

FOR SALE • ±26,056 SQ FT

3231 NW 7TH AVE, BOCA RATON, FL 33431

LOCATED WITHIN FAU RESEARCH PARK CAMPUS
MIXED USE PROPERTY - FLEXIBLE ZONING

LRM

COMMERCIAL
REAL
ESTATE
ADVISORS



 RESEARCH PARK
AT FLORIDA ATLANTIC
UNIVERSITY®

PROPERTY FEATURES:

- Prime location directly on FAU Campus
- Freestanding building with surplus parking
- Unique opportunity to customize your layout
- Ability to partner with Florida Atlantic University
- Flexible Zoning
- Building is on Ground Lease with current term expiring in 2085
- ±16' Ceiling Height
- Natural light and windows throughout
- Electrical Service - 1,600 amps

SALE PRICE:

\$6,500,000

CONTACT



CHAD GOTTSEGEN
Managing Director/Broker
561-400-7750
chad@lrmcrea.com



ADRIAN MINOR
President
561-756-0114
adrian@lrmcrea.com

 PEBB ENTERPRISES

 BANYAN
DEVELOPMENT

LRM

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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

3100 NW 2ND AVE, STE 201, BOCA RATON, FL 33431 | WWW.LRMCREA.COM

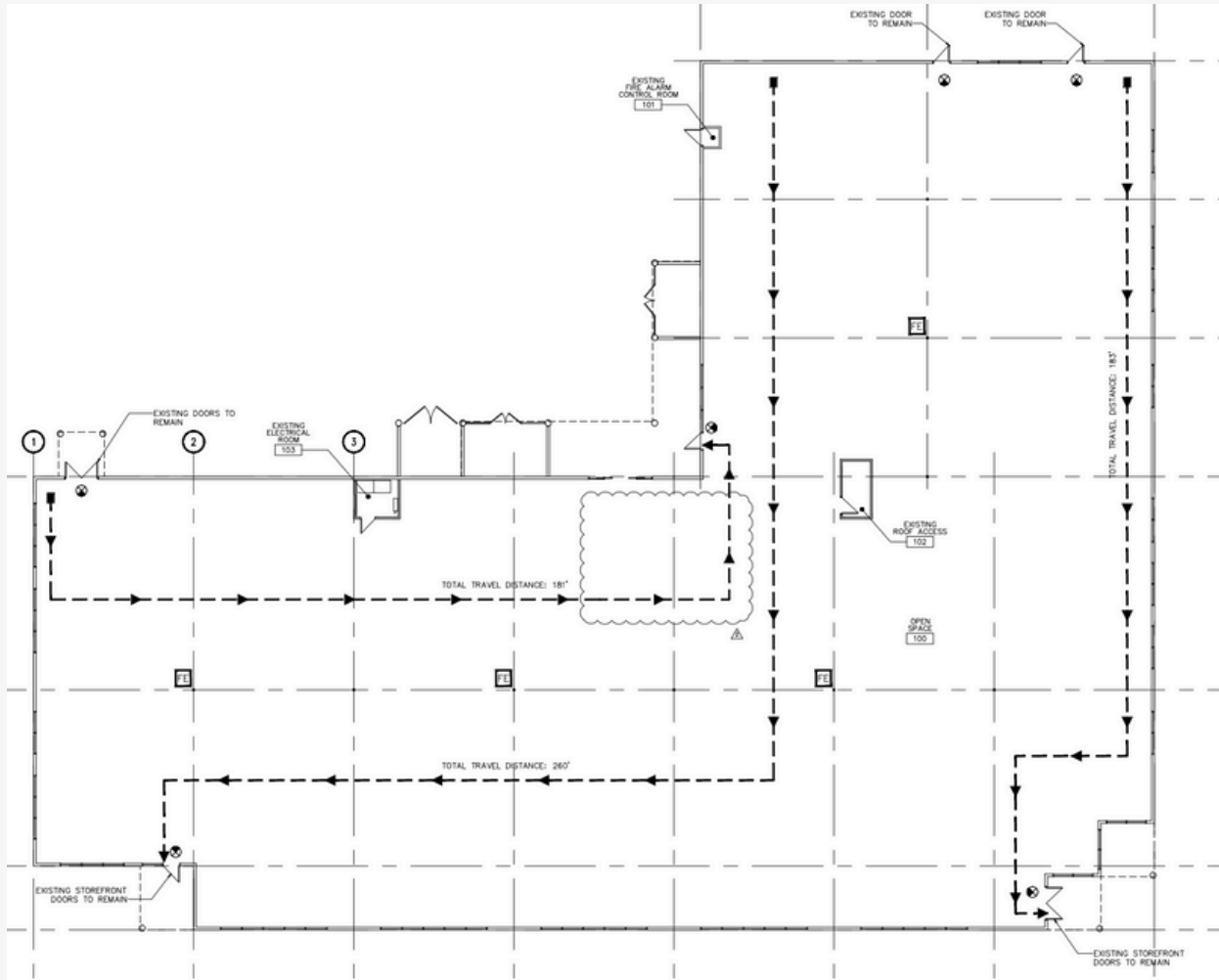
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FLOOR PLAN



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FLOOR PLAN

- *OPEN FLOOR PLAN***
- *READY FOR BUILDOUT***
- *MANY ACCESS POINTS***
- *NATURAL LIGHT THROUGHOUT***



**TOTAL FOOTPRINT:
±26,056 SQ FT**

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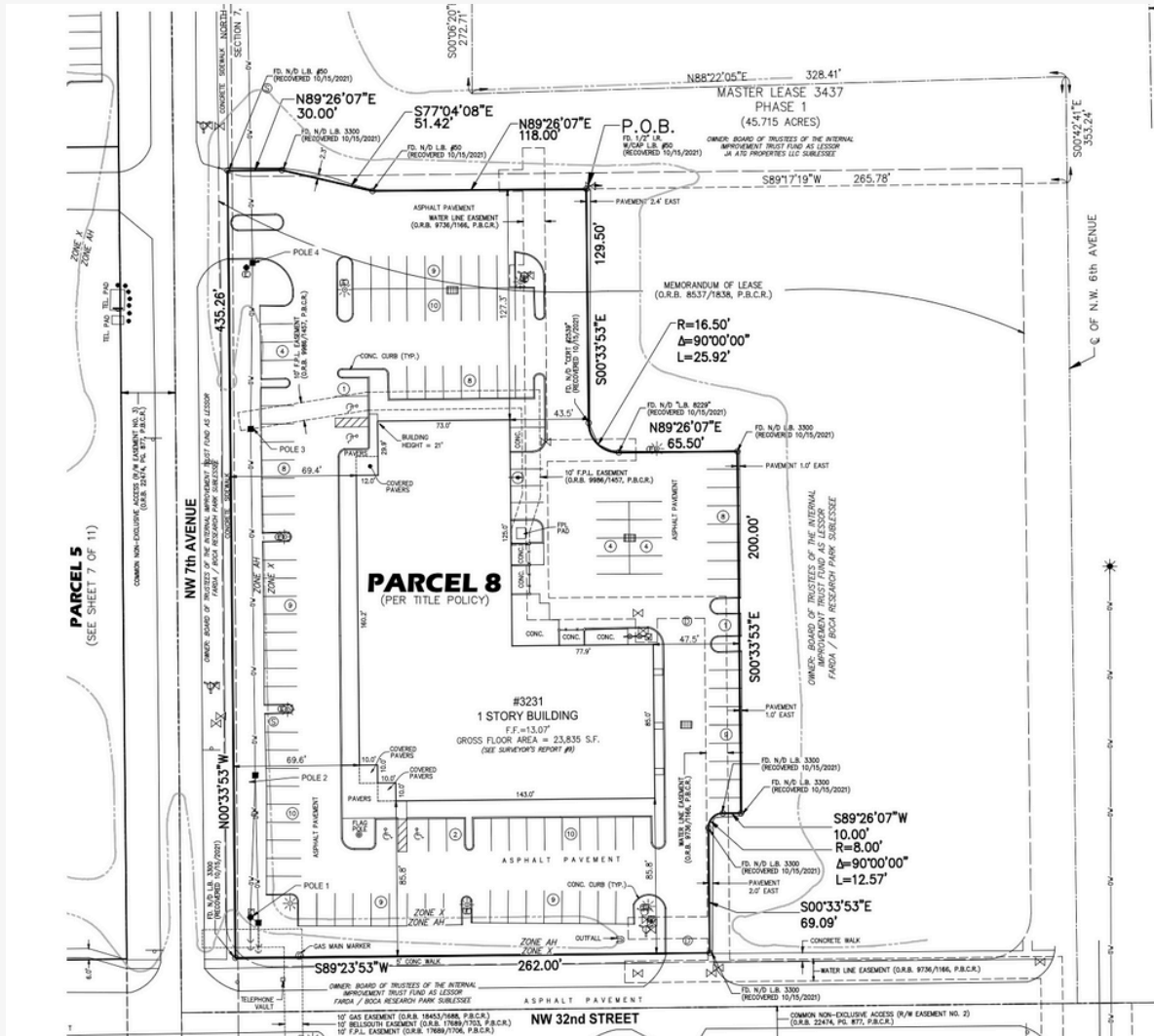
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SITE PLAN

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