

SPACE FOR LEASE

BOCA LAKE CENTER

7820-7860 Glades Road, Boca Raton, FL 33434



CLICK TO VIEW
LISTING VIDEO

ONLY ONE SUITE REMAINS IN
THIS HIGH DEMAND MARKET



±3,161 SF OFFICE / MEDICAL SUITE AVAILABLE

EXCLUSIVE LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Robert Nuchereneno

DIRECTOR

robertnuchereneno@katzretail.com

(716) 867-5222

Daniel Solomon, CCIM

PRINCIPAL

danielsolomon@katzretail.com

(954) 401-2181

Property Overview

HIGHLIGHTS

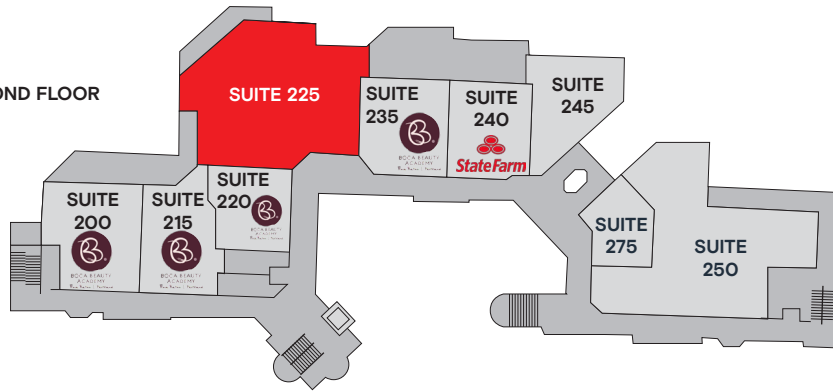
- 3,161 SF Office / Medical Suite Now Available
- Only one Suite remains in This High Demand Market
- Seeking Office/Medical user
- Waterfront view
- Full Patio facing water
- Now Under New Ownership with Stiles as Property Management
- In close proximity to the center:



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	10 MILES
POPULATION	8,192	112,934	265,339	826,320
HOUSEHOLDS	4,117	49,415	109,070	346,934
EMPLOYEES	7,387	96,948	226,171	702,891
AVERAGE HH INCOME	\$132,528	\$131,239	\$140,742	\$126,387
	5 MINUTES	10 MINUTES	15 MINUTES	30 MINUTES
POPULATION	34,729	169,113	374,388	1,500,585
HOUSEHOLDS	16,084	69,547	159,838	621,819
EMPLOYEES	30,241	144,231	320,489	1,265,785
AVERAGE HH INCOME	\$125,614	\$130,420	\$134,691	\$114,123



SECOND FLOOR



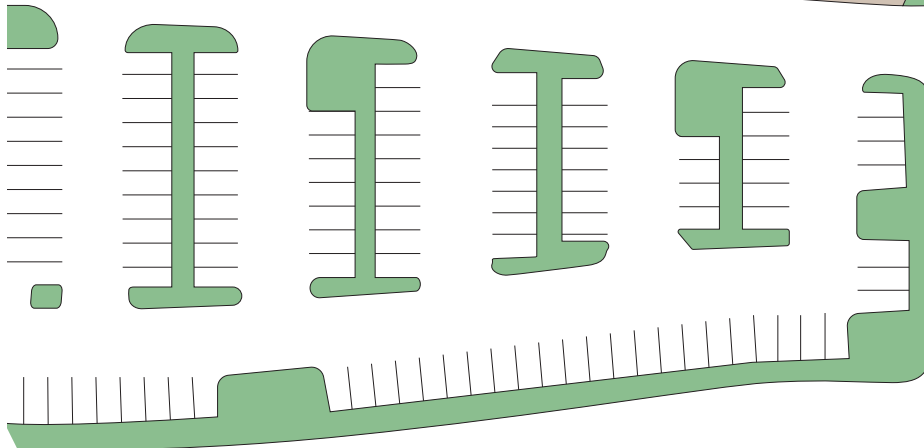
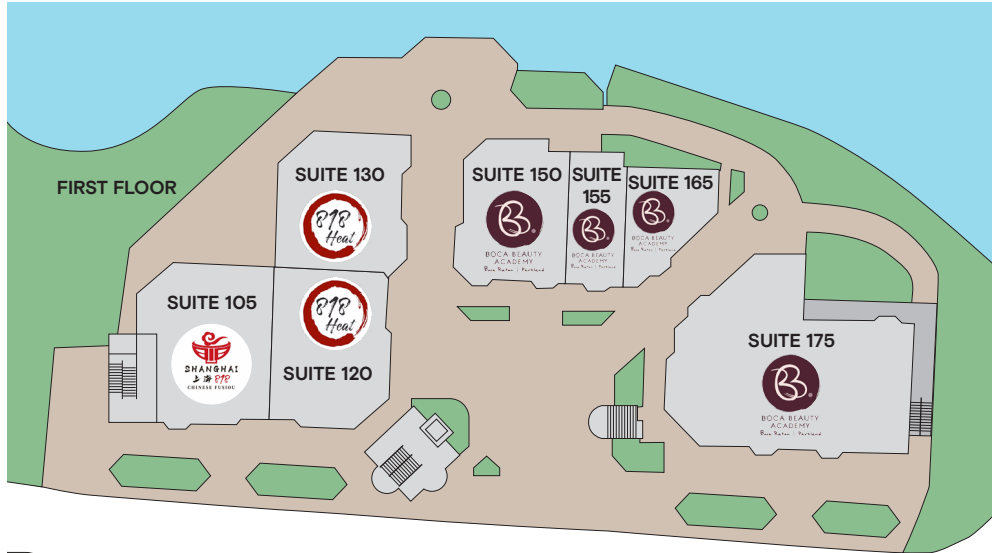
First Floor

Suite 105	818 Shanghai	2,795 SF
Suite 120	818 Heat	2,561 SF
Suite 130	818 Heat	2,493 SF
Suite 150	Boca Beauty Academy	2,172 SF
Suite 155	Boca Beauty Academy	1,105 SF
Suite 165	Boca Beauty Academy	1,193 SF
Suite 175	Boca Beauty Academy	5,366 SF

Second Floor

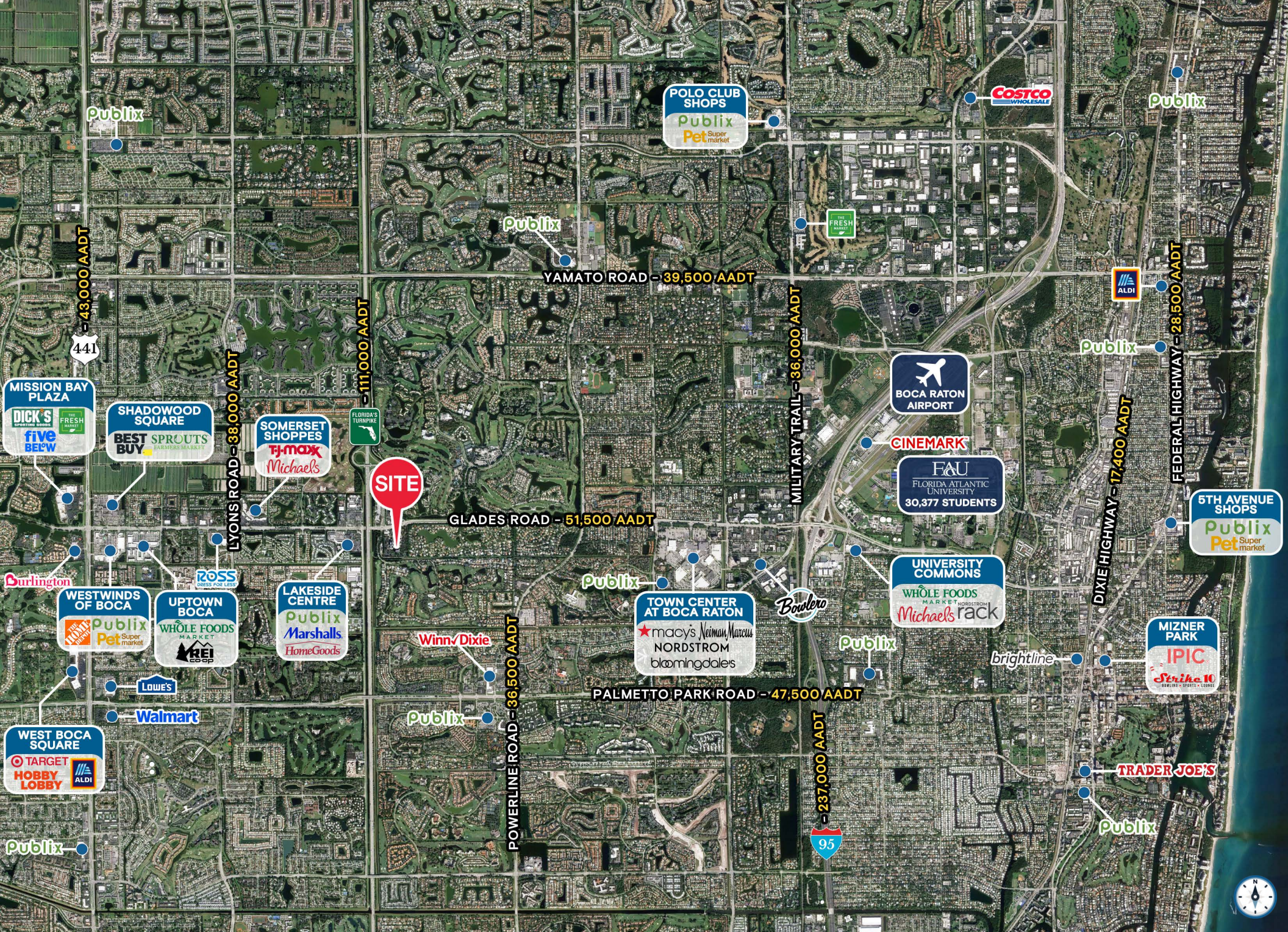
Suite 200	Boca Beauty Academy	1,409 SF
Suite 215	Boca Beauty Academy	1,235 SF
Suite 220	Boca Beauty Academy	929 SF
Suite 225	Available	3,161 SF
Suite 235	Boca Beauty Academy	1,210 SF
Suite 240	State Farm	1,156 SF
Suite 245	Premier Eye Center	1,169 SF
Suite 275	Vision Real Estate Advisors	687 SF
Suite 250	Better Dental	3,303 SF

FIRST FLOOR











Contact Brokers

Robert Nucherenro
DIRECTOR

robertnucherenro@katzretail.com
(716) 867-5222

Daniel Solomon, CCIM
PRINCIPAL

danielsolomon@katzretail.com
(954) 401-2181



KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

katzretail.com

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 12.05.25