

One Ocean Plaza

1 South Ocean Boulevard
Boca Raton, Florida 33432



Featuring

- ▲ Immediate Occupancy on 460 to 2,093 square feet
- ▲ Ocean and park views through sliding glass doors
- ▲ Monument signage for ground floor suites
- ▲ Connected parking garage



Development
Asset Management
Brokerage
Investment Services
Design & Architecture
Construction
Golf Course Development

1515 North Federal Highway, Suite 306, Boca Raton, Florida 33432
Phone (561) 750-1030 Fax (561) 391-2676
Email realestate@pennflorida.com

The information contained herein is regarded as being reliable however, it is not guaranteed, and is submitted subject to corrections, omissions, errors, change or withdrawal without notice.

One Ocean Plaza

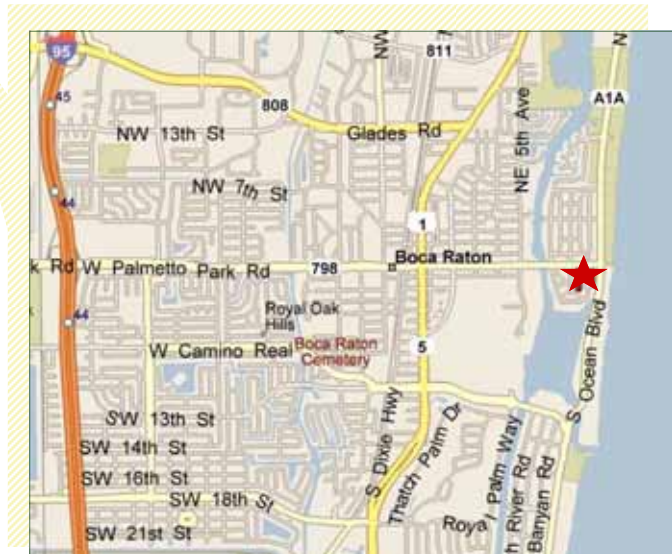
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Location

Located on the southwest corner of A1A and Palmetto Park Road in Boca Raton

Directly across from South Beach Park & Pavilion

Close proximity to downtown Boca Raton's fine dining, exclusive shopping and beach parks



Ocean and park views from office suite balconies



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Property Information

Description:	Three-story, 46,465 square foot office & retail building
Parking:	4 spaces per 1,000 square feet. 188 spaces including connected parking garage.
Security System:	Electronic card access after hours
Utilities:	Separately metered electric and HVAC
Janitorial Service:	Tenant responsibility
Hours Of Operation:	8:00AM - 6:00PM Monday thru Friday
Base Rental Rate:	Office: \$14.00 - \$19.00 NNN Retail: \$25.00 NNN
Operating Expenses:	Office: Estimated at \$11.00 per SF Retail: Estimated at \$4.50 per SF



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