

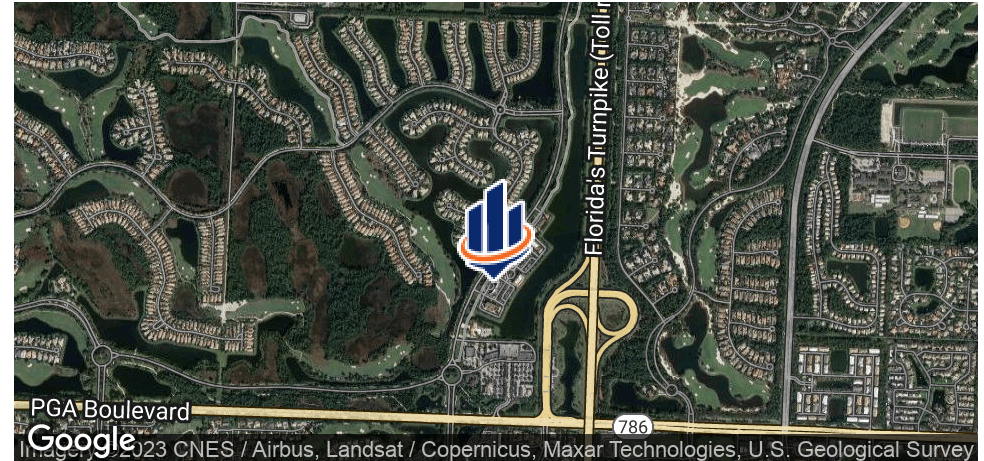


MIRASOL TOWN SQUARE

11376 N. JOG ROAD #101 & 102
PALM BEACH GARDENS, FL 33418

Robert Hamman
Senior Advisor
561.346.2310
robert.hammant@svn.com

Property Summary



OFFERING SUMMARY

Sale Price:	\$2,500,000
Unit Size:	6,247± SF
Lot Size:	1.29± Acres
Year Built:	2005
Building Size:	9,914± SF
Zoning:	Office [No Medical]

PROPERTY OVERVIEW

6,247± SF Class "A" office space located in a campus-style setting within Mirasol Town Square. This space is two office suites combined into one and is decorated with high-end furnishings and finishes. Included with the suite are numerous couches, leather and fabric, a marble conference table with 12 high back leather chairs, a fully equipped kitchen, plus numerous work stations with desks and chairs. Each office is equipped with a high-end wood desk, credenza, high back chairs, and window treatments. High-end hand-milled crown molding and door casings, plus etched glass throughout the suites. The layout includes a reception area with marble countertops, double glass entry into an additional wing, large and small conference rooms, 10 offices, 16 work stations, an IT room, a kitchen/break room, and four bathrooms. PRIVATE CEO office with a wrap-around marble desk, a conference table with chairs, a private bathroom with a closet/dressing area. Lush landscaping and abundant parking at the front and side entrances. Numerous surveillance cameras and motion detectors are located throughout the property. The Ring video doorbell system is installed, plus there is a keypad for entry. New Roof in February 2019. These office suites are ideal for any professional office, such as an owner-user, private wealth management company, financial services, traders, insurance company, law office, real estate office, family office and more. The new owner can occupy both suites, occupy one and lease the other, or occupy one and sell the other. No Medical Permitted.

LOCATION OVERVIEW

These upscale offices are located within the prestigious Mirasol Planned Community, directly west of Florida's Turnpike and north of PGA Blvd. Close proximity to I-95, Starbuck, Publix, banks, golf, and shopping and restaurants at The Gardens Mall, Legacy Place, or Downtown at the Gardens. There are more than 50,178 people in a 2 mile radius with an

Interior Photos - Reception Area



Interior Photos - Conference Rooms



Interior Photos - Private Offices



Interior Photos - Private Offices



Interior Photos - Work Stations



Interior Photos - Kitchen Area



Interior Photos - Copy Room



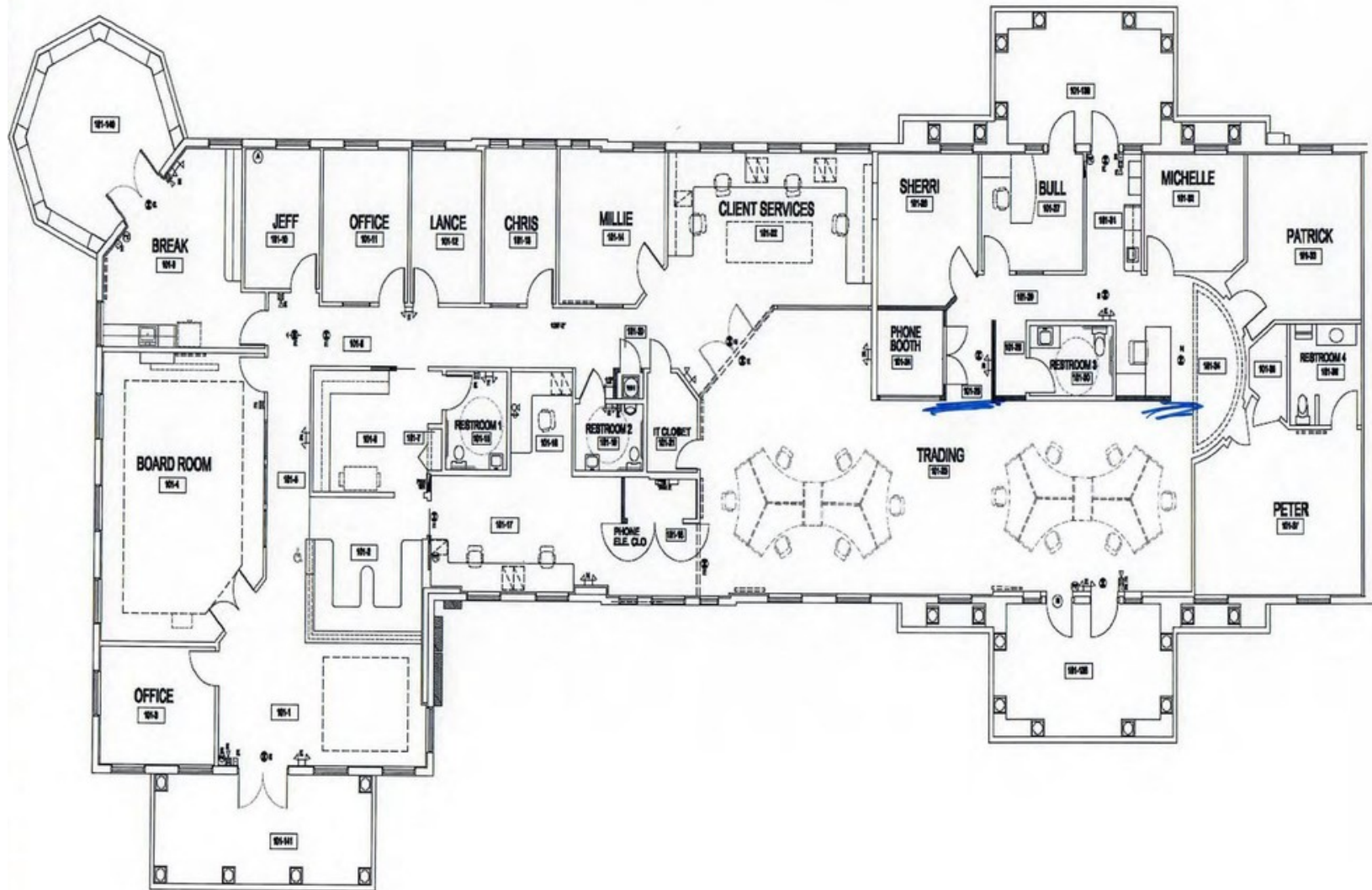
Exterior Photos



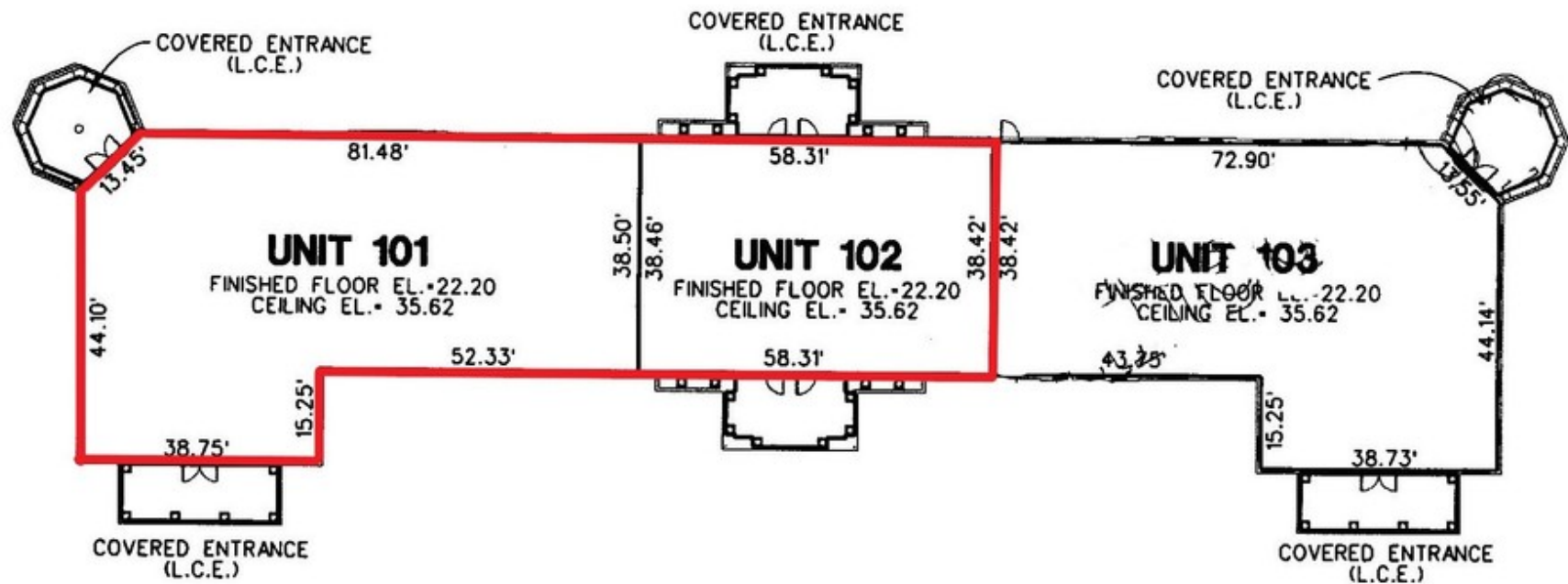
Aerial Photo

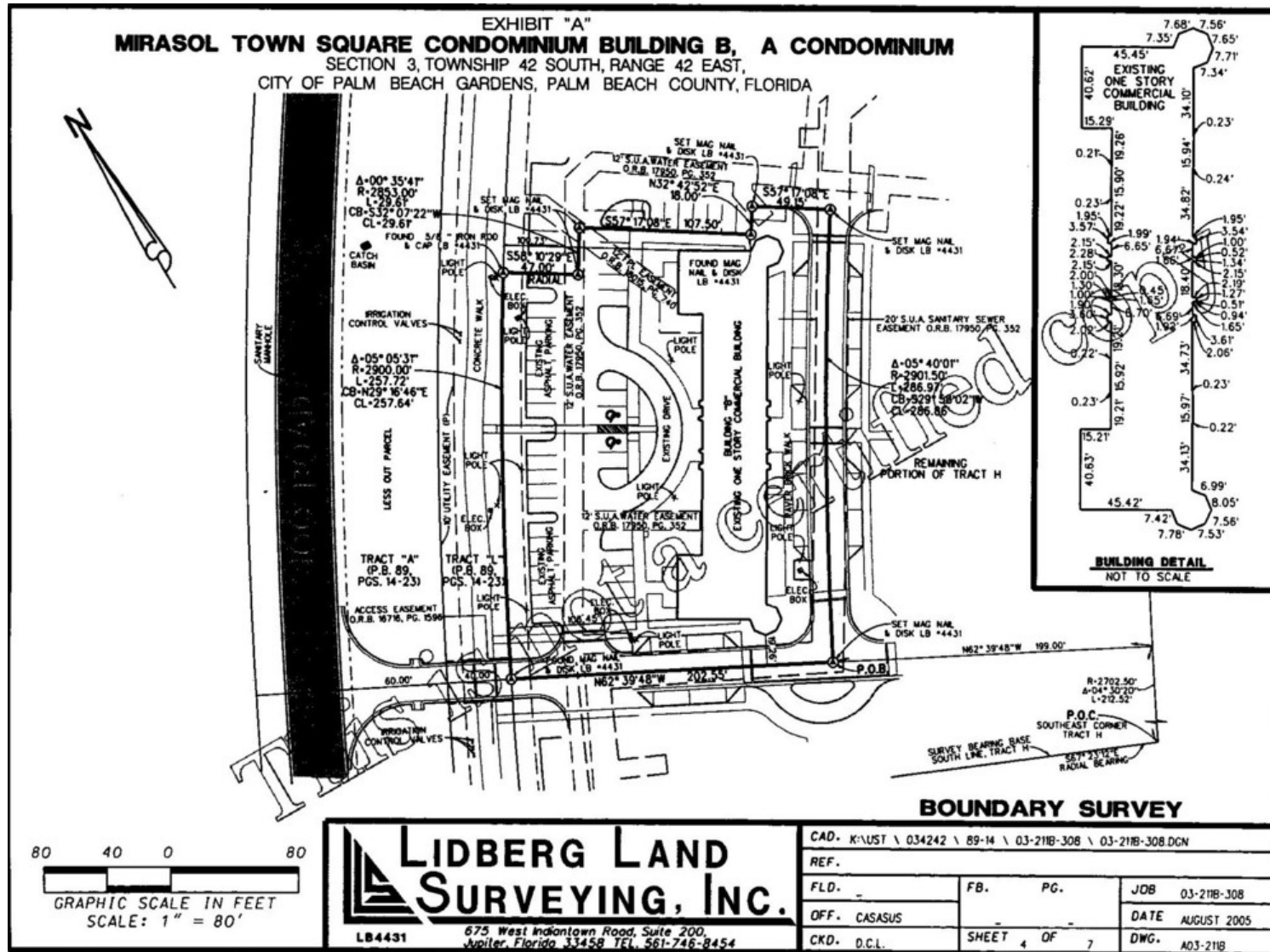


Floor Plan

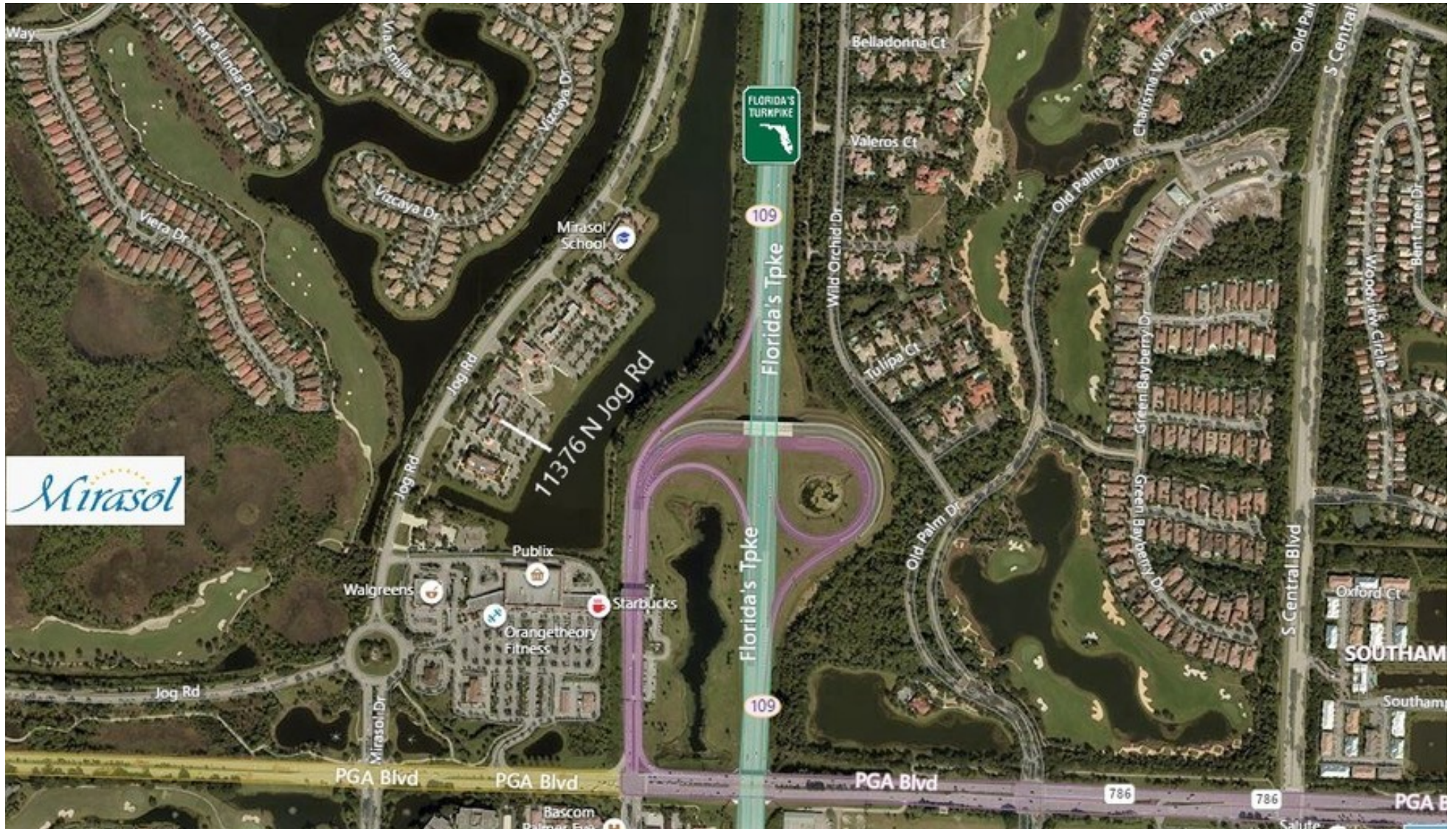


Building Plan

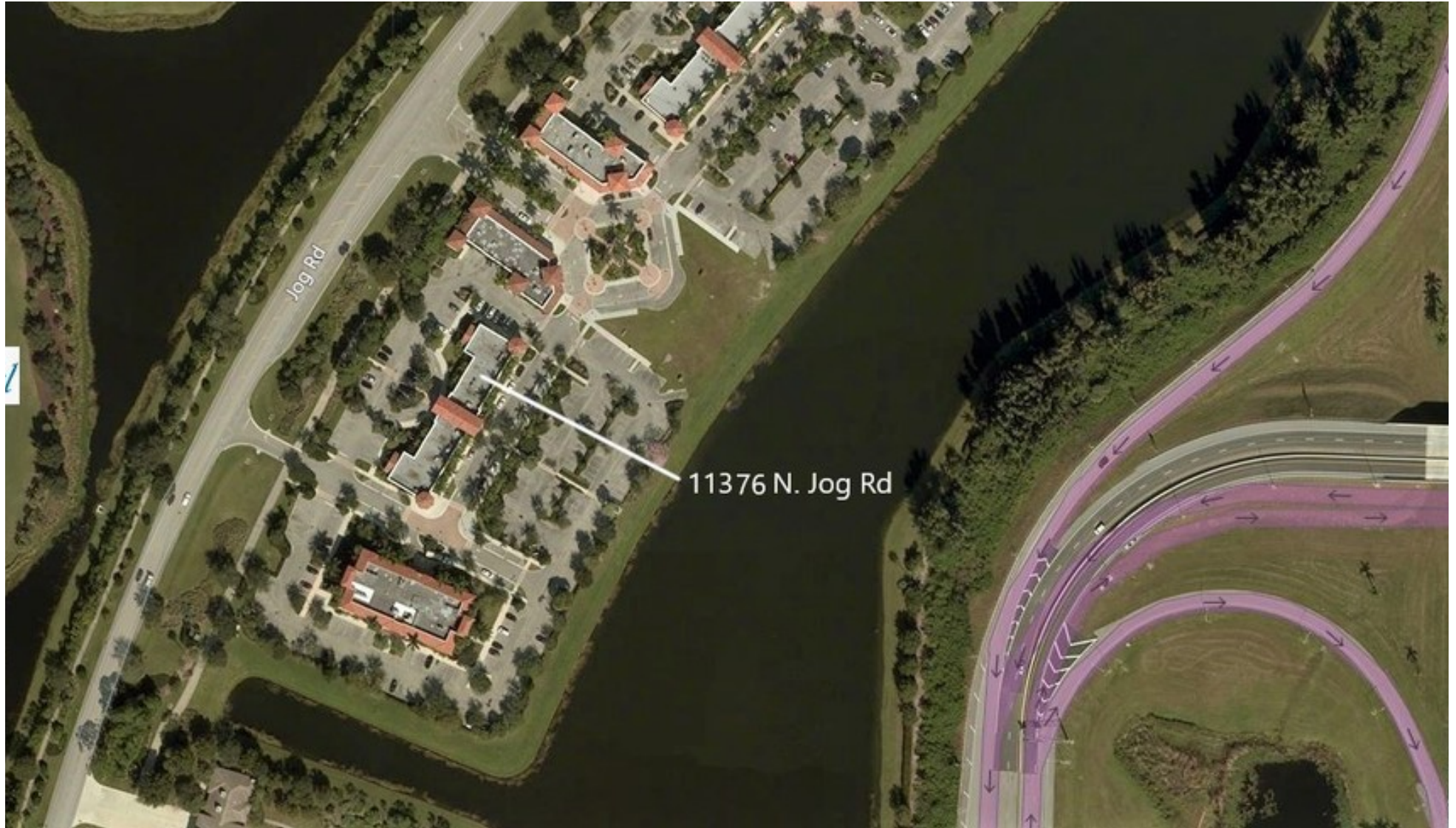




Location Map



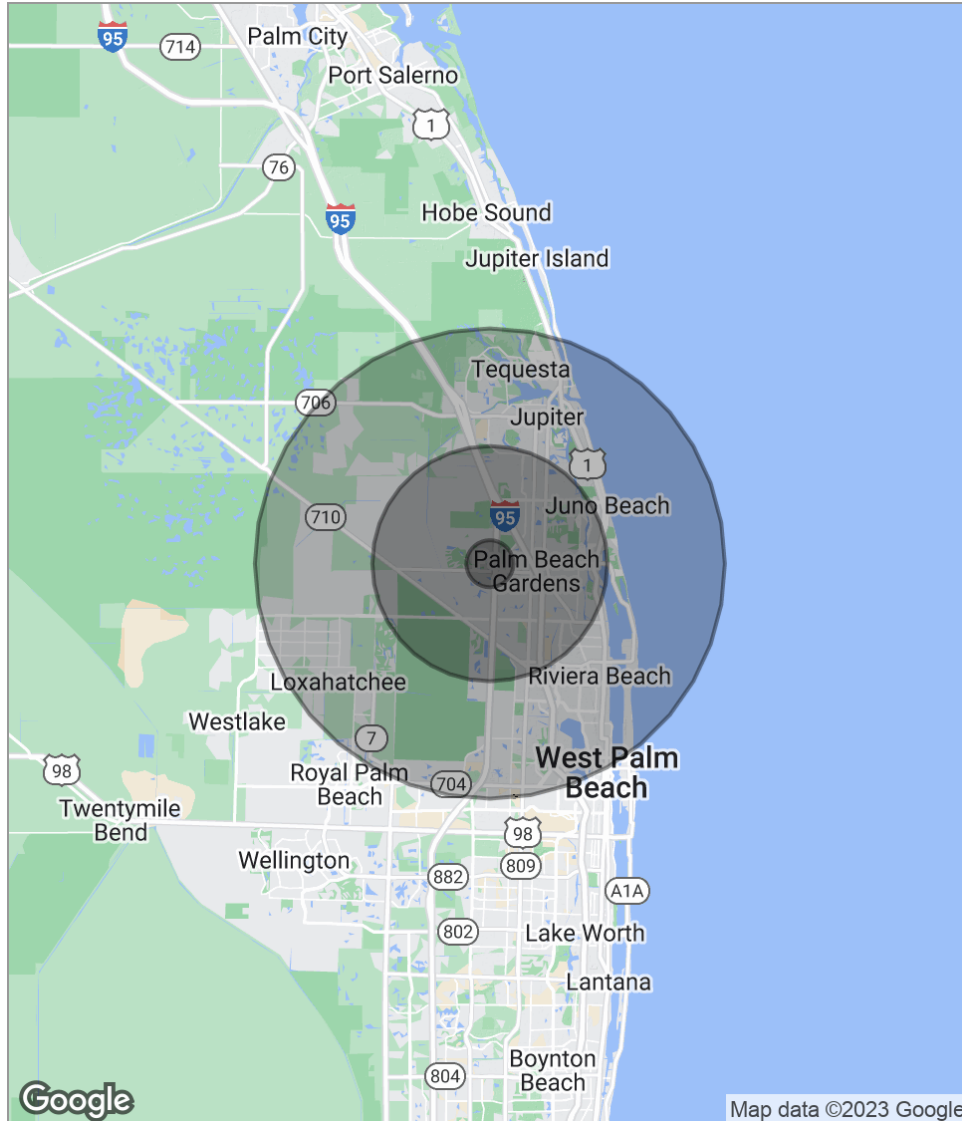
Aerial Map



Parcel Map



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	4,097	108,828	350,019
Median age	48.6	42.7	42.9
Median age (Male)	49.3	42.7	42.2
Median age (Female)	48.9	43.1	43.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,868	45,385	145,871
# of persons per HH	2.2	2.4	2.4
Average HH income	\$142,712	\$106,759	\$85,739
Average house value	\$813,498	\$400,172	\$334,284

** Demographic data derived from 2020 ACS - US Census*



810 Saturn Street, Suite 24 Unit B
Jupiter, FL 33477
561.346.2310