

3020 N. MILITARY TRAIL, BOCA RATON

PROFESSIONAL OFFICE SPACE FOR LEASE

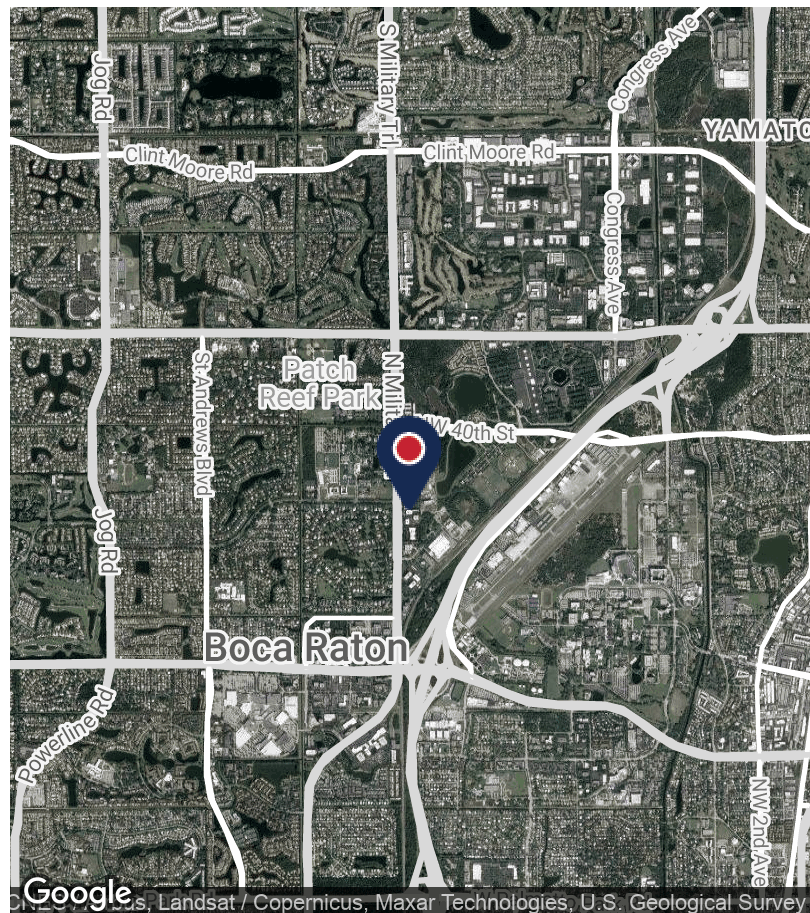


#### PROPERTY DESCRIPTION

Elegantly designed and well-maintained professional and medical office building for lease. Close to all of the amenities Midtown area of Boca Raton has to offer.

#### PROPERTY HIGHLIGHTS

- Suite 220: 1,961 RSF professional office space available
- Lease Rate: \$33.00 - \$35.00/Rentable SF NNN Base Rent
- Estimated 2023 CAM/Operating Expenses: \$15.75/Rentable SF + Electric (Includes 5x per week Janitorial)
- Excellent location in Midtown area of Boca Raton, only 1 mile from I-95/Glades Rd. interchange
- Entire building recently renovated
- 4.5 / 1000 RSF parking
- Hurricane Impact windows
- Mix of professional, medical, and dental tenants
- On-site ownership and professional management



For more information:

**Michael Feuerman, Esq., CCIM, SIOR**

561.430.2303 | [Mfeuerman@Bergercommercial.Com](mailto:Mfeuerman@Bergercommercial.Com)  
[bergercommercial.com](http://bergercommercial.com)

**Daniel Silver**

561.510.2124 | [dsilver@Bergercommercial.Com](mailto:dsilver@Bergercommercial.Com)



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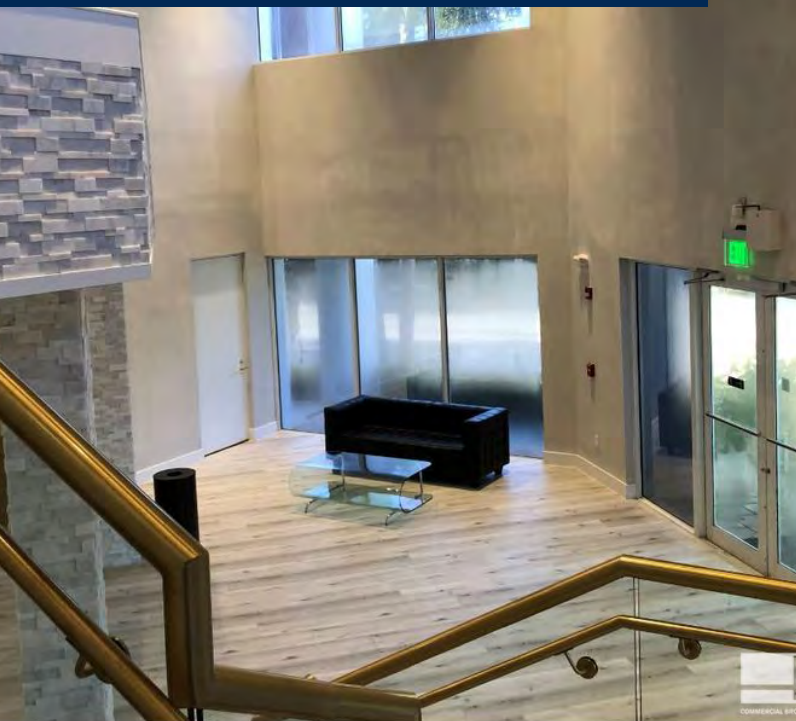
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## ADDITIONAL PHOTOS



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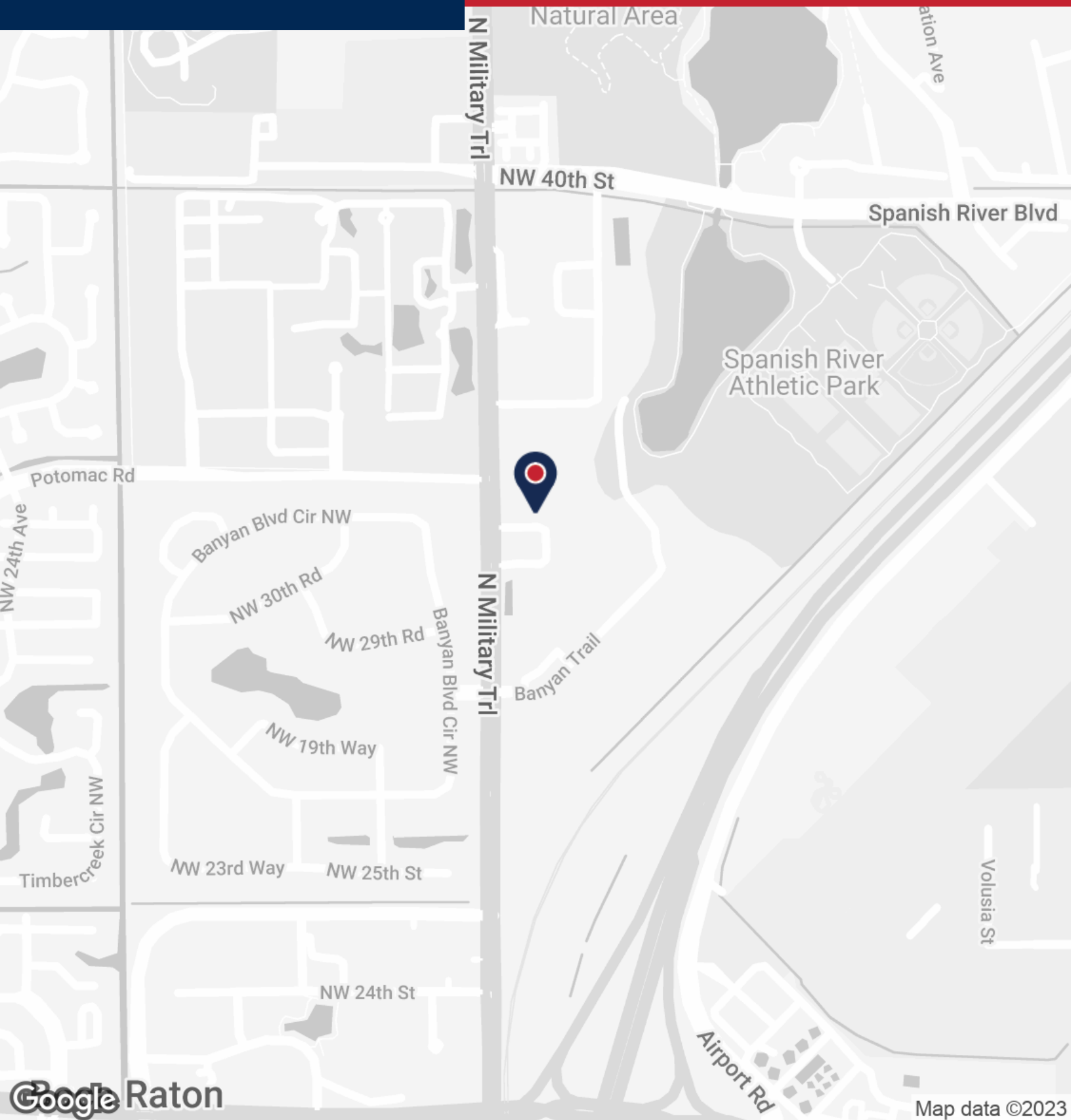


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## LOCATION MAP



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