

**RENTAL RATE
REDUCTION**

Palm Beach Gardens

Class A Office Sublease

Golden Bear Plaza | 11760 US Highway 1, Palm Beach Gardens, FL

AVAILABILITY

SPACE	SIZE
Suite W103	2,222 SF
Suite W106	6,748 SF
Total Available	8,970 SF

Suites are currently combined but may be subleased separately.

HIGHLIGHTS

- Brand new build-out
- Furniture is negotiable
- Walking distance to numerous restaurants and shops
- Building amenities include on-site property management, covered parking, and a complimentary fitness center

AVAILABLE IMMEDIATELY THROUGH 5/31/22

Below Market Base Rental:

\$19.95 / PSF, NNN

Current Operating Expenses:

\$11.74 / PSF

Contact us:

Mike Wilson

Senior Vice President

+1 561 353 3645

mike.wilson@colliers.com

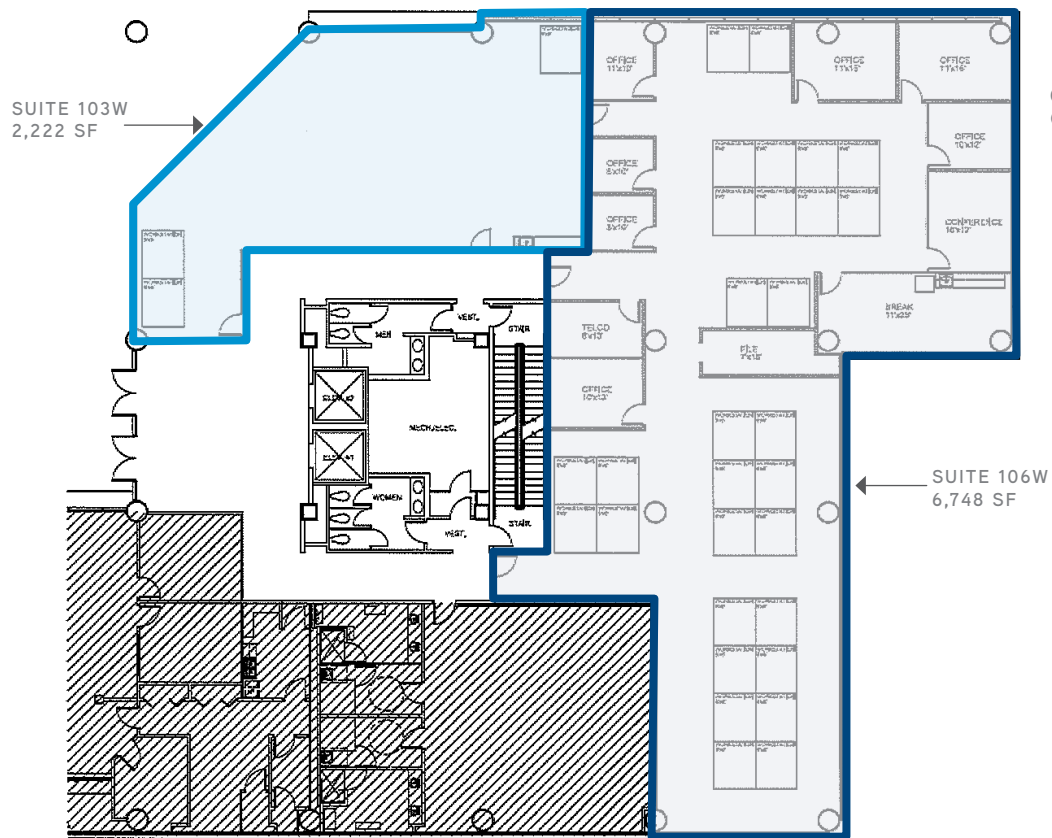
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Colliers International
South Florida, LLC
2385 NW Executive Center Drive
Suite 350
Boca Raton, FL 33431
P: +1 561 353 3650

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GOLDEN PARK PLAZA
(WEST BUILDING)

Mike Wilson
Senior Vice President
+1 561 353 3645
mike.wilson@colliers.com



Accelerating success.

AREA MAP



Mike Wilson
Senior Vice President
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