

BOCA VILLAGE CORPORATE CENTER

4855 Technology Way, Boca Raton, Florida 33431



Available FOR LEASE
CLASS A Office Space

CBRE

BOCA VILLAGE

CORPORATE CENTER

CLASS A OFFICE SPACE AVAILABLE FOR LEASE

| HIGHLIGHTS | |
|-----------------|--|
| Property Size | 108,550 SF |
| Available Space | 5th Floor 550 - 5,176 SF |
| Lease Rate | \$43.00 NNN |
| OPEX | \$20.42 SF |
| Parking | Ratio of 4.00/1,000 SF 300 free Covered Spaces 150 free Surface Spaces |
| Year Built | 2008 |

PROPERTY HIGHLIGHTS

- Direct exposure to I-95 commuters
- 30 minutes from Palm Beach & Fort Lauderdale International Airports
- Direct access to Yamato Road and one minute from I-95
- On-site Tri-Rail Station and courtesy shuttle

BUILDING FEATURES

- Three floors of covered/attached structured parking
- Certified LEED Silver
- Fully redundant back-up generator is KW 6,000 gallon diesel-powered emergency generator capable of powering the entire building for **ONE FULL WEEK**
- Hurricane Impact Glass
- Ground floor level offers three showers for tenant use

JOIN THESE TENANTS AT BVCC

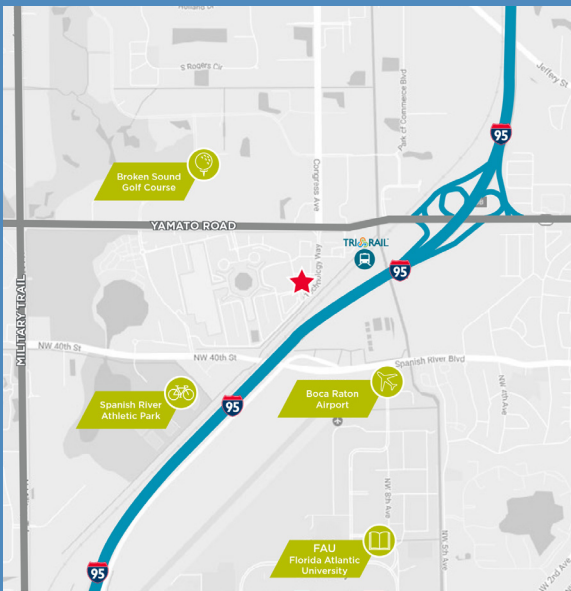
- Morgan Stanley
- Gunster
- Millcreek Residential



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