



ONE MIDTOWN

DEFINING BOCA RATON'S NEXT CHAPTER IN CLASS A OFFICE

1751 North Military Trail, Boca Raton, FL 33486

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1

INTRODUCTION

FIRST NEW OFFICE IN CENTRAL BOCA RATON IN OVER A DECADE.

One Midtown at Boca Raton is redefining the workplace experience in one of South Florida's most sought-after business addresses. Rising as the first major Class A office development in central Boca Raton in over a decade, One Midtown delivers more than just premium space — it brings a new standard of design, convenience, and visibility to Boca Raton.

With 120,000 square feet of modern office space, a high-concept restaurant, sweeping outdoor terraces, and a prime walkable location across the street from Boca Center on Military Trail just south of Glades Road, One Midtown seamlessly blends business prestige with lifestyle appeal. Its ultra-contemporary architecture, floor-to-ceiling glass and outdoor plazas make it a destination where companies can both impress clients and empower their teams.

Delivering in Q1 2028, One Midtown stands as central Boca Raton's only new-construction Class A office — a rare opportunity to secure space in a landmark address built for the next era of work.



KEY FEATURES

FLOOR-TO-CEILING IMPACT GLASS

Expansive floor-to-ceiling impact glass floods every space with natural light, offering panoramic views while providing strength, safety, and energy efficiency.

OUTDOOR AMENITY DECK

An open-air amenity deck designed for connection and relaxation, offering a dynamic extension of the workplace.

OUTDOOR BALCONIES

Sweeping outdoor balconies extend the workplace beyond the walls, creating open-air spaces for collaboration, relaxation, and inspiring views.



CLASS A OFFICE

Class A office space designed with modern finishes, advanced infrastructure, and an elevated environment to attract and retain top talent.

A SOPHISTICATED ARRIVAL

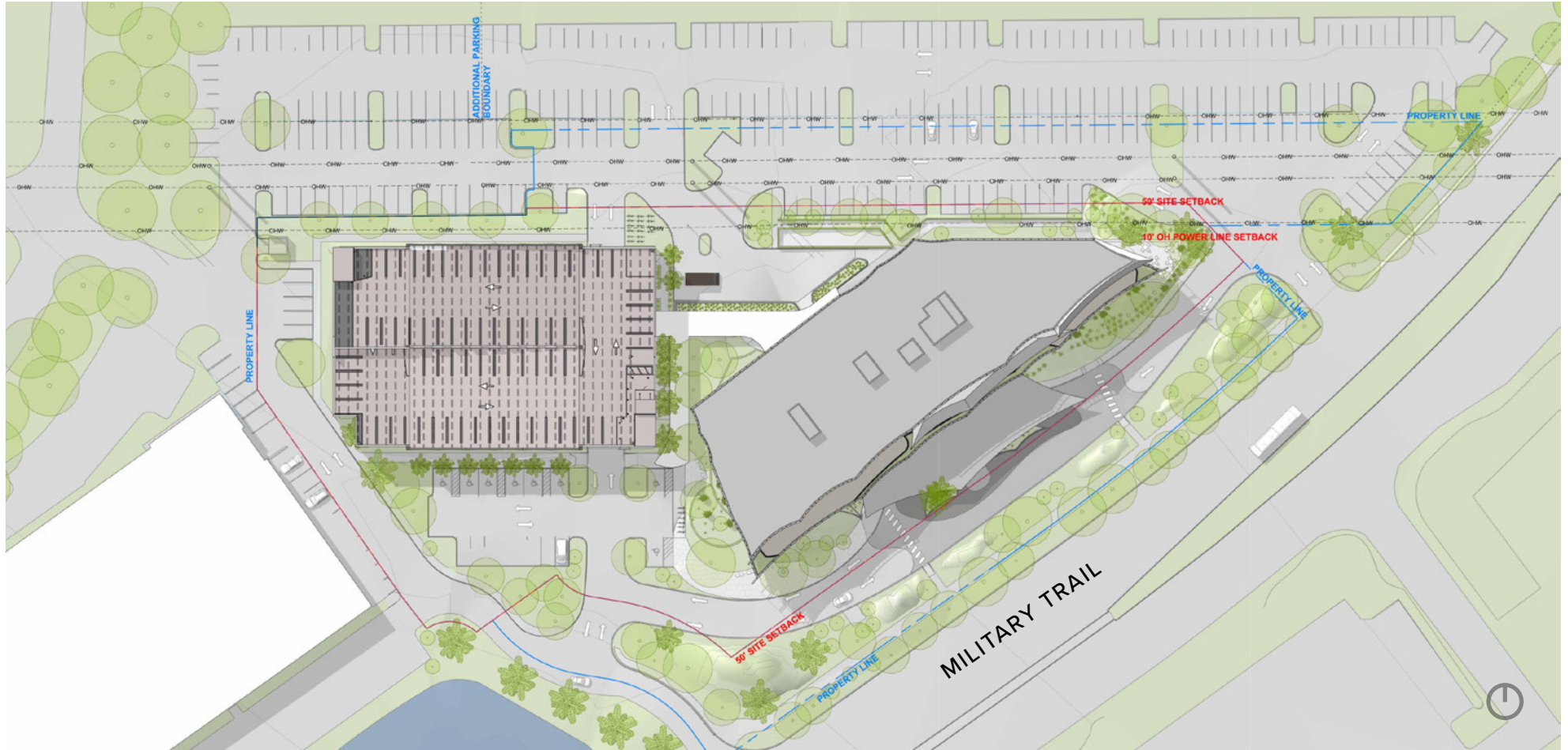
A covered drop-off entrance offers a seamless, weather-protected arrival experience.

6,700 SF GROUND FLOOR RESTAURANT

A high-concept restaurant on the ground floor to provide dining convenience and a vibrant amenity just steps from the office.



SITE PLAN





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LOCATION

LOCATION HIGHLIGHTS

NEIGHBORHOOD OVERVIEW

- A hub for finance, technology, and other growth industries
- “A” rated school district from the Florida Department of Education
- Combines modern office space with a high-quality lifestyle
- Surrounded by restaurants, high-end retail, hotels, and business services
- Attractive to both companies and employees seeking convenience and prestige

ACCESSIBILITY

- Direct connectivity via Glades Road, Military Trail, I-95 and Boca Brightline Station*
- Central location enhances ease of commuting and regional reach

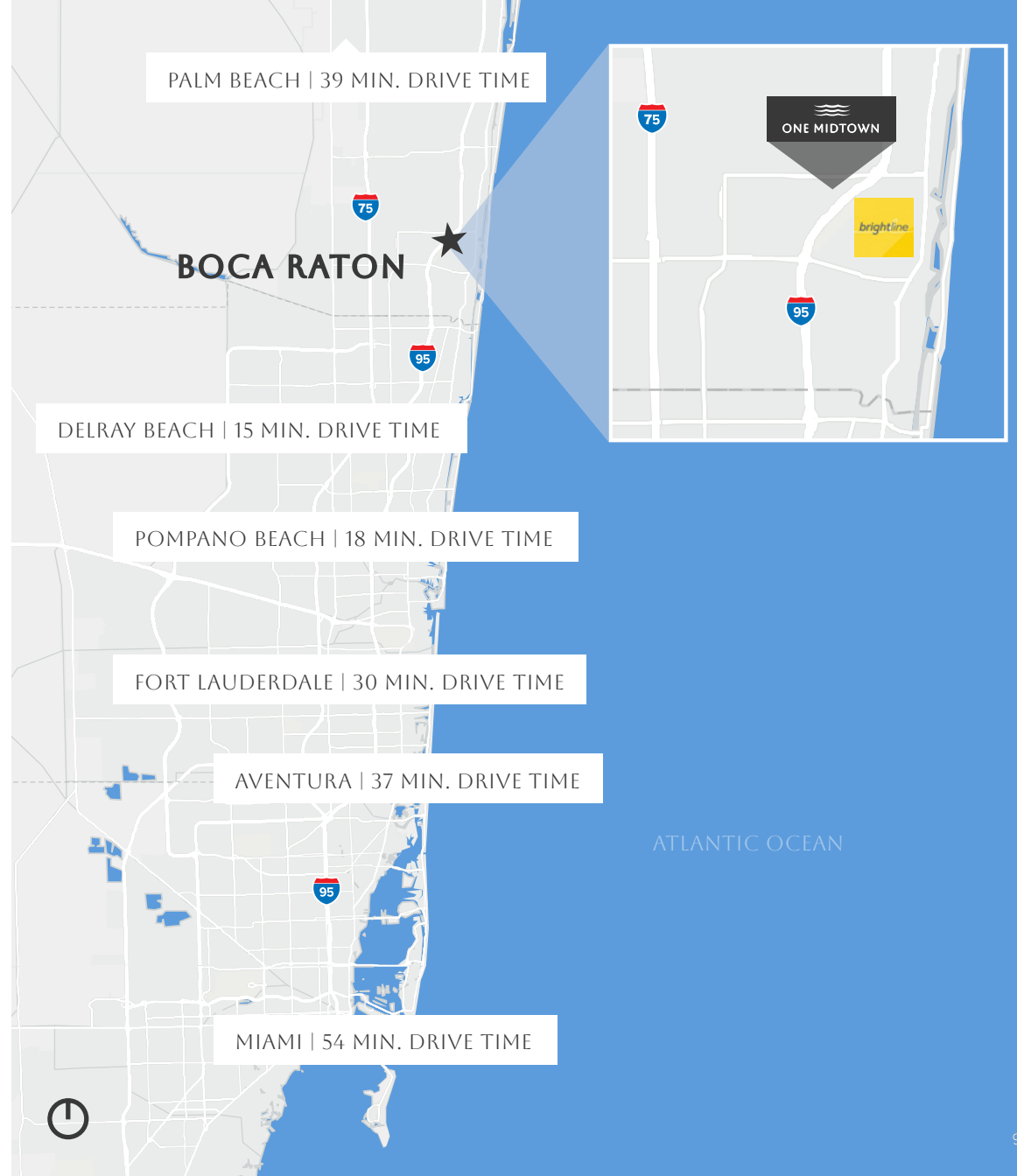
SURROUNDING DEVELOPMENTS

- Town Center Mall
- Boca Center
- Restaurant Row
- Boca Executive Airport
- Glades Plaza
- Florida Atlantic University (FAU)
- University Commons



* Brightline is a highspeed train servicing:

Miami (38 min.) — Aventura (14 min.) — Fort Lauderdale (16 min.) — **Boca Raton** — West Palm Beach (36 min.) — Orlando (2 hours 55 min.) (Future Tampa Station)





NEW YORK POST

“Fast-growing Boca Raton is luring businesses away from Wall Street”

Forbes

“Boca Raton’s job growth, entrepreneurial expansion and surging economic diversity is reflected in residential and commercial expansion”

The Palm Beach Post

“The world is changing and we believe Boca can be the center of that change”

THE BOCA RATON
observer

“Boca Raton was built on decades of strategic growth and business leadership”

BOCA RATON

Boca Raton is one of South Florida's most prestigious and vibrant communities, blending coastal charm with a thriving business environment. Known for its pristine beaches, luxury lifestyle, and dynamic economy, Boca offers the perfect balance of sophistication and accessibility. Positioned between Miami and Palm Beach, the city provides direct connectivity to regional hubs, major highways, and three international airports. Boca Raton's reputation as a premier destination attracts global corporations, top-tier talent, and discerning residents who value quality of life, cultural amenities, and a business-friendly climate.

- Prime location between Miami & Palm Beach
- Thriving corporate & financial hub
- Access to top talent from FAU & nearby universities
- World-class shopping & dining
- Pristine beaches & outdoor lifestyle
- Vibrant arts & culture scene
- Safe, affluent, and desirable community
- Business-friendly tax climate



POINTS OF INTEREST

1 TOWN CENTER AT BOCA RATON 200+ Stores Including:

| | |
|-------------------|----------------|
| Neiman Marcus | Coach |
| Saks Fifth Avenue | Crate & Barrel |
| Nordstrom | Gucci |
| Macy's | Hugo Boss |
| Bloomingdale's | Louis Vuitton |
| Apple | Lululemon |
| Cartier | Tiffany & Co. |

20+ Restaurants Including:

The Cheesecake Factory
 Bazille at Nordstrom
 CVI.CHE 105
 Forty Carrots
 Joseph's Classic Market
 La Boulangerie Boul'Mich
 The Capital Grille

2 BOCA CENTER

Roccos Tacos
 TAP 42
 Copper Fish
 Morton's Steakhouse
 Panera
 Starbucks
 Sushi Ray
 Total Wine & More

3 GLADES PLAZA

Abe & Louie's
 Moe's Southwest Grill
 Five Guys
 Hooters
 Starbucks

4 Houston's Seasons 52

5 Restaurant Row

Motek
 El Camino
 Pubbelly Sushi
 Stage Kitchen

6 Marriott Hotel

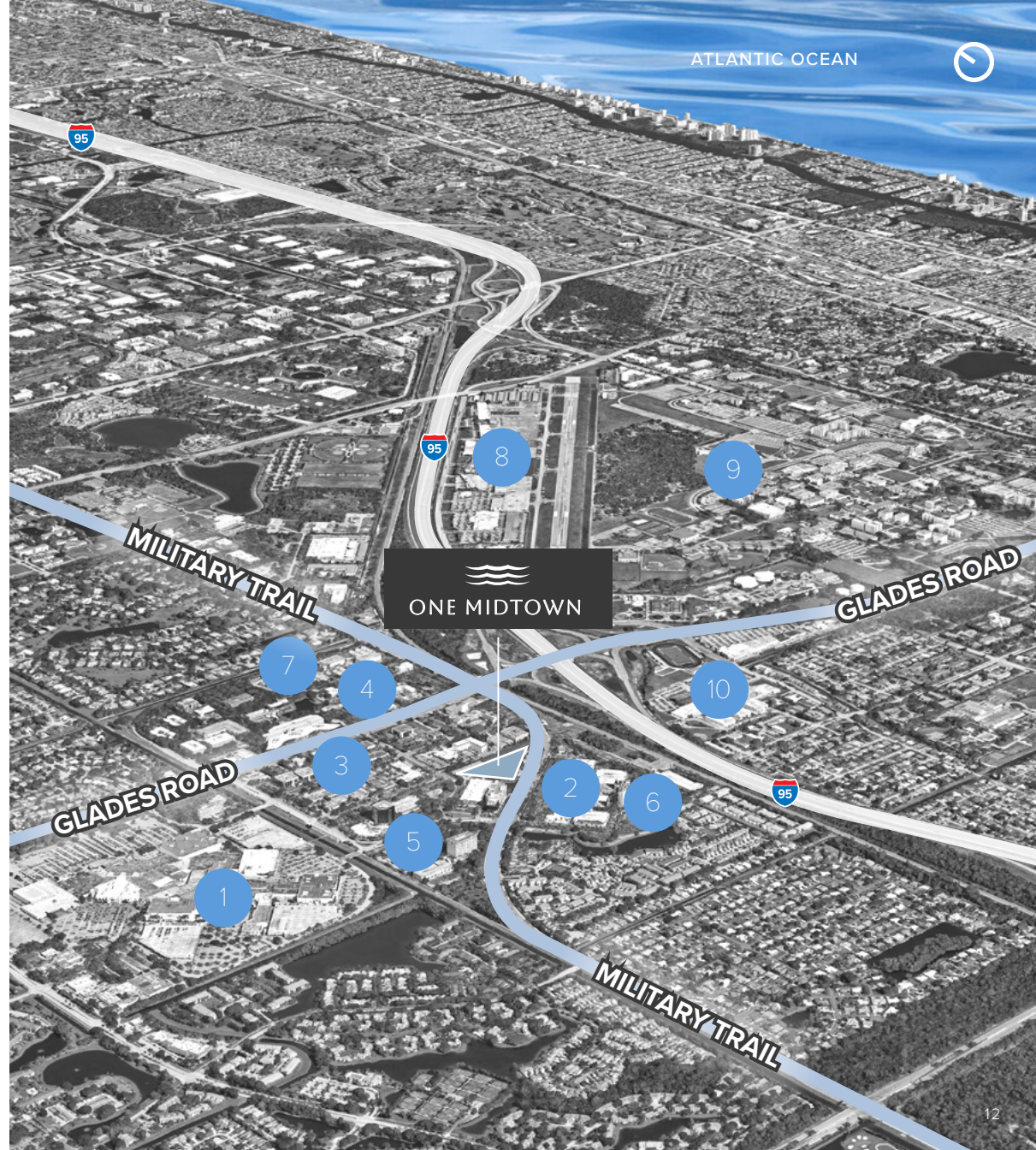
7 Renaissance Hotel

8 Boca Executive Airport

9 Florida Atlantic University

10 University Commons

Whole Foods
 Shake Shack
 Jamba Juice
 J. Alexander's Restaurant
 Nordstrom Rack
 P.F. Chang's
 Mario's Osteria
 Barnes & Noble
 Michaels



ATLANTIC OCEAN





UNIVERSITY COMMONS



BRIGHTLINE



TOWN CENTER MALL



BOCA EXECUTIVE AIRPORT



MOTEK BOCA



BOCA CENTER



3

THE BUILDING







FACT SHEET

EXPECTED DELIVERY

Q1 2028

BUILDING SIZE

120,000 RSF

STORIES

5 stories

AVAILABLE

Level 1 - 14,612 SF

Level 2 - 21,626 SF

Level 3 - 22,458 SF

Level 4 - 22,458 SF

Level 5 - 21,770 SF

ELEVATORS

3 Passenger

1 Service

SECURITY

24/7 attended lobby

CEILING HEIGHT

18' Ground Floor

16' 2nd Floor

15' 3rd-5th Floor

PARKING

+/- 376 Spaces

ACCESS

24/7 tenant access with touchless entry

WINDOWS

Floor-to-ceiling Impact Glass

TEAM

Ownership - Butters Construction & Development

Design Team/ Architect - RLC Architects, AGT Land, SAOTA

Leasing - Blanca Commercial Real Estate, Inc.

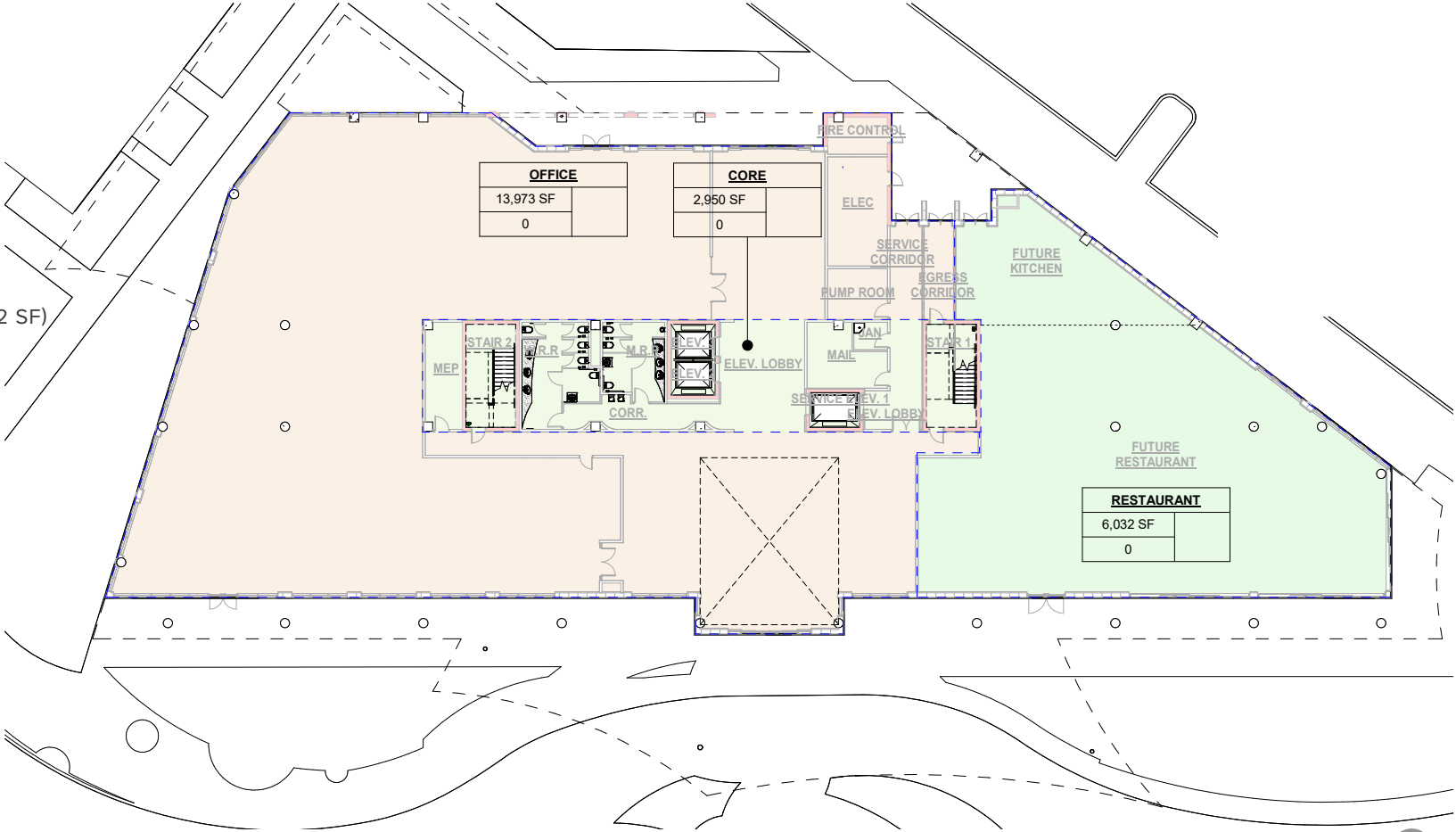
HVAC

Air-cooled VRF system and 100% outside air system; air-cooled condensers and indoor ceiling-mounted evaporators, with refrigerant piping connected from the condensers to the evaporators serving each floor

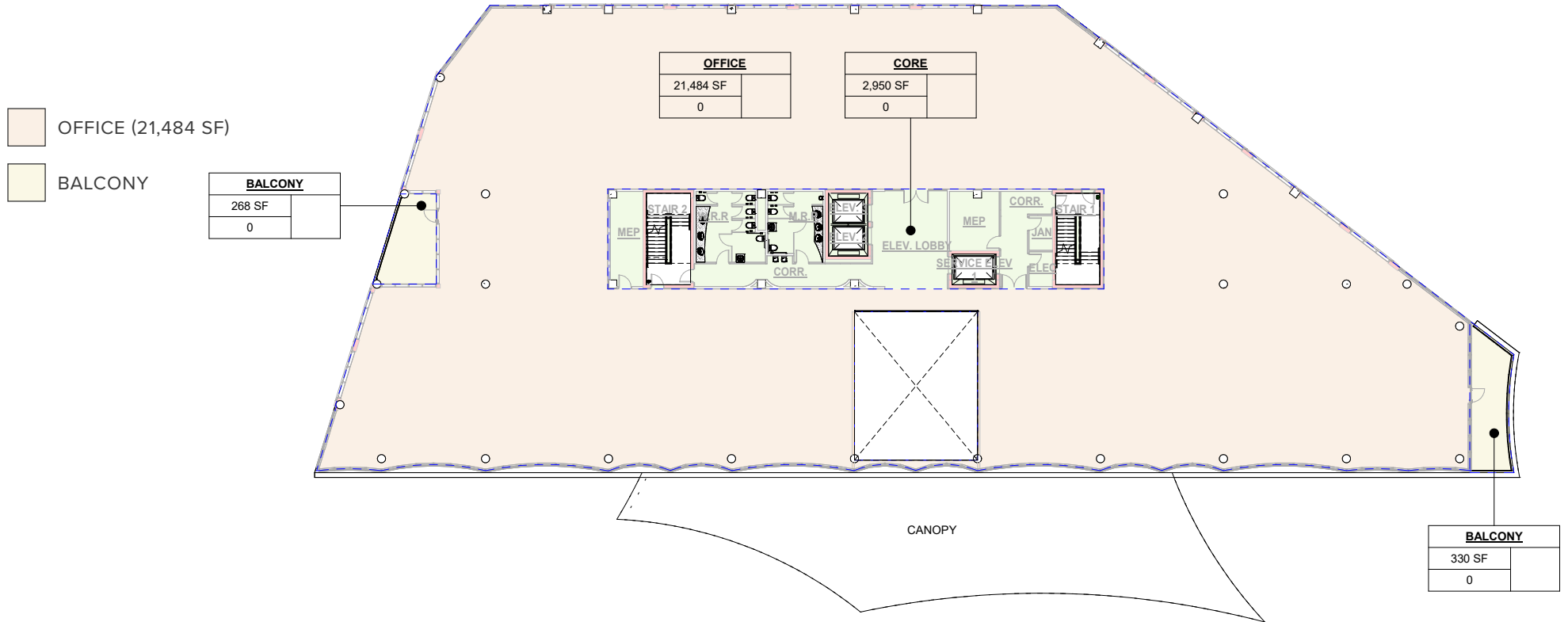


FIRST FLOOR

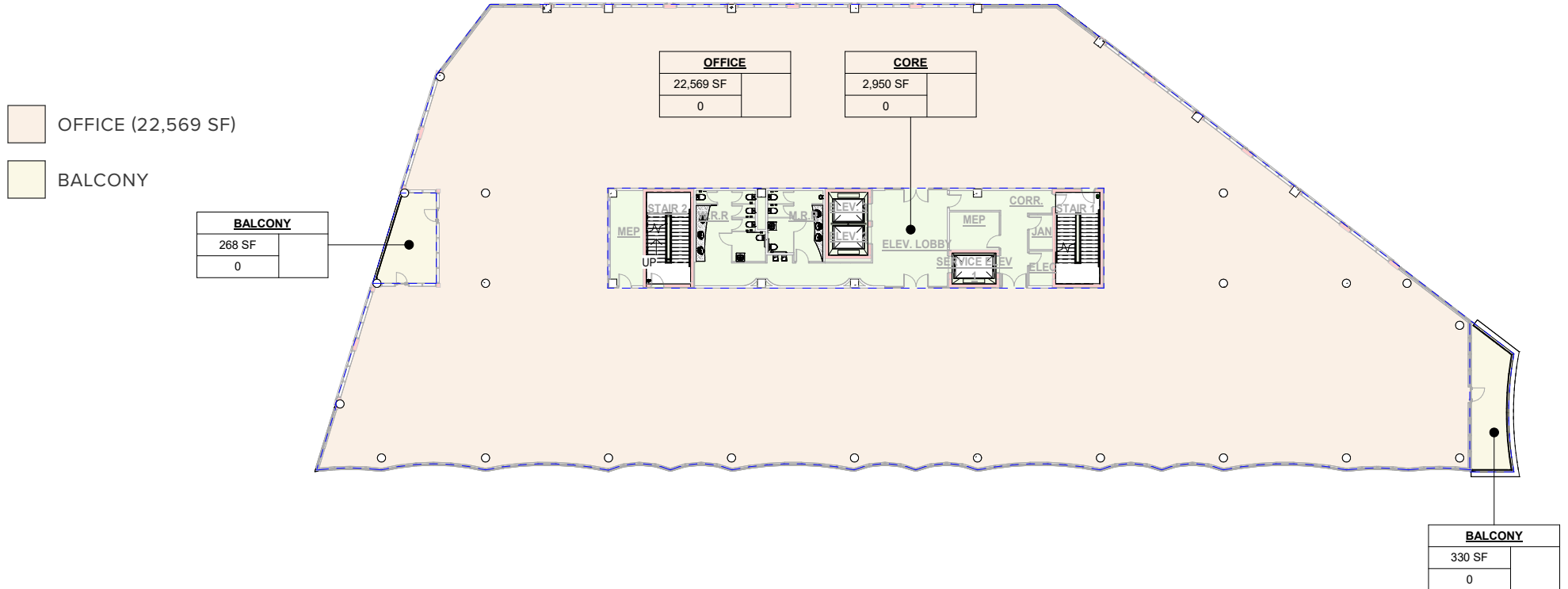
- OFFICE (13,973 SF)
- RESTAURANT (6,032 SF)



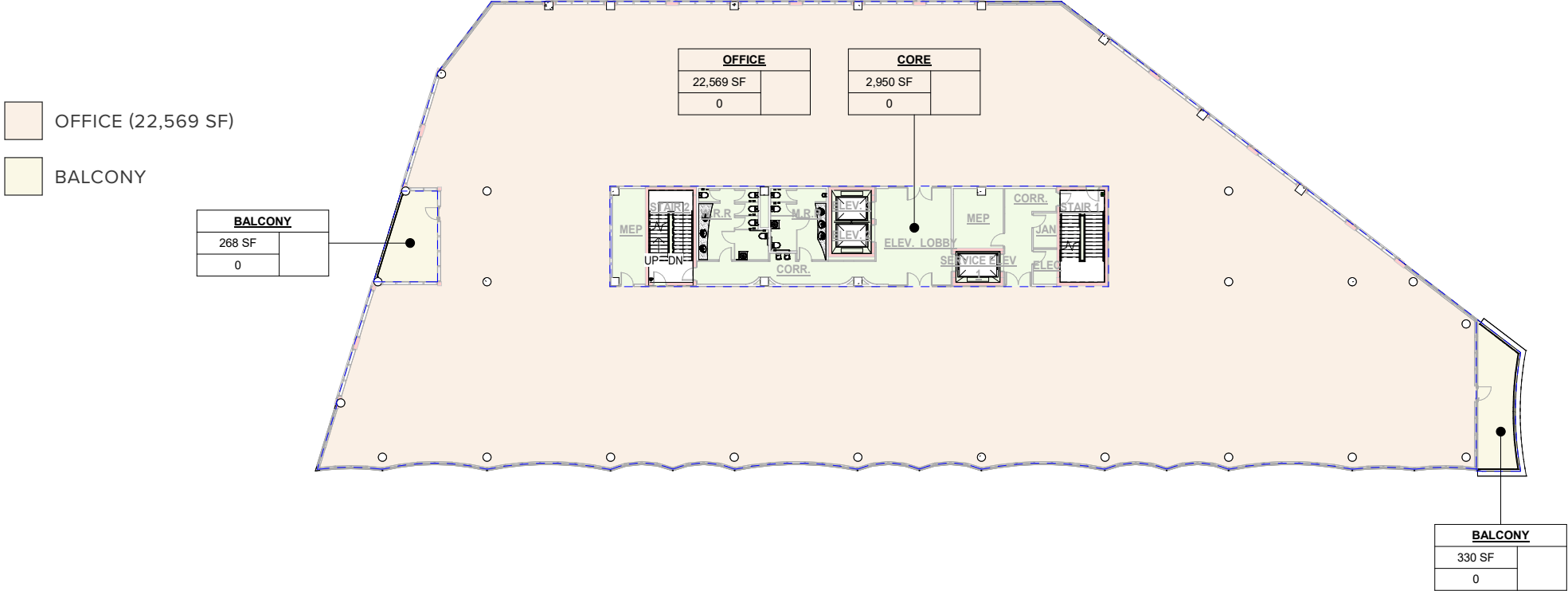
SECOND FLOOR



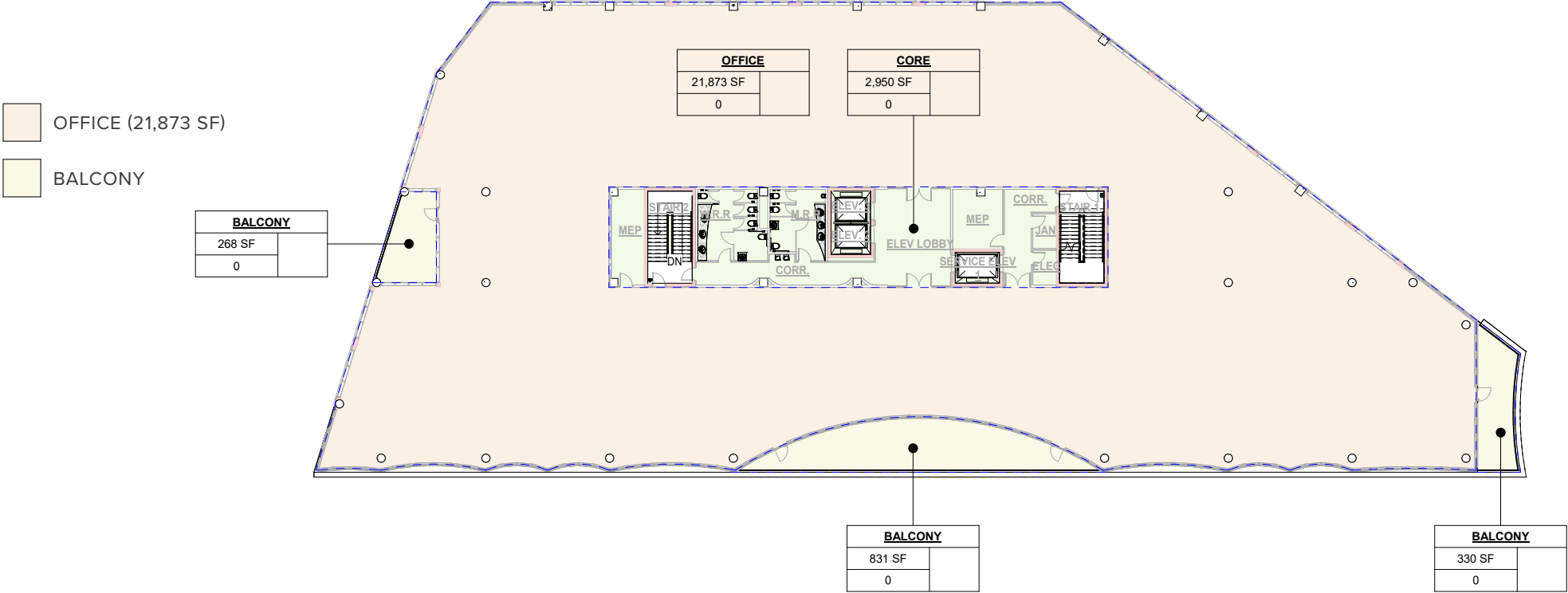
THIRD FLOOR



FOURTH FLOOR



FIFTH FLOOR





4

OWNERSHIP & ARCHITECT

OWNER/ DEVELOPER

BUTTERS CONSTRUCTION & DEVELOPMENT

Butters has emerged as one of the leading commercial construction & development companies in South Florida. Its name has become synonymous with high quality commercial projects leased to local, national and international companies. Butters offers a full range of in-house construction & development services.

Butters Construction & Development is recognized as one of South Florida's premier design/build organizations. Our experience and performance record has earned us an enviable reputation among corporate clients, financial institutions, and government agencies. From manufacturing and distribution centers, to offices, hotels and retail facilities, our company has emerged as a leader in the real estate community. Our firm is a licensed building general contractor in the state of Florida. All construction is supervised and coordinated by our own personal staff, and performed by some of Florida's best subcontractors. By being our own contractor, we are able to control the timing and quality of our jobs. It also enables us to reduce overall cost, resulting in the most economical lease rates/purchase prices for our clients. We take pride in that we are able to fast track a project without having to sacrifice quality or cost.

BUTTERS.COM

UNIVERSITY PLACE AT CITY CENTER



OWNER/ DEVELOPER

PEBB ENTERPRISES

PEBB Enterprises is a private equity family office and leader in the acquisition and development of commercial open-air retail and suburban office properties.

Since 1973, we have made it our mission to identify real estate opportunities in which we infuse a great deal of thought, planning and inspiration to transform them into vibrant environments. We see more than a parcel of land or building square footage. We see the potential to create a sense of place for communities – some designed to fuel productivity and others to unite family and friends.

As a collaborative team, we are a creative investment engine that leverages diverse talents and expertise. Our history is grounded in four decades of a proven track record of success and fueled by an entrepreneurial spirit that continues to push the envelope for our company and the industry.

As a family-run business, every PEBB Enterprise venture becomes a passion project. We go all in personally and professionally to deliver on every promise made to our tenants, their customers, and our partners. In the evolving world of commercial real estate, our dynamic team driving the development process makes all the difference. At PEBB Enterprises, we are proud to generate not only value creation for our investment but gathering places for friends and families to shop and work within each community.

PEBBENTERPRISES.COM



800 MILITARY

LEAD ARCHITECT

RLC ARCHITECTS

Design excellence and personalized service to benefit our clients and communities. These are the foundational tenets of RLC Architects. Principals Bruce Retzsch, Luis Lanao and Juan Caycedo have built the firm on a solid philosophic and experiential base. We believe that the quantity of the relationships is as important as the quality of the projects, and, as a result more than 90% of our commissions have come from previous clients and referrals. The firm specializes in planning, design and delivery solutions for buildings and communities. We offer a diverse team with significant experience in office, industrial, retail, residential, mixed-use, education and interior architecture. RLC has received numerous awards for design excellence from the American Institute of Architects, as well as various industry associations. Our success has come in large measure from transcending our clients' functional and economic goals, while adhering to limited budgets and compressed schedules, to create unique architectural expressions. Another important component of the firm is sustainability. When it comes to South Florida, we are leaders in "green design." Seven of our recently completed projects have attained LEED certification and over fifty percent of our professional staff has their LEED accreditation. We welcome the opportunity to explore your needs and show you how RLC's approach to design and service will exceed your expectations.

ARCHITIZER.COM



LEAD ARCHITECT

SAOTA

SAOTA, a leading firm of architects, is driven by the dynamic combination of Stefan Antoni, Philip Olmesdahl, Greg Truen, Phillippe Fouché, Mark Bullivant, Roxanne Kaye, Logen Gordon, Dani Reimers and Dominik George who share a potent vision easily distinguished in their practices.

This, paired with both an innovative and dedicated approach to the design, documentation and execution of projects globally, has seen SAOTA become an internationally sought-after brand.

SAOTA has a global footprint with projects on six continents. We have a clear understanding of the place of design in the world and how to deliver architectural projects in diverse markets.

This success is driven by a design philosophy that connects function and form, and the pursuit of true architectural design to create appropriate solutions. The focus on achieving maximum value has also led to global invitations to design, build and create highly prestigious projects.

SAOTA.COM

LITTLE RIVER MIAMI



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