

OFFICE CONDO FOR SALE

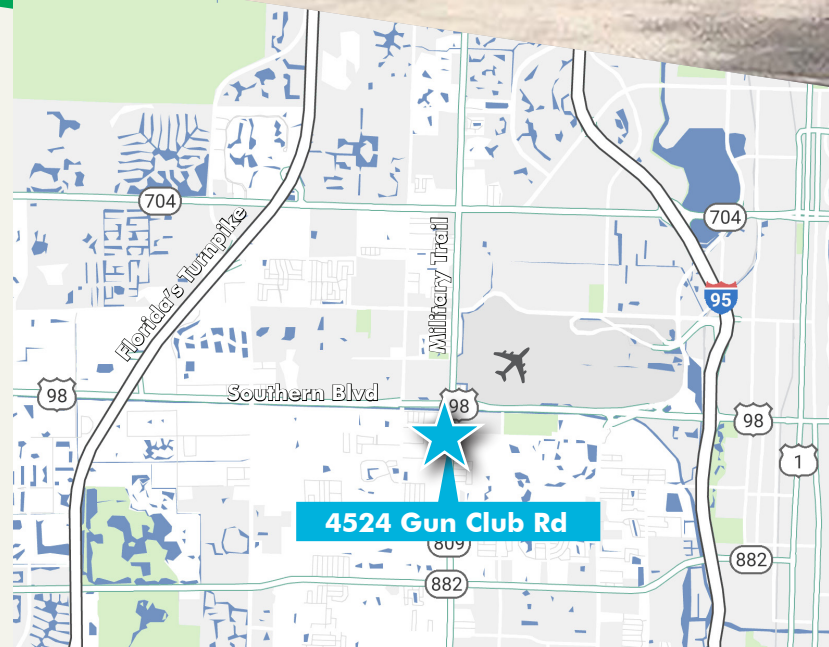
6,320 SF

4524 GUN CLUB ROAD
UNITS A101 & B101
West Palm Beach, FL 33406



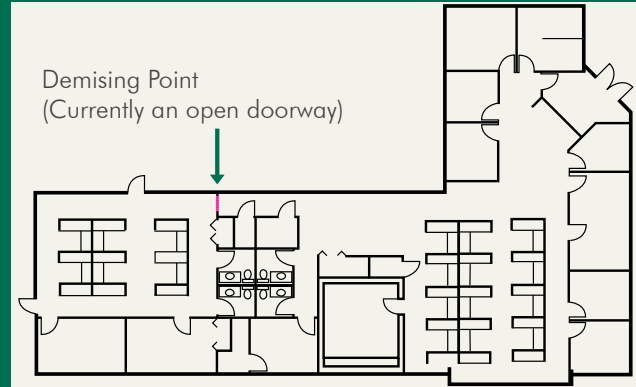
THE OPPORTUNITY

- **Available Immediately**
- **Top-of-Building Signage & Drive-Through Included**
- **Asking Price** \$1,106,000.00 - \$175.00/SF
- **Convenient Location** Located at the corner of Gun Club Road and Military Trail, this property sits 1/4 mile from Palm Beach County International Airport, at the intersection of major Palm Beach County transportation corridors Southern Blvd and Military Trail
- **Easily Demised** The two units are currently combined into a single space totaling $\pm 6,320$ SF but can easily be demised into two spaces, sized $\pm 4,938$ SF and $\pm 1,382$ SF.



SPACE DETAILS

- Includes Building Signage
- Includes Drive-Through Canopy
- 12 Windowed Perimeter Offices
- Reception/Waiting Area
- Break Room
- Four Restrooms
- Open Space for Cubicles
Existing cubicles can remain
- Former Bank Space
- Unique "Vault" Conference Room



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