



## The Hamilton Building

2799 NW 2nd Ave--Suites 101-103

COMPASS  
COMMERCIAL GROUP



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# The Hamilton Building

\$23.00 PSF-NNN

Prime Office Suite | Secure (Key FOB Entry), Modern, and Strategically Located

This exceptional office suite is designed with both security and functionality in mind. Featuring impact-resistant windows and 24-hour secure fob access, it offers peace of mind while supporting flexible business operations.

Inside, you'll find an open-concept office layout, allowing for a collaborative and customizable workspace. Enjoy ample on-site parking and a convenient mailbox location right near the entrance for everyday efficiency.

Strategically located just minutes from Boca Executive Airport and the FAU Research Center, this property sits in the heart of innovation and accessibility—making...

- Beautifully Appointed Space-Furniture Negotiable

For more information visit:

<https://www.loopnet.com/Listing/2799-NW-2nd-Ave-Boca-Raton-FL/37404373/>



Base Rental Rate: \$23.00 / SF/ YR

Property Type: Office

Building Class: B

Rentable Building Area: 14,000 SF

Year Built: 2003

Walk Score ©: 60 (Moderately friendly)

Zoning: B-1

CAM : \$13.75 / SF/ YR

## 1st Floor Ste 101-103

Space Available	1,972 SF
Rental Rate	\$23.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Use	Professional Office
Furniture	Available
Lease Term	5 Years

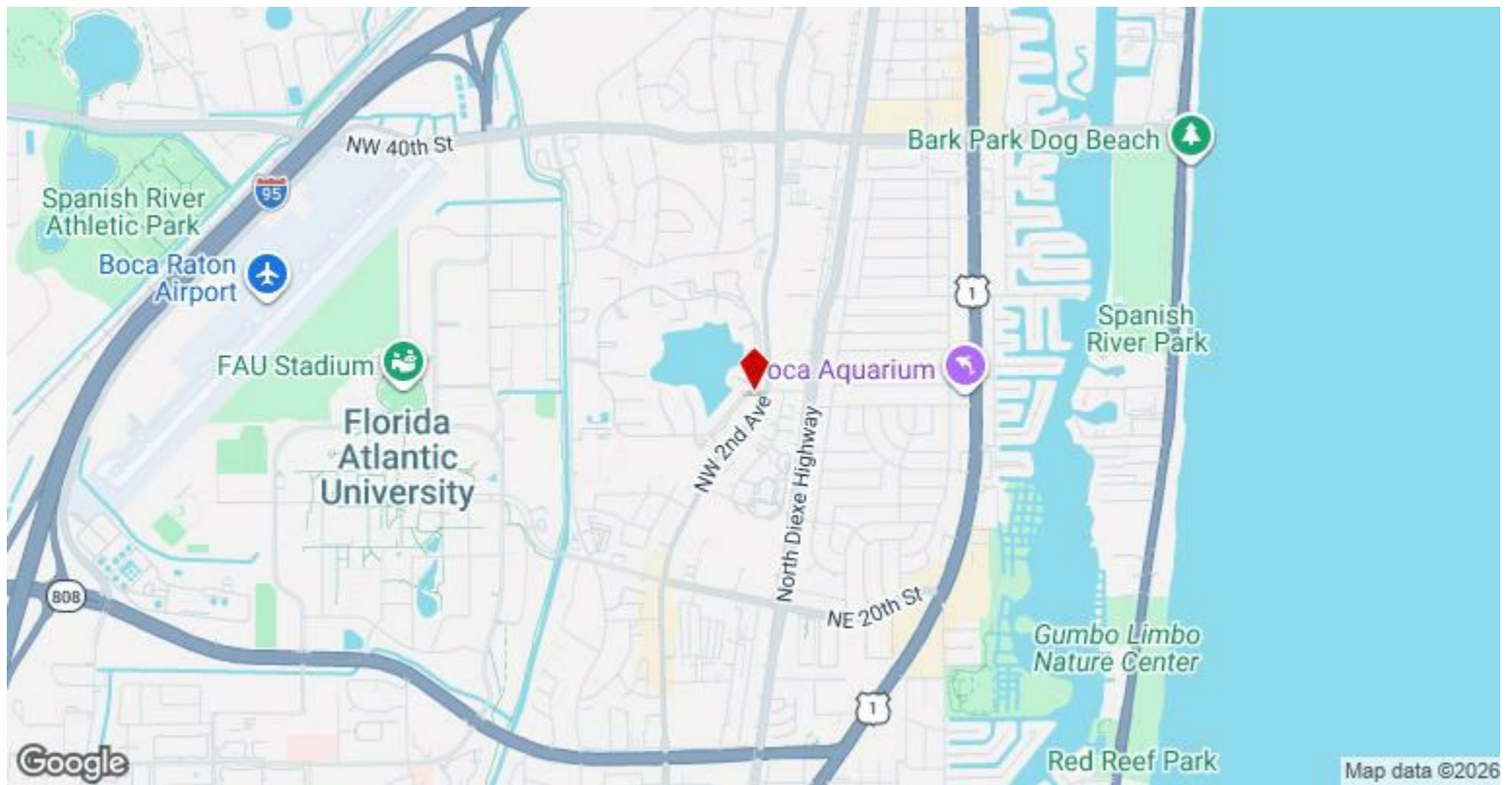
Step into a workspace that blends modern design with ultimate peace of mind. This exceptional office suite boasts impact-resistant windows and 24/7 secure fob access, ensuring your business runs smoothly and securely. The open-concept layout invites collaboration and customization, adapting effortlessly to your unique needs. Perfect for Attorneys, Financial Professionals, Accountants, Professional Businesses. This space boasts 4 Large Windowed Offices, Bullpen / Open Areas, 3 Restrooms 3 Entrances w one double door entrance. Convenience is key with ample on-site parking and a mailbox conveniently located near the entrance streamlining your daily operations. Plus, the location couldn't be better: just minutes from Boca Executive Airport and the FAU Research Center, this office sits at the crossroads of innovation and accessibility. Whether you're an entrepreneur, a growing professional, or an investor seeking the ideal space, this suite is your launchpad for success. Call and make your appointment today! Contact Bob (954-605-7379) or Lisa (954-553-5546)

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## Major Tenant Information

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<b>Tenant</b>	<b>SF Occupied</b>	<b>Lease Expired</b>
Action Relational Therapy	-	
Cory Arker	-	
Eire 17 LLC	-	
Elipsis Group	-	
Elysee Homes Llc	-	
Facials By Rejuvenescence Inc	-	
Green Capital Realty Advisors, LLC	-	
Hamilton & The St George	-	
Premier Care Nurses Of America Inc	-	
Royal Florida Properties	-	



## 2799 NW 2nd Ave, Boca Raton, FL 33431

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# Property Photos



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