

FOR LEASE OR SALE

6560

W. ROGERS CIRCLE BOCA RATON, FL



6560 W Rogers Circle, Units 24 & 25 are the ultimate flex/industrial space that seamlessly combines innovation, functionality, and prime location. We're excited to introduce a remarkable leasing opportunity in Rogers Circle, Boca Raton, offering 7,800 square feet of versatile lab space that's perfect for your unique business needs.

SPACE	SIZE	SPACE USE	CONDITION	SALE PRICE
Units 24 & 25	7800 SF	flex/industrial	Full Build-Out	\$2,500,000



PROPERTY HIGHLIGHTS

- Location:** 6560 W Rogers Circle, Boca Raton, FL, Units 24&25. Minutes from I-95 (Congress or Yamato Interchange) and Clint Moore Road
- Square Footage:** 7800 sq ft
- Cutting-edge Clean Rooms:** Class 7 clean rooms designed for precision and innovation, ideal for laboratory or specialized operations.
- Versatile Layout:** This space is thoughtfully designed to accommodate your diverse needs, featuring two overhead doors, two private offices, a welcoming reception area, a modern kitchenette, a fully equipped conference room, and Class 7 clean rooms.
- Lease price \$22.00 PSF NNN
- Heavy 3-Phase power
- ±22'ft clear ceiling height
- 100 % Air-conditioned space
- CAM \$6.94 PSF
- Association fees: \$1,764.48

For additional information contact:

Charlie Exelbirt
954-309-7151
charlie@mattisadvisors.com

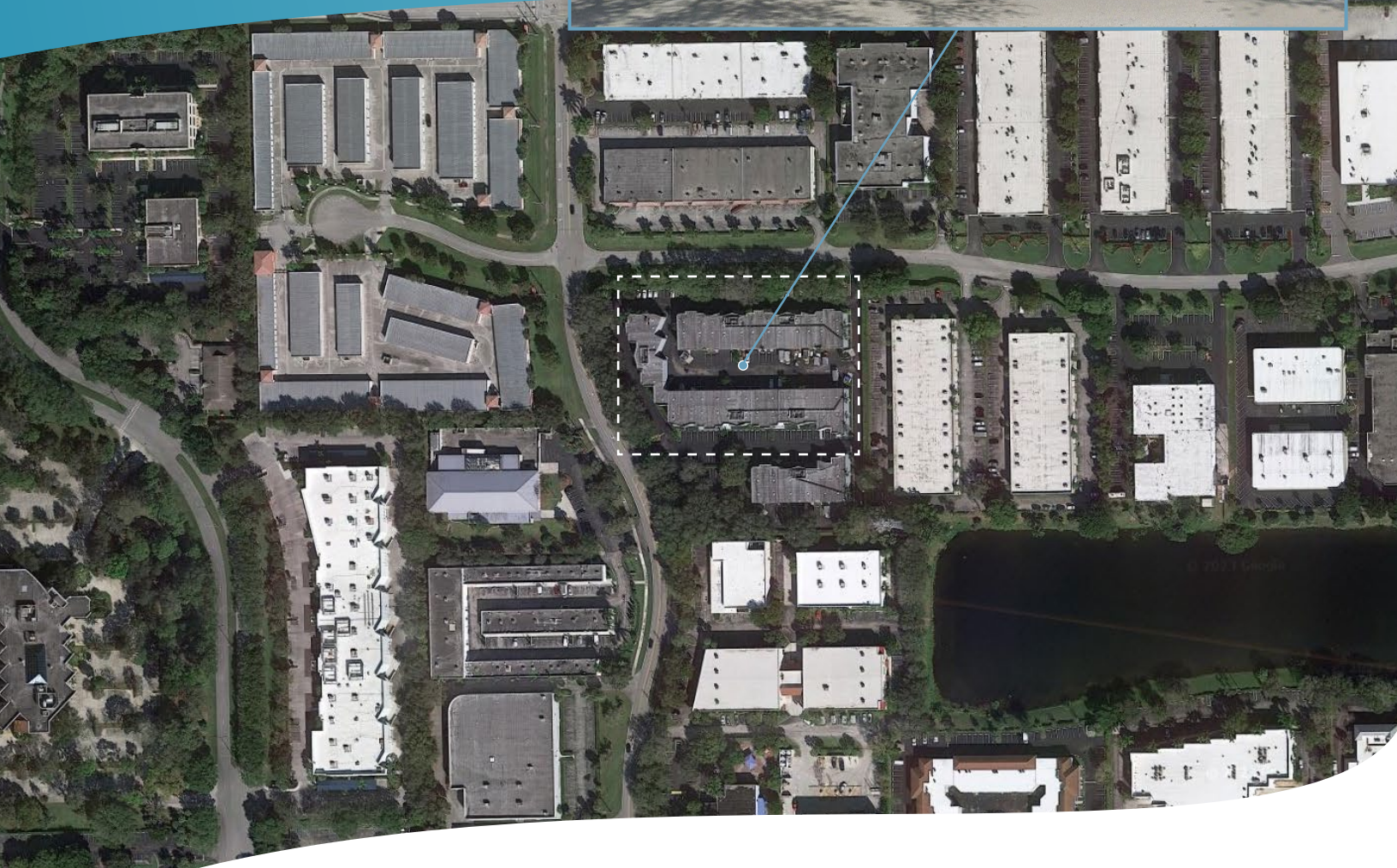


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UNITS
24 & 25



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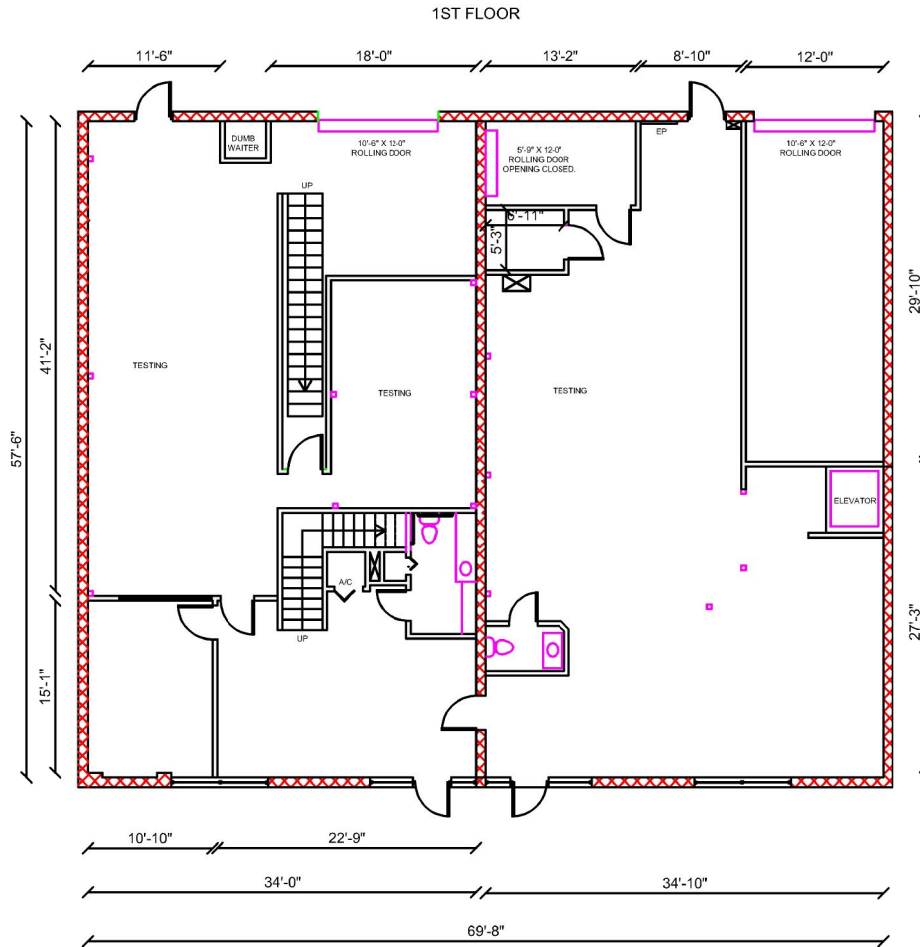
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CONCEPTUAL FLOOR PLAN

1st Floor



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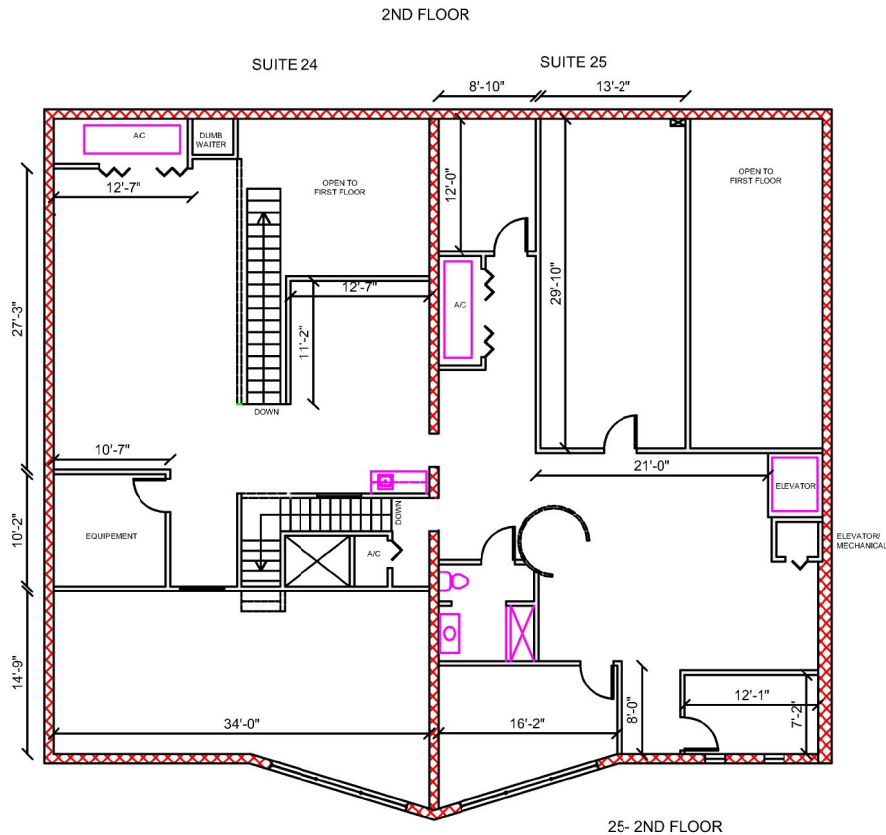
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CONCEPTUAL FLOOR PLAN

2nd Floor



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