

1001 SW 2nd Avenue

Boca Raton, Florida 334

Property Features

- Walgreens anchored shopping center totaling 26,840 SF
- Parking ratio of 5/1,000 SF
- Located across from Fresh Market
- Excellent frontage

Current Availability

- Bay 8000: 2,421 SF at \$35.00/SF (NNN)
- Built out as a medical center
- Pristine condition
- Move-in ready



Demographic Information

Traffic Count



RADIUS



TOTAL POPULATION



AVERAGE HH INCOME



20,000

CARS PER DAY

RADIUS	TOTAL POPULATION	AVERAGE HH INCOME
1 mile	15,808	\$136,750
3 miles	90,090	\$101,598
5 miles	212,162	\$101,537



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VICINITY MAP
SOLID, INTS

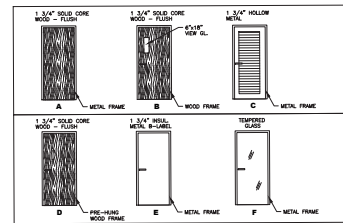
CODE ANALYSIS:
FLORIDA BUILDING CODE 2010 EDITION
OCCUPANCY CLASSIFICATION: (B) BUSINESS
CONSTRUCTION TYPE: (V) PROTECTED

DRAWING INDEX

- A-1 PROPOSED FLOOR PLAN & DETAILS
- A-2 LIFE SAFETY PLAN
- M-1 MECHANICAL PLAN NOTES & DETAILS
- E-1 ELECTRICAL PLAN NOTES & DETAILS
- P-1 PLUMBING PLAN NOTES & DETAILS

DOOR SCHEDULE

MARK	DESCRIPTION	SIZE	FINISH	TYPE	HARDWARE
⊕	Existing door to remain	4'-0" x 7'-0"	EXISTING	T	SEE SCHEDULE
⊖	Existing door	3'-0" x 7'-0"	PANE	E	SEE SCHEDULE
⊙	Single core wood / glass	3'-0" x 7'-0"	PANE	E	SEE SCHEDULE
⊚	Single core wood	3'-0" x 7'-0"	PANE	E	SEE SCHEDULE
⊛	Single core wood / glass	3'-0" x 7'-0"	PANE	E	SEE SCHEDULE
⊜	Single core wood	3'-0" x 7'-0"	PANE	E	SEE SCHEDULE
⊝	Single core wood	3'-0" x 7'-0"	PANE	E	SEE SCHEDULE
⊞	Single core wood	3'-0" x 7'-0"	PANE	E	SEE SCHEDULE



GENERAL NOTES

- ALL WORK SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2010, THE DEPT. OF BUSINESS REGULATION STANDARDS, THE TENANT EQUIPMENT OF THE SHARED SHOPS AND ALL LOCAL CODES.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD. NOTIFY ARCHITECT / ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
- PATCH ALL EXISTING FLOORS, CEILINGS & WALLS DAMAGED DURING CONSTRUCTION.
- REPAIR NEW CONSTRUCTION MEETS EXISTING MATCH MATERIALS IN COLOR AND THICKNESS.
- VERIFY ALL FINISH CONDITIONS WITH TENANT PRIOR TO INSTALLATION.
- THESE PLANS ARE BASED ON INFORMATION SUPPLIED BY TENANT. VERIFY ALL CONDITIONS IN FIELD.
- BUILDINGS WITH AUTOMATIC SPRINKLER SYSTEMS PROVIDE ENHANCED SPRINKLER SHOP DRAWINGS FOR PERMIT.
- PROVIDE AND/OR FIELD VERIFICATION OF EXISTING AND DAMAGED CONDITIONS IN EXISTING UNLESS OTHERWISE INDICATED BY FIRE DEPT.
- GENERAL CONTRACTOR SHALL OBTAIN NECESSARY SAFETY INSURANCE AND MAINTAIN BODY DRILL COMPETITION OF FRAMES.
- GENERAL CONTRACTOR SHALL PROVIDE COMPLETE CLEANING AT COMPLETION OF PROJECT.
- THE VENDOR OF THESE DOCUMENTS IS TO INCLUDE ALL KNOW AND USE NECESSARY FOR THE PROPER COMPLETION OF THE WORK. THEREFORE, ALL ITEMS NECESSARY FOR THE COMPLETION OF WORK SHALL BE SECURED WHETHER OR NOT INDICATED ON PLANS OR CONTRACTOR DOCUMENTS, BUT ARE REASONABLY ANTICIPATED AS BEING NECESSARY TO PROVIDE INTENDED RESULTS.
- ALL MATERIALS SHALL BE NEW AND GOOD APPROXIMATE.
- ALL WORK SHALL BE PROPERLY COMPLETED. ALL WALLS SHALL BE FINISHED SMOOTH.

SPECIFICATIONS

CEILING:

- SERVICE AREA: EXISTING 2x4 ACoustICAL CEILING TO REMAIN.
- RESTROOMS: EXISTING DRYWALL CEILING.

FLOOR FINISH:

- SERVICES AREA: CERAMIC TILE.
- RESTROOMS: CERAMIC TILE AS SELECTED BY TENANT.

WALLWORK:

- ALL MILLWORK SHALL BE PLASTIC LAMINATE FINISH OVER 3/4\"/>

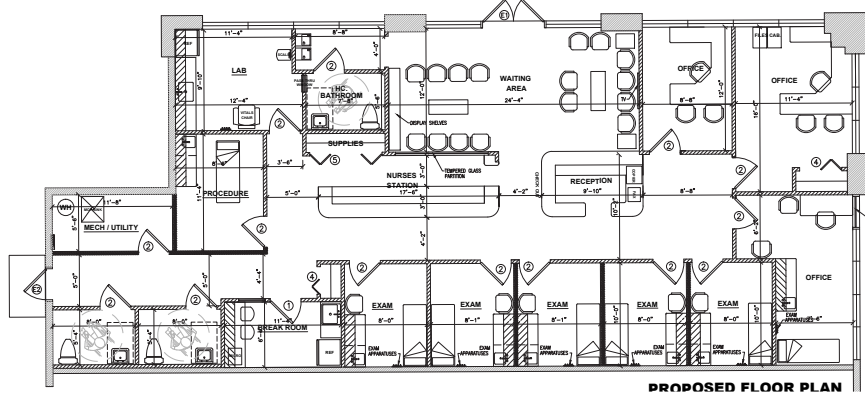
CEILING:

- Class A Interior Finish, Flame spread 0-20, Smoke Developed 0-45.
- Class B Interior Finish, Flame spread 26-75, Smoke Developed 0-45.
- Class C Interior Finish, Flame spread 76-200, Smoke Developed 0-45.

MINIMUM INTERIOR FINISH CLASSIFICATION

OCCUPANCY	UNSPRINKLERED	SPRINKLERED
Other	Other	Other
Exit	Access	Exit
Exit	Access	Exit
A	A	B
B	B	C
C	C	D
D	D	E
E	E	F
F	F	G
G	G	H
H	H	I
I	I	J

CODE SUMMARY PER FBC
LEVEL OF ALTERATION IF FBC 2010 EDITION



MODIFICATION & ALTERATIONS FOR:
 ROCA MEDICAL CENTER AT CAMINO GARDENS
 REVISIONS:
 DATE: 08/14/2013

