



BOCA  
CENTER

# Class A Office Space 368,000 SF

New Ownership | New Leasing | New Management

COMPREHENSIVE  
CAPITAL IMPROVEMENTS



Tower I



Tower II



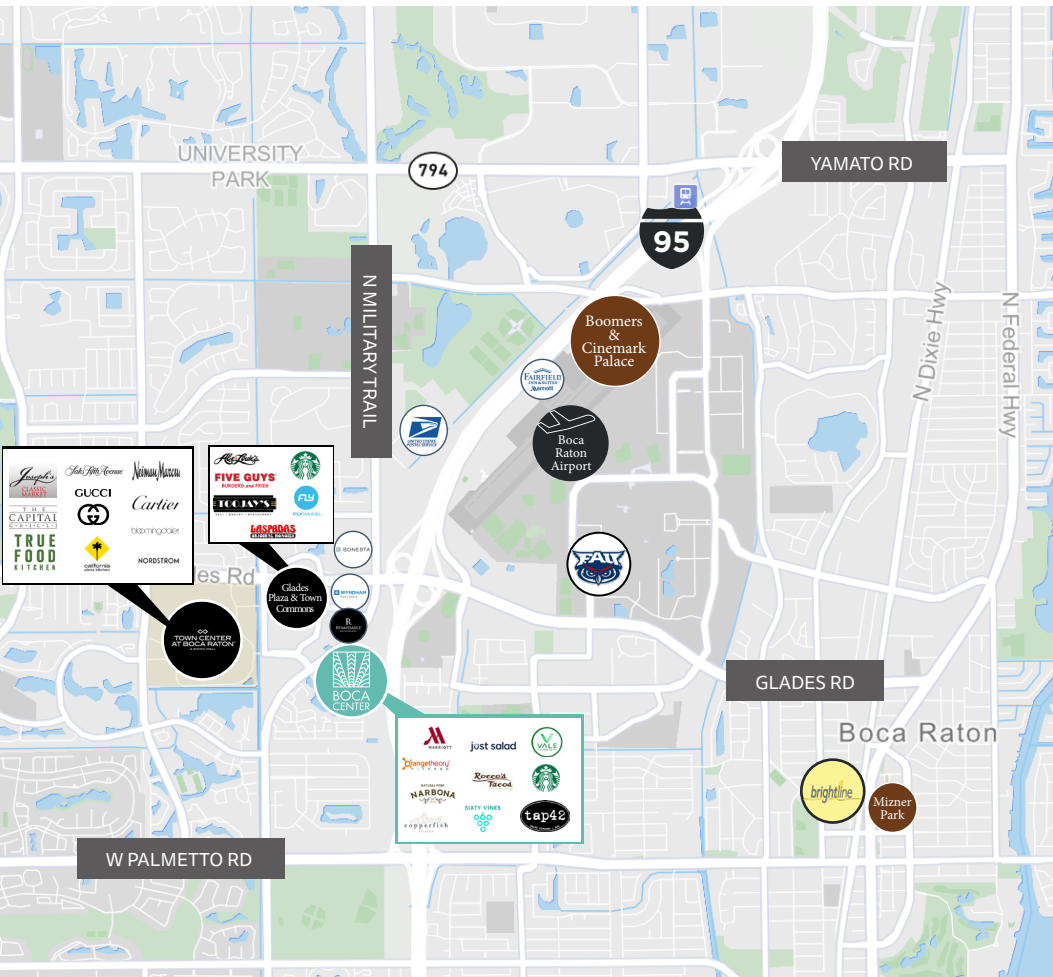
Tower III

VANDERBILT  
OFFICE PROPERTIES

CBRE

# Boca Center provides tenants with unrivaled access, amenities and walkability!

The property is located at the epicenter of Boca Raton's highest concentration of dining and retail amenities with over 50 restaurants, 100 retailers, and 762 hotel rooms within a one-mile radius. Centrally located between the Palm Beach and Fort Lauderdale International Airports, the property has excellent access to the Boca Raton Tri Rail station, the Boca Raton Executive Airport, nearby hospital systems, Lynn University and Florida Atlantic University via Interstate 95, the Florida Turnpike, and Glades Road. It is also located one half-mile away from The Town Center at Boca Raton, one of the nation's highest volume, luxury-oriented, fortress super regional malls.



## ON-SITE RESTAURANTS/SHOPS

- Copperfish
- Starbucks
- Tap 42
- Morton's
- Narbona
- Sixty Vines
- Just Salad
- Rocco's Tacos
- Orange Theory
- Vale Food Co

## RESTAURANTS WITHIN .5 MILES

- Houston's
- Seasons 52
- New York Prime
- Farmer's Table
- Abe & Louie's
- Chipotle
- Five Guys
- J. Alexander's
- Shake Shack
- P.F. Chang's
- Grand Lux Cafe
- The Capital Grille
- Zinburger
- California Pizza Kitchen
- Cheesecake Factory
- Joseph's Market
- Laspadas
- Too Jay's

## HIGH-END RETAIL

- Saks Fifth Avenue
- Nordstrom
- Bloomingdale's
- Neiman Marcus
- Apple
- Cartier
- Gucci
- Tesla
- Rolux
- Boss
- Tory Burch
- Crate & Barrel
- LaCoste
- Versace

## HOTELS

- Marriott (on-site)
- Wyndham
- Renaissance
- Sonesta
- Fairfield Inn & Suites

**Marriott Hotel On-site:** Integrated 256-room, 4.5 star recently renovated Marriott Hotel with a new full-service restaurant, guest lounge and 12 event spaces.

**I-95 - 3 Minutes (0.9 Miles)**

**Florida's Turnpike - 11 Minutes (3.5 Miles)**

**Brightline Station - 7 Minutes (3.6 Miles)**

**Boca Raton Airport - 6 Minutes (2.5 Miles)**

**West Palm Beach Airport - 32 Minutes (26 Miles)**

**Fort Lauderdale Airport - 38 Minutes (25 Miles)**

**Miami International Airport - 60 Minutes (46 Miles)**

# *Building renovations are almost completed!*

*Tower Lobbies  
Corridors  
Restrooms  
Exterior and Landscape Refresh*

*State of the Art Gym  
Conference Facility  
Tenant Lounge  
Spec Suites in Progress*





## Tower I

Address	5200 Town Center Circle Boca Raton, FL 33486
RBA	120,594
Availability	±1,696 - 8,742 SF
Rental Rate	\$45.00 - \$47.00 NNN
Opex	\$21.50/includes electric & janitorial
Renovated	2008/2022
Stories	6
Structured Parking	Ratio 4/1,000



## Tower II

Address	5100 Town Center Circle Boca Raton, FL 33486
RBA	103,024
Availability	±8,300 - 22,380 SF
Renovated	2013/2022
Rental Rate	\$45.00 - \$47.00
Opex	\$20.78/includes electric & janitorial
Stories	6
Structured Parking	Ratio 4/1,000

# Tower III

Address	1800 N Military Trail Boca Raton, FL 33486
RBA	144,428
Availability	±1,345 - 17,911 SF
Rental Rate	\$45.00 - \$47.00 NNN
Opex	\$21.95 /includes electric & janitorial
Year Built/Reno	2008/2022 Hurricane Impact Windows
Stories	4
Structured Parking	Ratio 4/1,000





## BOCA CENTER

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Tower I & II  
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Boca Raton, FL 33486

Tower III  
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