

FOR SUBLEASE | 41,240 RSF
LYNN FINANCIAL CENTER | BOCA RATON, FL

1825

CORPORATE BLVD NW

CBRE

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LUXURY OFFICE SPACE

Located in Boca Raton's desirable Town Center area—minutes from I-95, Tri-Rail, and Boca Raton Airport—Lynn Financial Center offers 123,882 square feet of Class "A" office space equally divided between two striking three-story structures, defined by column-free spaces, an abundance of natural light and organic textures throughout.

The buildings are LEED® Gold Certified by the USGBC, featuring environmentally appropriate design elements and ultra-efficient mechanical systems. Secure, shaded parking just steps from the building for tenants and visitors.



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CBRE, Inc., as exclusive sublease agent, is pleased to offer the following prime space for sublease:

PREMISES:
Floor 2: 20,620 RSF
Floor 3: 20,620 RSF
Total: 41,240 RSF

POSSESSION:
Immediate

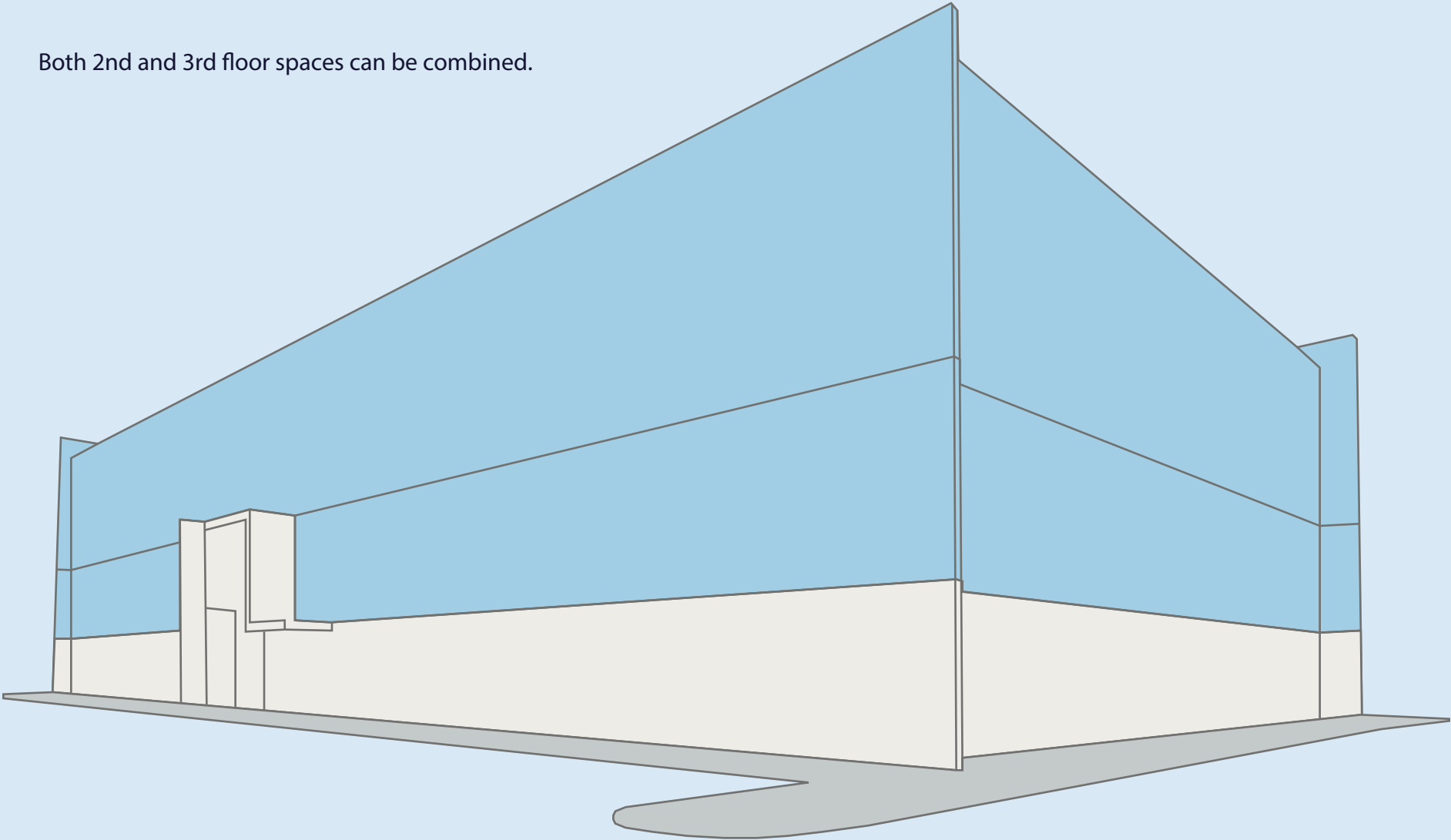
TERM:
Through 11/30/2033

FF&E:
Fully furnished with new furniture,
all desks are sit/stand adjustable

ASKING RATE:
Negotiable, please call for details
(OPEX: \$17.58/SF NNN)

Floor	RSF	Comments
3	20,620	Full Floor
2	20,620	Full Floor
1	20,620	Leased

Both 2nd and 3rd floor spaces can be combined.

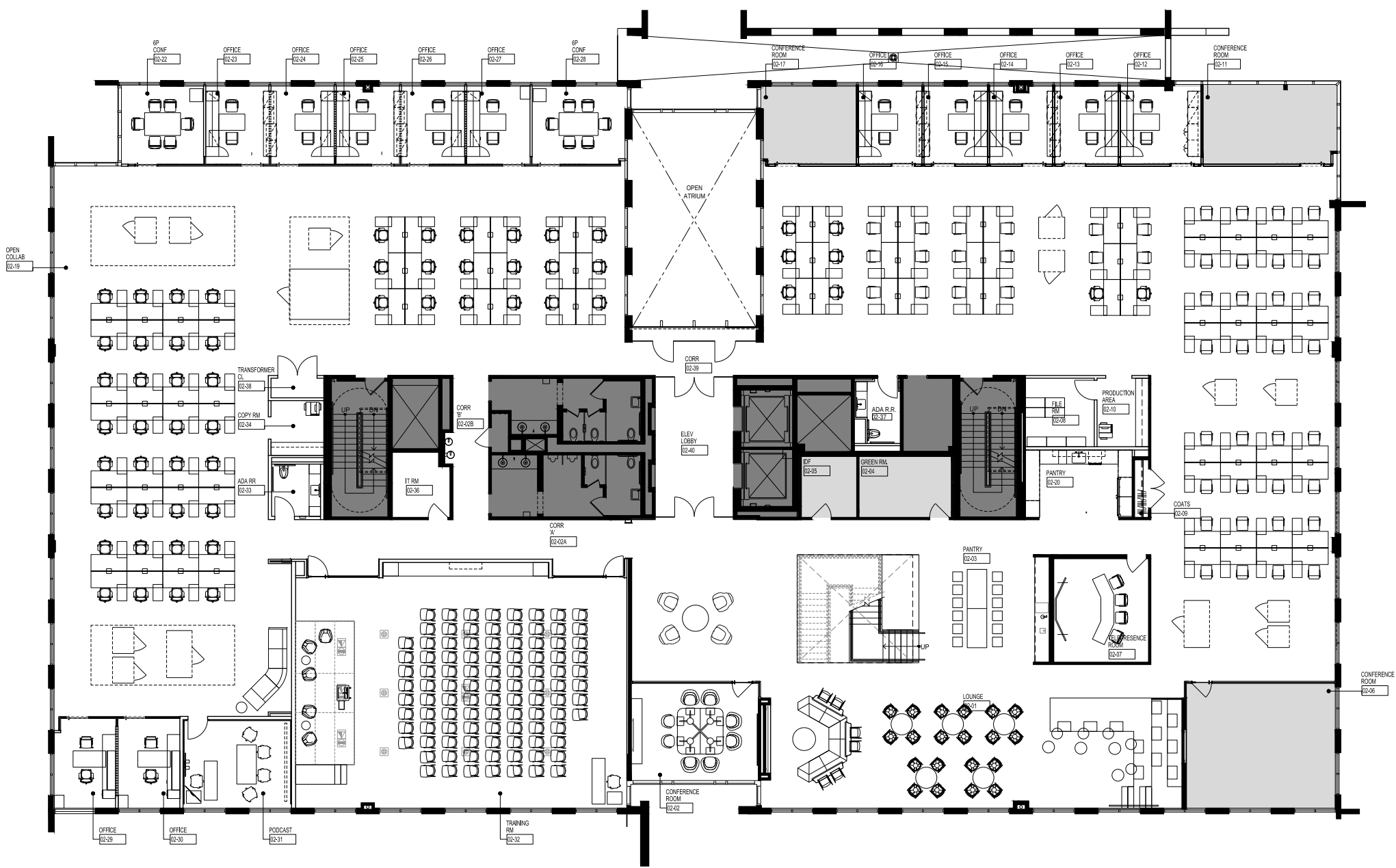


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2ND FLOOR 20,620 RSF

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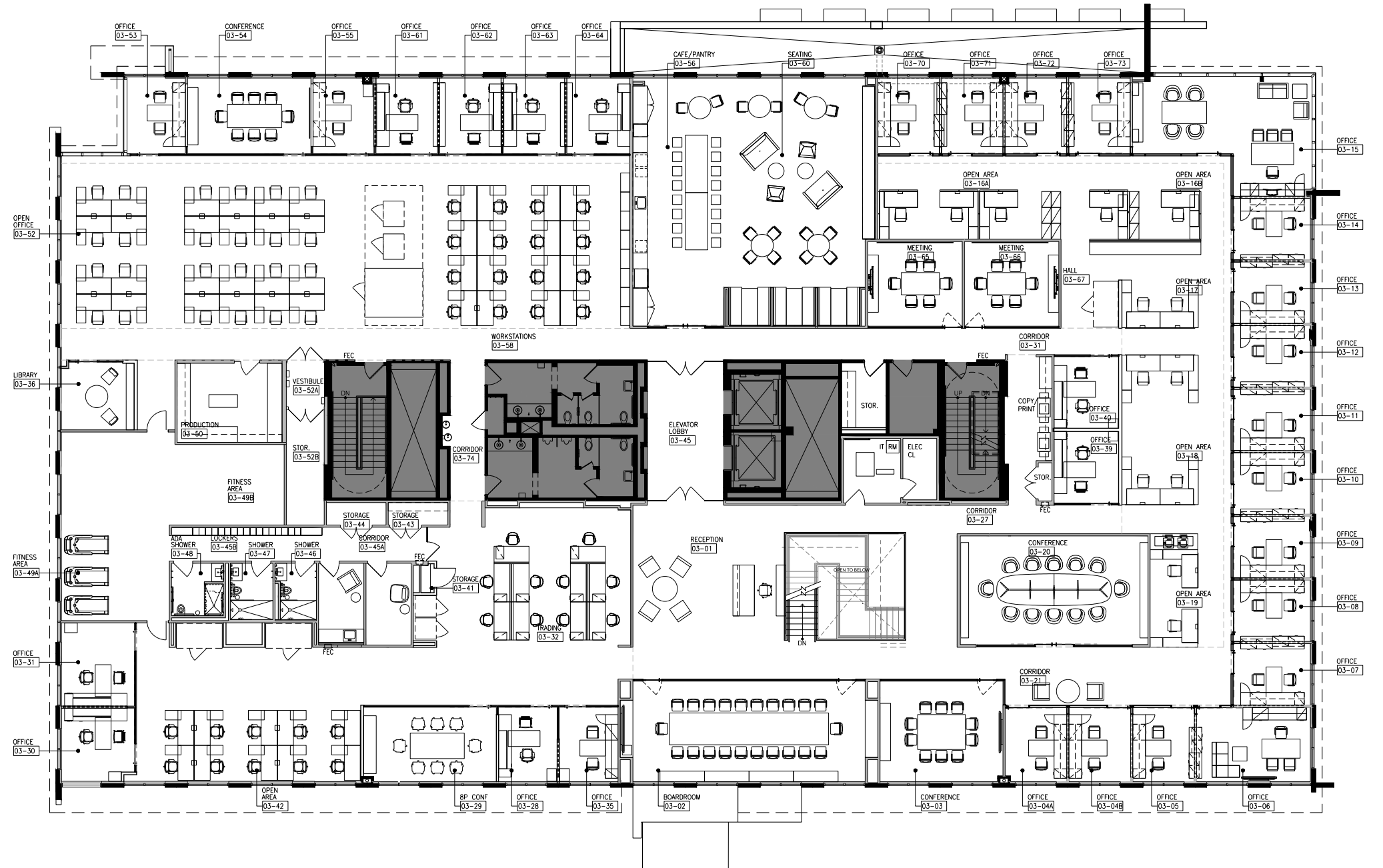


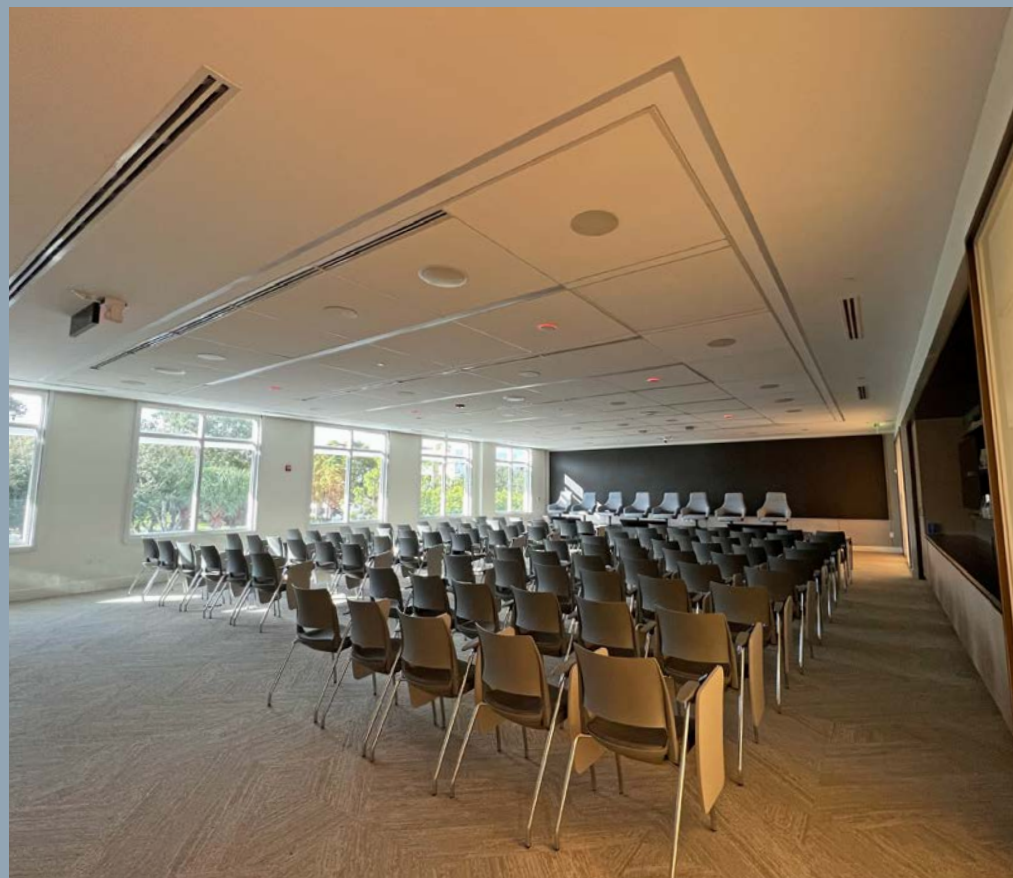
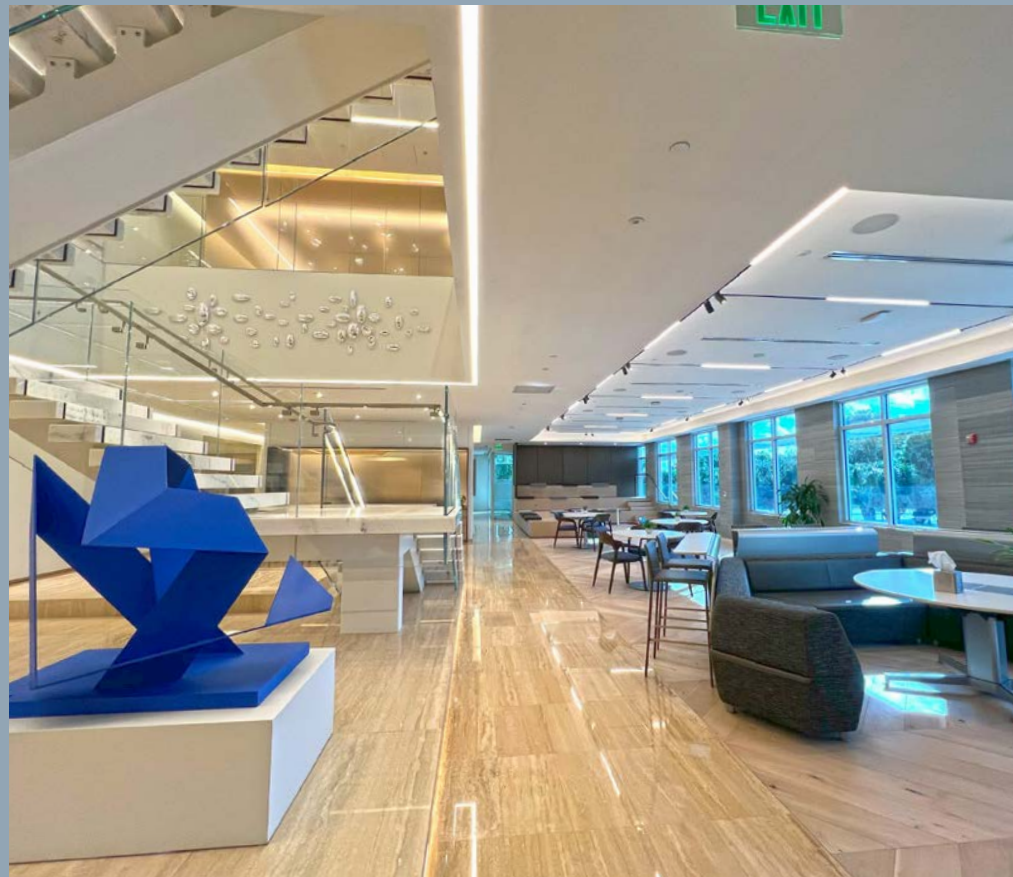
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3RD FLOOR 20,620 RSF

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PREMIUM FINISHES

Plug-and-play space perfectly suited for a corporate headquarters or regional office.

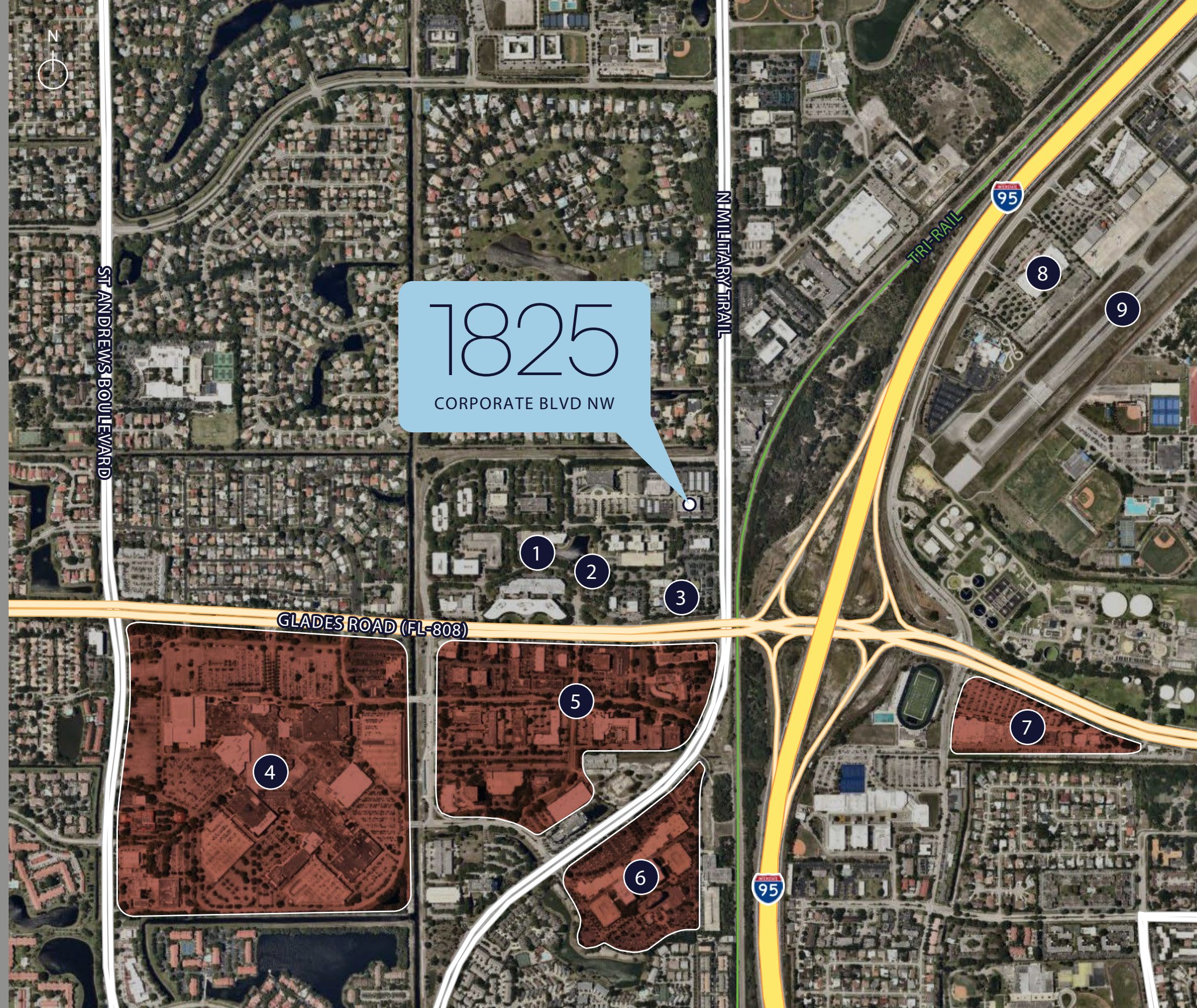
Modern interiors with high-end materials create a professional, polished environment featuring perimeter offices, workstations with sit/stand desks, boardroom, large training room, conference rooms, and a cafe/pantry room with seating area.

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AREA AMENITIES

1. New York Prime
2. Seasons 52
3. Houston's
4. Town Center at Boca Raton
Nordstrom, Bloomingdale's, Neiman Marcus, Saks Fifth Avenue, Macy's, The Capital Grille, The Cheesecake Factory, Limani, Maggie McFly's, CVI.CHE 105, Maggiano's, Duffy's
5. Glades Plaza
Moe's Southwest Grill, Farmer's Table, Abe & Louie's, Motek, Stage, El Camino, Lucky Strike
6. The Shops at Boca Center
Total Wine & More, Ke-uH Restaurant, Morton's Steakhouse, Narbona, Sixty Vines, Tap 42, Rocco's Tacos
7. University Commons
Whole Foods Market, Barnes & Noble, Michael's, Nordstrom Rack, J. Alexander's, P.F. Changs, Mario's Osteria
8. Cinemark Bistro
9. Boca Raton Airport



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