



4440 PGA



*For Sublease
Suite 403*

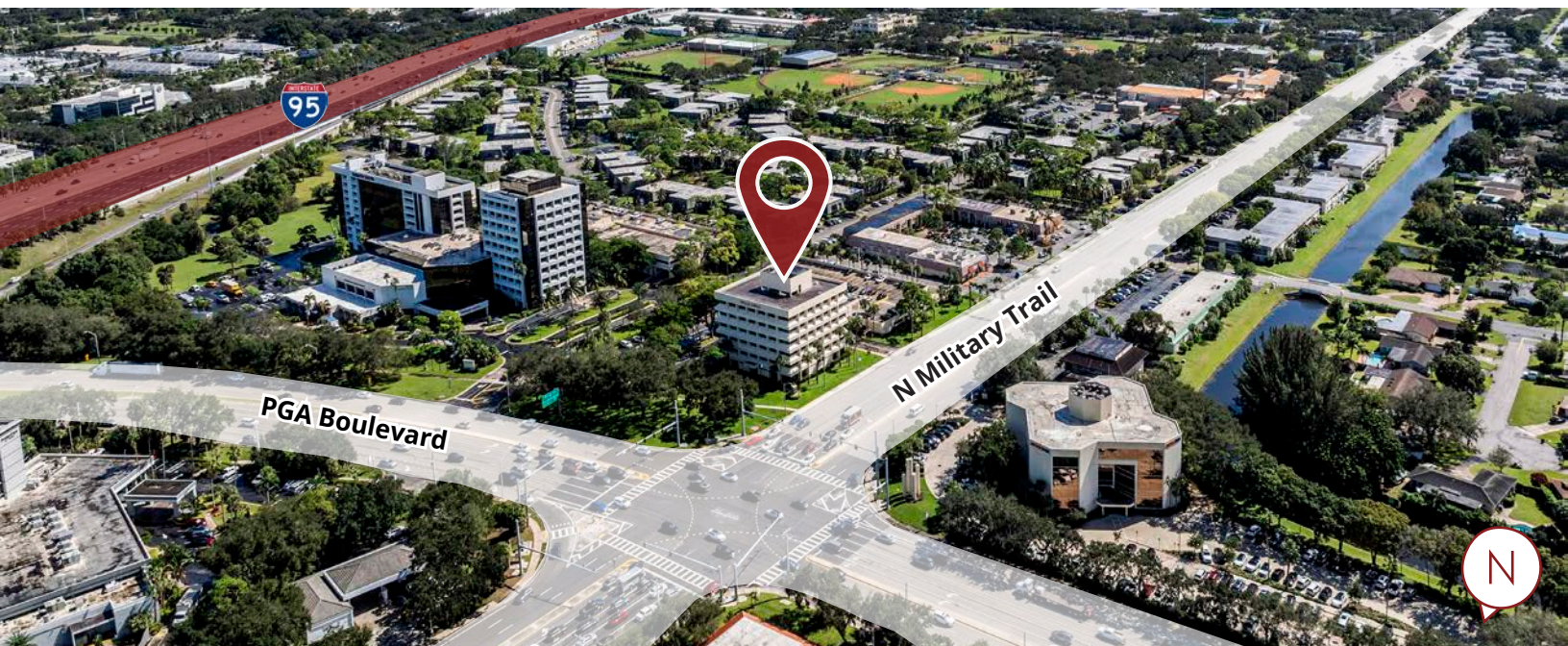
Palm Beach Gardens, FL



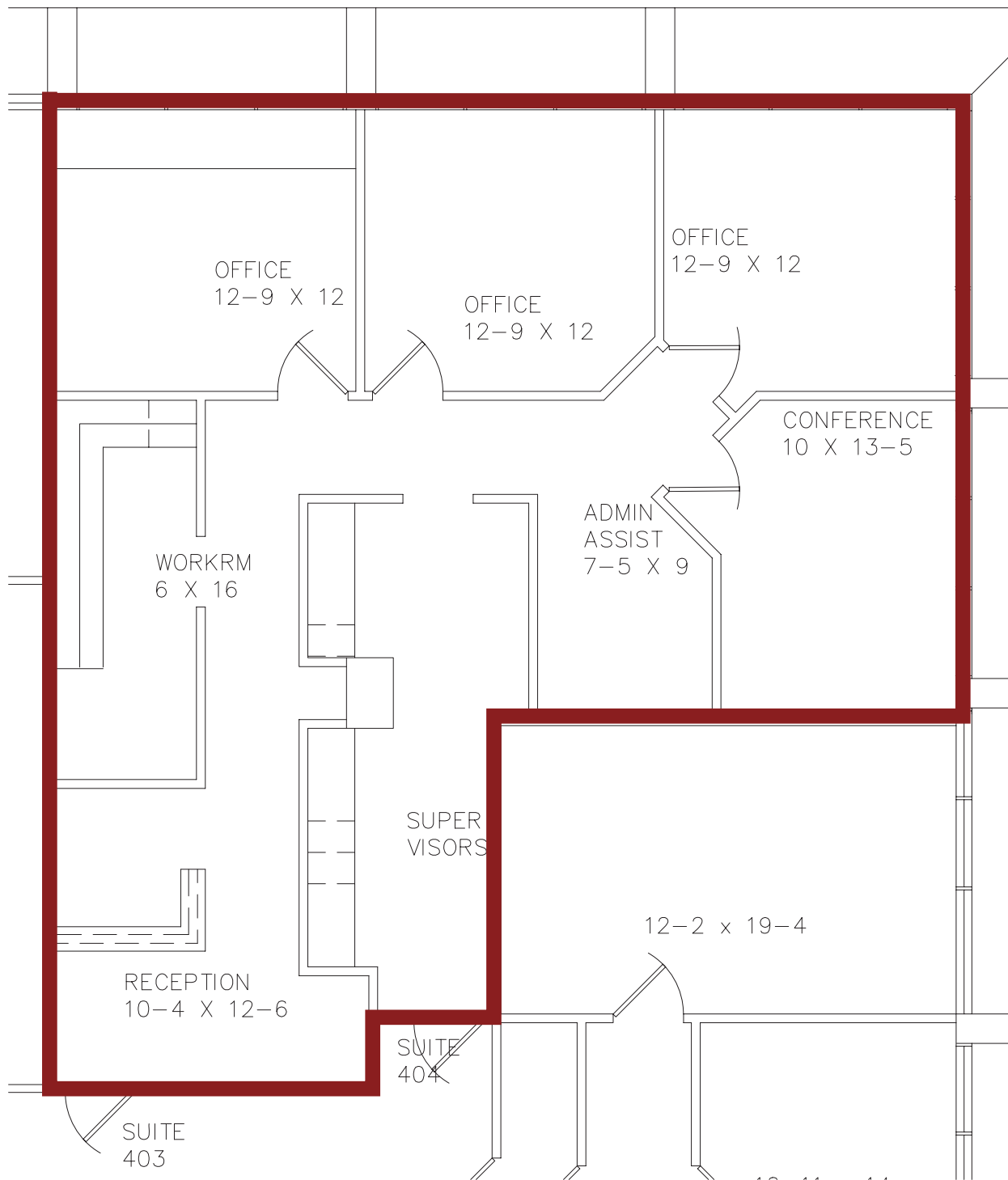
Colliers proudly presents 4440 PGA Boulevard, located in Palm Beach Gardens. A striking 6-story Class A, 47,000 SF office building. This property has a former bank space available: **Suite 403 | 1,472 SF @ 28.00 PSF NET, OPEX: 15.50 PSF.**

PROPERTY HIGHLIGHTS

- Prime PGA Boulevard location; \pm 1,472 SF available for sublease
- Move-in ready; Lease expiration: 2/28/2029
- Average of 80,619 cars pass the site daily
- Class A office building constructed in 1979, and updated in 2022, situated in the heart of Palm Beach Gardens
- Features newly renovated lobby, garage parking, and property management
- In close proximity to City Governmental Center, The Gardens Mall, restaurants, shopping, banks, hotels and many other amenities
- Easy access to I-95 and Florida's Turnpike, Burns Road, Alternate A1A, PGA Boulevard, and Military Trail



SUITE 403 | 1,472 SF - \$28.00 NNN





DOWNTOWN AT THE GARDENS

THE GARDENS MALL

DEMOGRAPHIC SNAPSHOT: 3-MILE RADIUS



2024 TOTAL POPULATION

79,978



2024 AVG. HH INCOME

\$155,172



2029 TOTAL POPULATION

81,866



2028 AVG. HH INCOME

\$179,359



TRAVEL DISTANCES



I-95	0.3 mi 2 Mins
Florida's Turnpike	1.8 mi 4 Mins
Burns Road	0.6 mi 4 Mins
Alternate A1A	1.3 mi 4 Mins
Military Trail	0.05 mi 1 Mins



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CONTACT US:

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