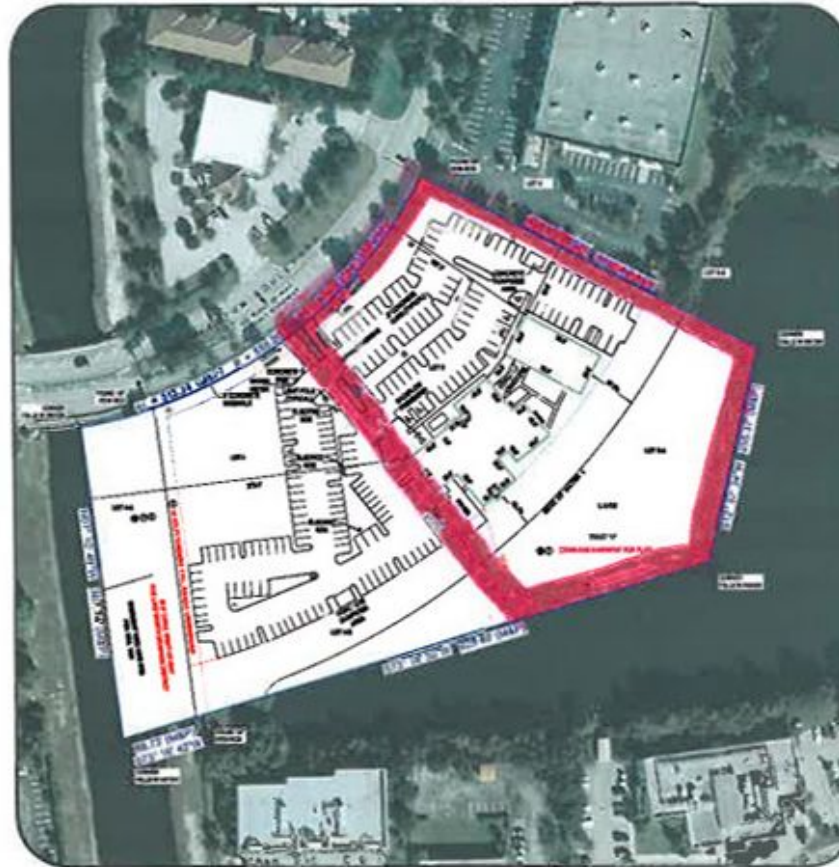
2600 Quantum Blvd, Boynton Beach, FL 33426



SURVEY

2600 Quantum Blvd, Boynton Beach, FL 33426

BOUNDARY SURVEY
OF
2600 QUANTUM BOULEVARD, BOYNTON BEACH FLORIDA 33426
FOR
THE GRAPEVINE HOUSE, LLC, A FLORIDA LIMITED LIABILITY COMPANY



LEGAL DESCRIPTION:
LOT 4, 4L, 5 AND 5A, QUANTUM PARK AT BOYNTON BEACH, PLUS PLAT NO. 2
ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 48, PAGE 24, OF THE
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

OWNER:
THE GRAPEVINE HOUSE, LLC, A FLORIDA LIMITED LIABILITY COMPANY
RECORDED INTERNAL SALE
CONDOMINIUM, INCLUDING ALL, TELEPHONE & CABLE
NEEDS FOR LAND TITLE INSURANCE COMPANY

PLAT:
ALLOCATION NO.
COMMUNITY NUMBER 10101
PANEL, SUB
SHEET 2

LEGAL:

DEED:

PG. OFFICE:

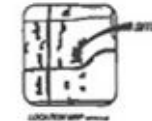
CONVEYANCE INSTRUMENT:
- PLAT
- DEED
- OFFICE
- OFFICE INSTRUMENT

PROPERTY:

8,000 SQUARE FEET OF
UNOCCUPIED PARKING
TOTAL PARKING 22

BOUNDARY REFERENCE CENTERLINE OF QUANTUM BOULEVARD AS 15 MFT E
ALL DISTANCES DIMENSIONED THEREON

NOTES:
1. THIS SURVEY WAS PERFORMED BY NEXGEN SURVEYING, LLC



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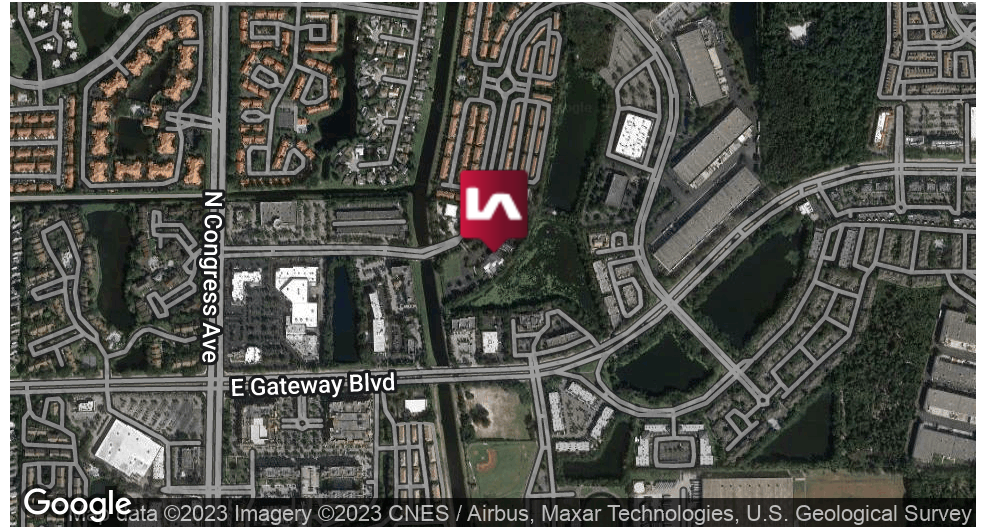
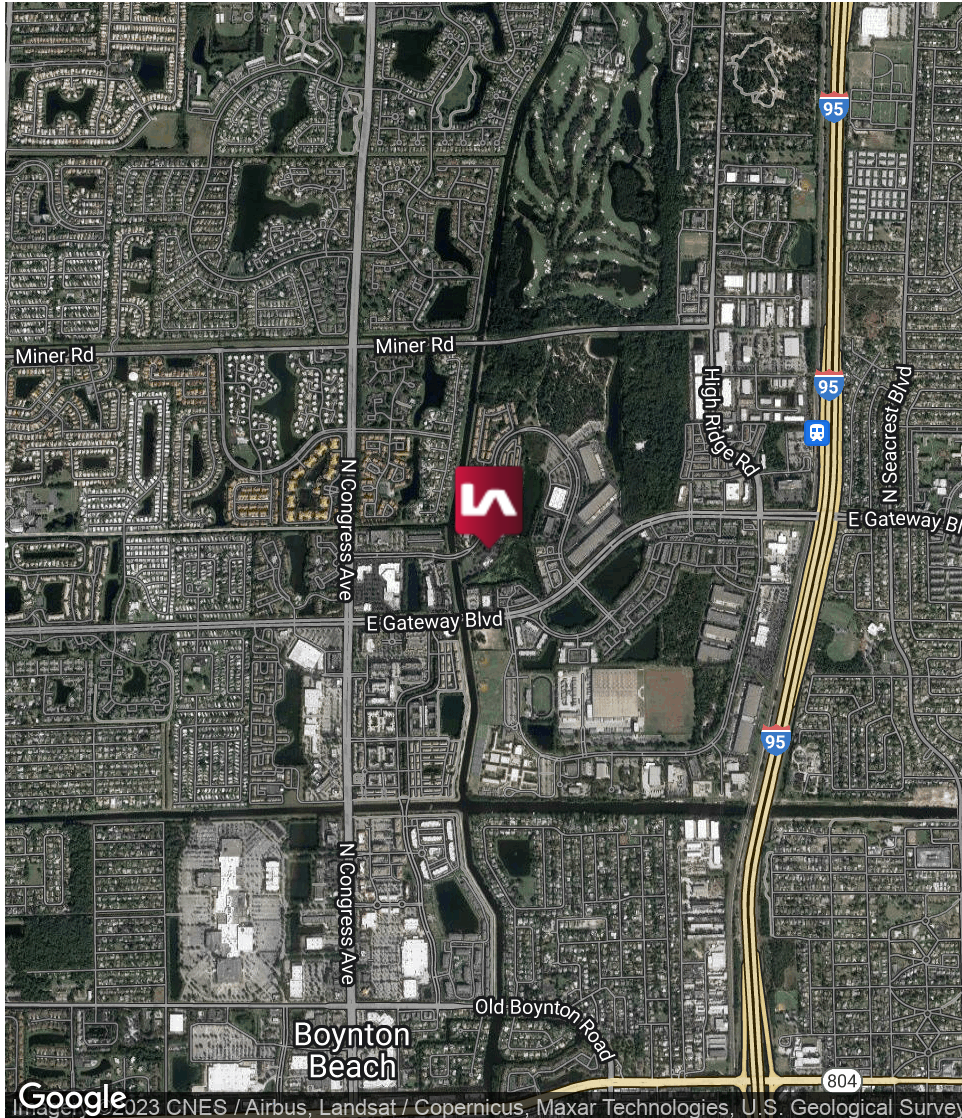
NOTES:

- LEGAL DESCRIPTION PROVIDED BY CLIENT
- NO SEARCH OF THE PUBLIC RECORDS FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
- NO SURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
- RETRACT REQUIREMENTS PROVIDED BY KATHLEEN HATCHER, SENIOR PLANNER DEVELOPMENT & ZONING AT CITY OF BOYNTON BEACH



LOCATION MAPS

2600 Quantum Blvd, Boynton Beach, FL 33426



LOCATION OVERVIEW

Located in the Beautiful Boynton Beach business center off N Congress Ave and E Gateway Blvd, just steps from the Shoppes of Boynton Shopping Center shops and dining, and just 1.3 miles from Boynton Beach Town Center. The site is located just 1.8 miles west of I-95 access ramps, and only 3.4 miles south of Lantana Airport.

CITY INFORMATION

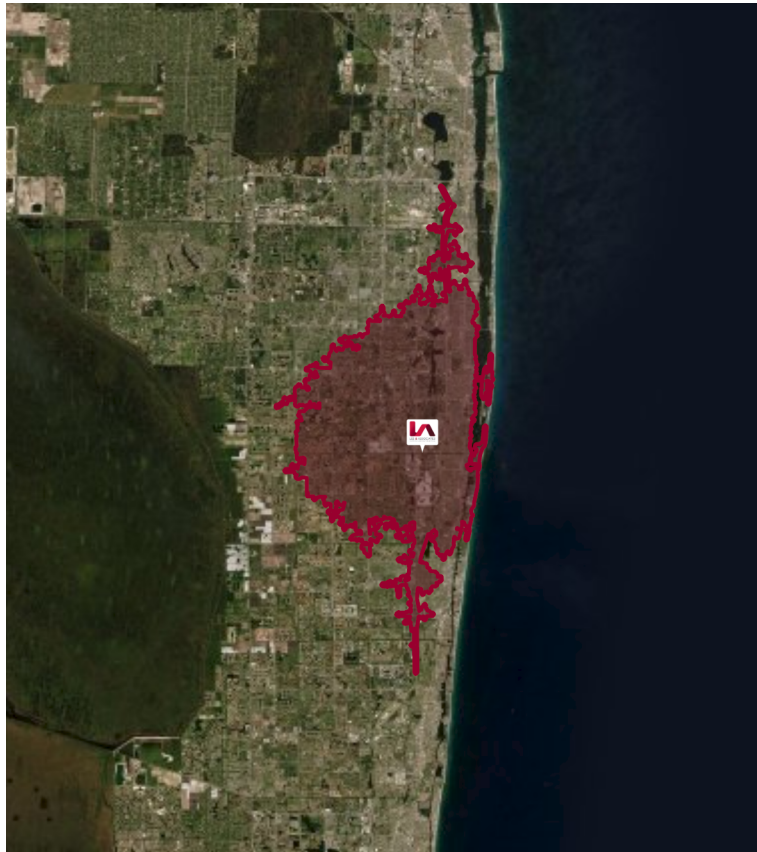
City:	Boynton Beach
Market:	South Florida
Submarket:	Boynton Beach
Cross Streets:	Quantum Blvd & North Congress Ave
Side of Street:	Southeast
Nearest Highway:	I-95 (1.8 miles)
Nearest Airport:	Lantana Airport

DEMOGRAPHICS

2600 Quantum Blvd, Boynton Beach, FL 33426



Drive time of 15 minutes



KEY FACTS

301,823

Population

43.3

Median Age

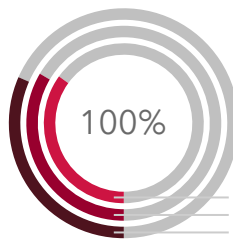


Average
Household Size

76,051

2018 Average
Household Income

HOUSING UNITS



2023 Total Housing Units 146,575
2018 Total Housing Units 140,411
2010 Total Housing Units 132,355



BUSINESS



12,774

Total
Businesses



98,154

Total
Employees



\$16,601,337

2018 Total
Sales (\$000)

DAYTIME POPULATION



261,660

Total Daytime
Population



99,576

Daytime Population:
Workers



162,084

Daytime Population:
Residents

EMPLOYMENT



White Collar

58%



Blue Collar

19%



Services

23%

5.8%

Unemployment
Rate