

Office Space Description and Leasing Information
1230 So. Federal Hwy., Suite 102
Boynton Beach, FL 33435



Distinguished by its serene location under a canopy of majestic Banyan trees, this recently renovated, free standing office building is ideal for a medical, legal, psychological, financial services, or other business practice. It is a professionally managed condominium property situated in the path of upscale commercial and residential development near the Intracoastal waterway in East Boynton Beach. The main entrance to the building is accessed through a shaded, brick-paved courtyard with a nearby fountain. The building is equipped with a two-zone high efficiency HVAC system. Other attractive features include a private tenant entrance and windows in the outside facing rooms that open for cross-ventilation. Other businesses in the complex include physicians, accountants, dentists, insurance agents, and psychologists.

BUILDING DESCRIPTION AND LEASE TERMS

Premises: The space for rent is an 813 sq ft portion of a 1,625 SF total commercial office building located at 1230 So. Federal Hwy, Boynton Beach, FL 33435. The space for rent constitutes the **north half** of the building. It is a unit of the Colonial Center Condominium Association, Inc. The complex was painted in 2024 (note blue trim replaced green) and the parking lots paved in 2025.

Lease Term: The owner requests a minimum lease term of 3 years (36 months).

Lease Renewal: The lessee will have the option to renew the lease for additional periods.

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Rent/expenses: \$2,579.69 (\$2,000. base rent + \$579.69 *common area maintenance fee). Tenants will have access to private office space and all common areas. Tenants will also pay 50% of the total monthly FPL bill (typically averages apx \$100/mo). * Note: CAM fee changes annually in January, determined by Association budget changes.

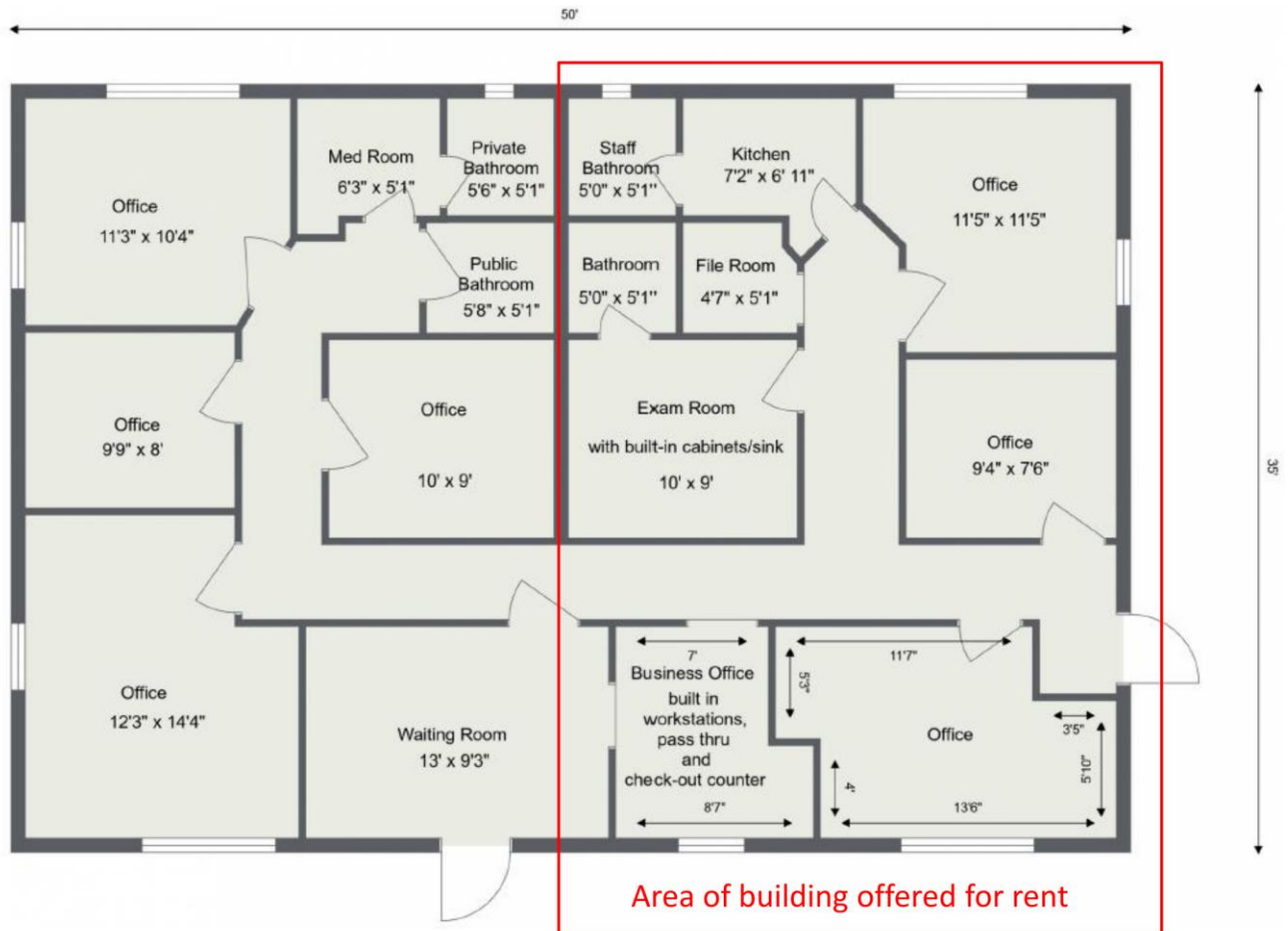
Leasing contact: Aubrey K. Ewing, Ph.D. (property owner)
Professional Boundaries, LLC | 605 Kingsmarsh Way, St. Simons Island,
GA 31522 | Voice/text: 561-523-1425 | Email: aewing@ix.netcom.com



Professional Office Floorplan
1230 So. Federal Hwy. | Boynton Beach, FL 33435

USF = 1,625 sq ft

Scale: 1/8"=1'0"



The interior of this space was recently renovated and decorated in a relaxing, pale blue/grey palette. The hallway floor coverings are a subdued indigo, contemporary pattern, commercial carpet tile. The adjoining 4 executive offices and consultation rooms have light grey/wheat wood laminate floors, 3" wood blinds, and are pre-wired for ethernet and other communications. The building is also equipped with access to high-speed, fiber-optic or cable Internet. The space includes two restrooms, a staff kitchen, file room, and common area reception desk/waiting room. There are 5 windows in the outside facing rooms that open for cross-ventilation.

