

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



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:

\$7,295,000

CONTACT



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



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

PEBB ENTERPRISES



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

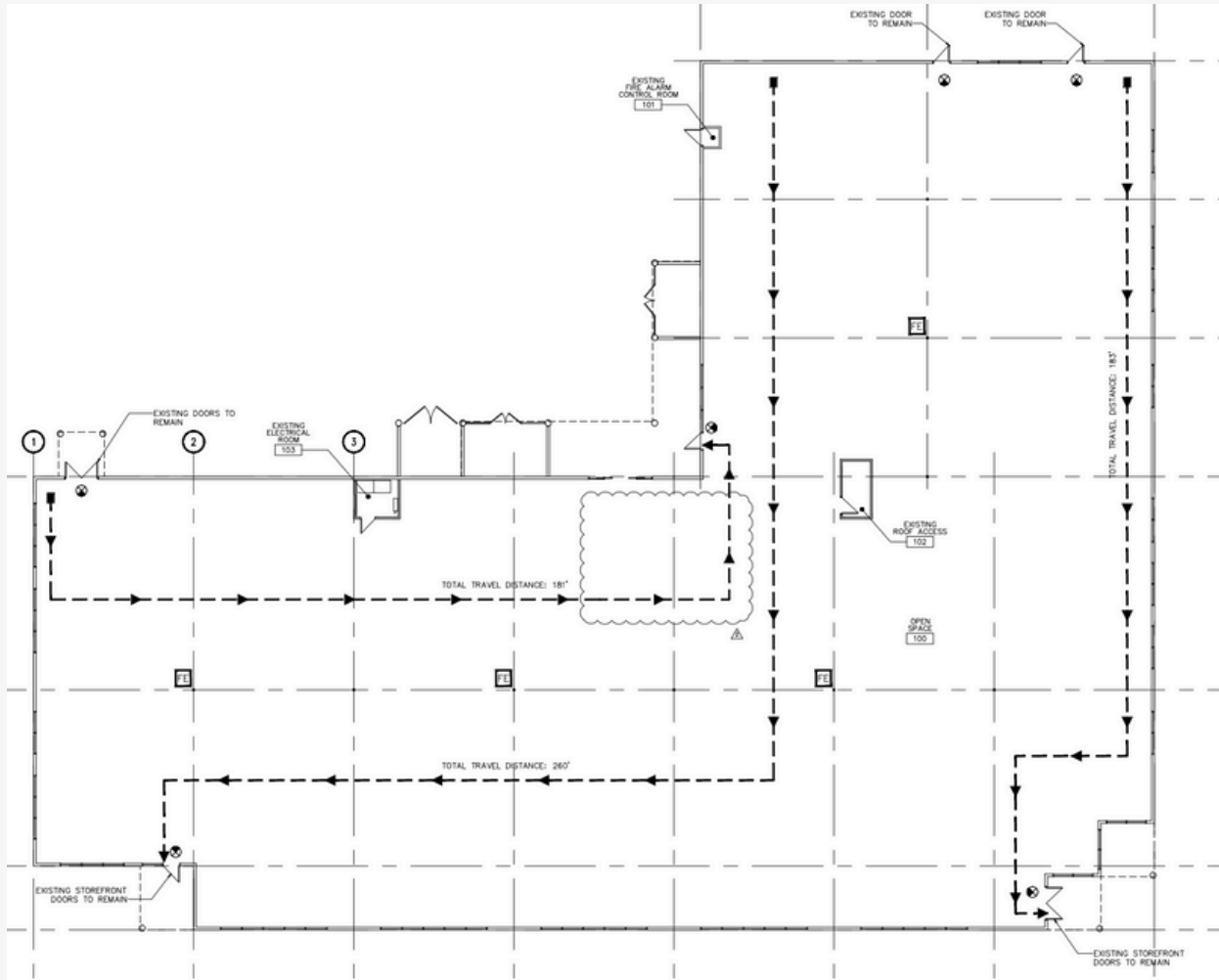
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FLOOR PLAN



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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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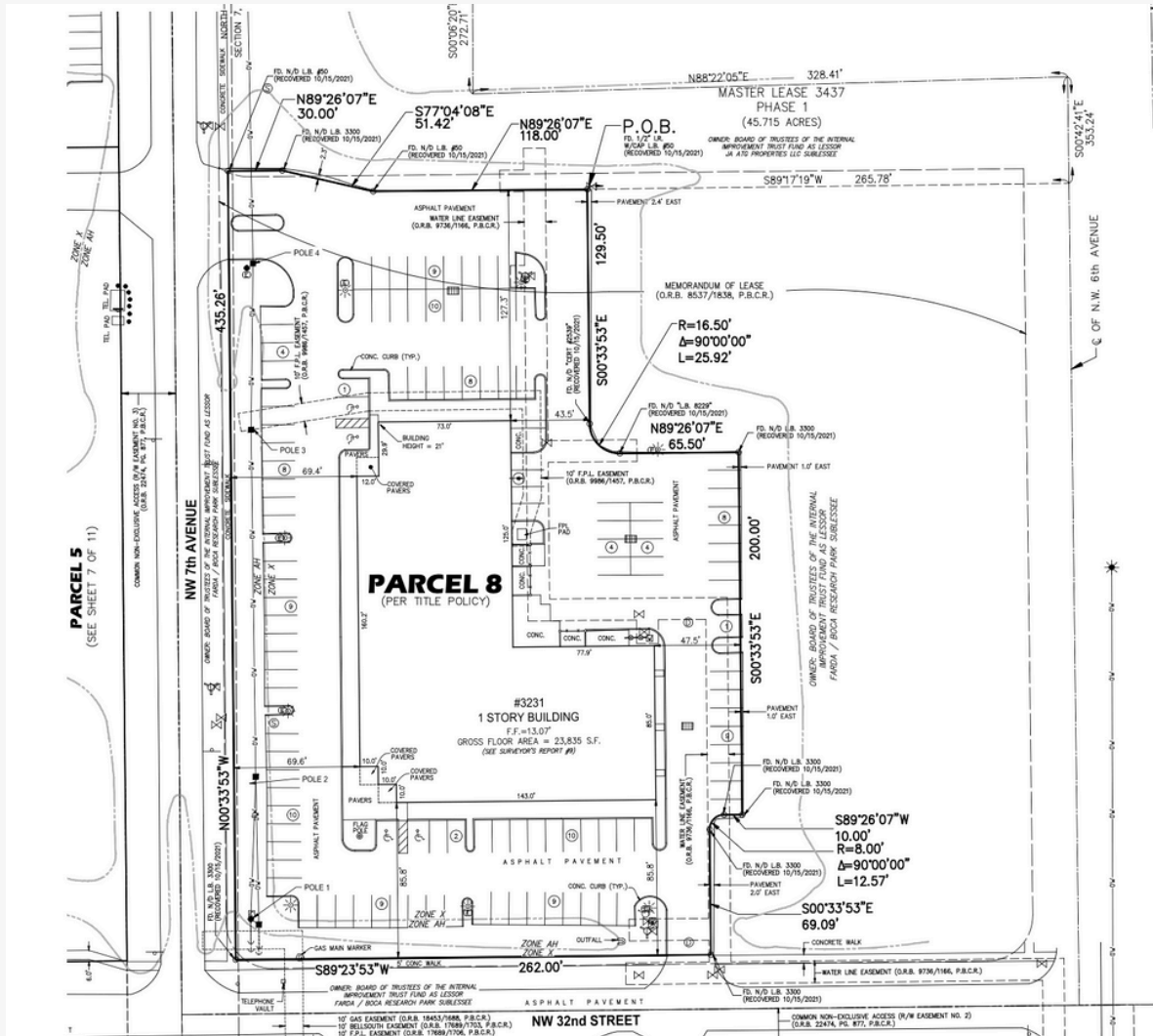
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SITE PLAN



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