



BRiC

BOCA RATON INNOVATION CAMPUS

5000 T-Rex Avenue | Boca Raton, FL



The **Future** Began Here, and **Yours** Can Too

What began as an outpost for IBM's Research and Development and became the birthplace of the personal computer is now a state-of-the-art, accessible 1.7 million square foot office park that is home to some of the region's most forward-thinking companies in technology, healthcare, life sciences, and professional services.



Built on Ingenuity

Designed by the father of Brutalist architecture Marcel Breuer for IBM's North American Research and Development facility, **BRiC is as renowned for the innovations that took place on campus as it is for its infrastructure.** The office campus was designed to withstand a Category 5 hurricane, with the entire roof made up poured concrete. It also hosts a 10MW generator plant can keep the park running for up to two weeks without having to refuel.



Transformed for Community

Already the most amenitized campus in the state, **BRiC is being reimaged into a 'micro-city'** with retail, restaurants, residential, hotel, and a grocer surrounding the existing Class A office, transforming BRiC into a community where top talent can work, live, and thrive.

Serving a Growing Community

As a middle point between Palm Beach and Fort Lauderdale, Boca Raton Innovation Campus serves as a strategic nexus that caters to a thriving region with a growing population.

BOCA RATON AT A GLANCE

65.8%
COLLEGE EDUCATION
OR HIGHER

\$128,839
AVERAGE HOUSEHOLD
INCOME WITHIN 5 MILES

2.6M
LABOR POOL WITHIN A
60 MIN DRIVE

44.5
MEDIAN AGE

PRIME ACCESS



UNDER 2
MILES



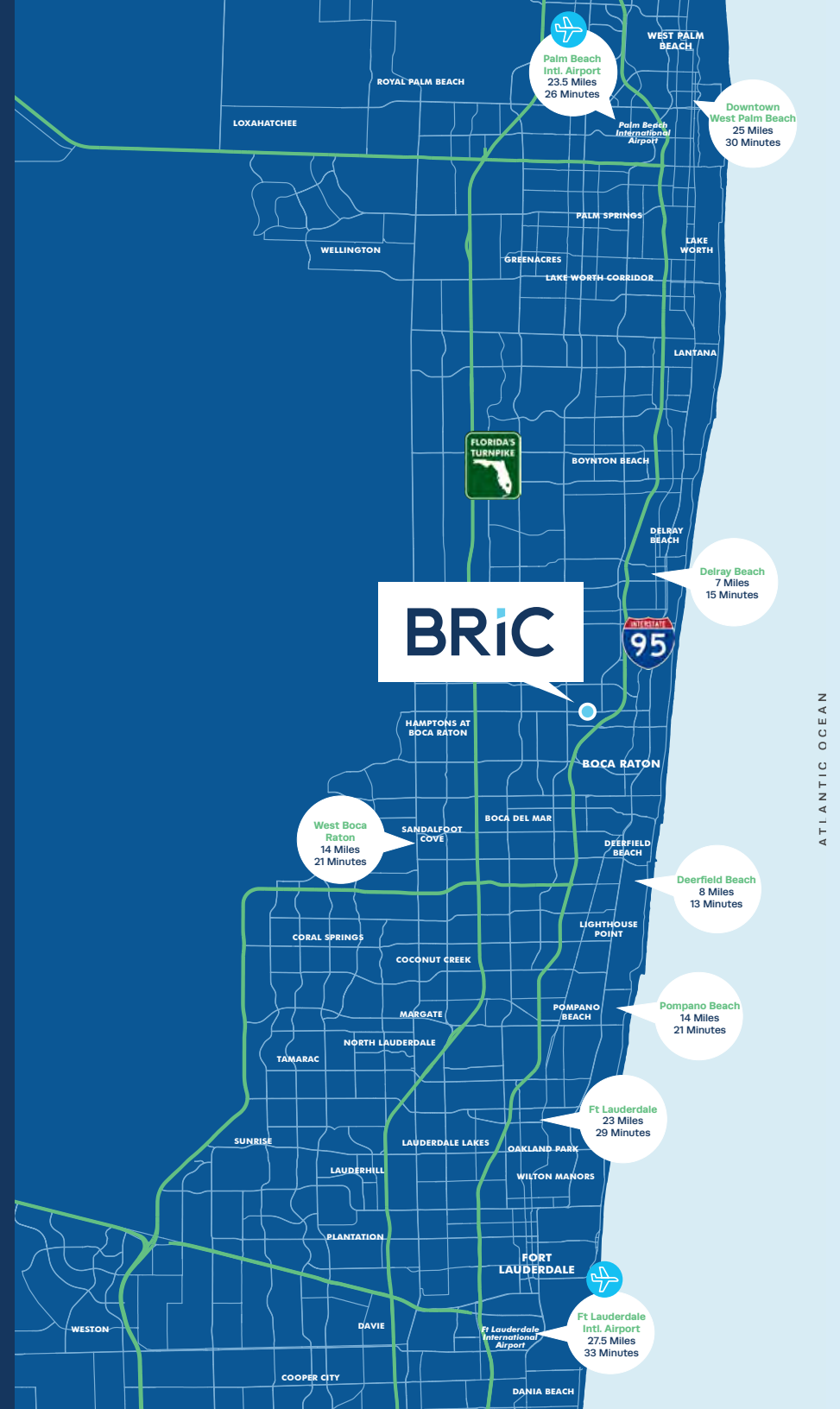
5 MIN WALK



NESTLED
BETWEEN
TWO EXITS



30 MIN FROM TWO
INT. AIRPORTS
(PBI, FLL)



ATLANTIC OCEAN

The Evolution of BRiC

A dynamic collection of restaurants, retail, and daily conveniences, all surrounding a tranquil lakeside experience, the re-imagined master plan is designed for walkable connection to meet building occupants and visitors needs from morning to night.

125K
SQ FT RETAIL &
RESTAURANT CORE

140
KEY HOTEL

1,100
RESIDENTIAL UNITS

MILES
OF BIKING AND
WALKING TRAILS

12+
PRIVATE & PUBLIC
SCHOOLS WITHIN
15 MIN DRIVE

1.7M
SQ FT OF EXISTING
OFFICE



 **RETAIL/RESTAURANTS**

 **HOTELS/RESIDENTIAL**

 **POINTS OF INTEREST**

- | | |
|-----------------------------------|--------------------------------------|
| 1. The Old Course at Broken Sound | 6. Florida Atlantic University (FAU) |
| 2. Tri-Rail Station | 7. Spanish River Athletic Park |
| 3. Spanish River Library | 8. FAU Research Park |
| 4. Don Estridge Middle School | 9. FAU A.D. Henderson School |
| 5. Boca Raton Executive Airport | 10. Lynn University |

The Future of BRiC



ICONIC MODERN ARCHITECTURE MEETS CONTEMPORARY VILLAGE

Adding a convenient balance to work and life through a walkable set of accessible modern amenities.



SUBJECT TO CONTINUED EVOLUTION



Lush, mature landscape, tranquil parks, and thoughtful materials bring natural connection and modern style to BRiC's relaxed village atmosphere.

Leasing Opportunities

Join our growing roster of leading firms. BRiC availabilities range from move-in-ready spec suites (1,500–4,400 RSF) to large block availabilities (up to 200,000 RSF).



BRiC THE MOST AMENITIZED OFFICE PARK IN THE SOUTHEAST



CURRENT AMENITIES INCLUDE:



Primary care office staffed by Boca Regional Hospital to provide on-site care for flu shots, wellness checks, and other traditional medical needs



Bike-share and indoor bike lockers to promote wellness and convenience throughout campus



Autonomous Grab-and-Go that is completely contact-less to make shopping seamless and convenient



BRiC leads South Florida in its offerings of 25,000 SF of indoor and outdoor event space, including a 250+ person state-of-the-art conference center with catering kitchen and live streaming capabilities, and an 800+ person banquet hall which host events ranging from TedXBocaRaton to weddings



Campus-wide art museum with exhibits along common area hallways through partnerships with the Boca Museum, Lynn University, and more



7,000 SF Fitness Club with group fitness classes including spin and yoga



On-site Events Manager and dedicated on-site Tenant Experience



Dedicated Tri-Rail Shuttle with 12 stops around campus

CURRENT AMENITIES



In addition to two large outdoor spaces, BRIC's walking trails extend over three-miles



Two cafes – Marcel Brewer's with adjacent lakeside patio seating, and JAVA, with adjacent courtyard seating



BRIC is proud to host Boca Raton Preschool on-campus. The daycare offers childcare for infants, toddlers, Pre-K, VPK, and after school care for elementary age students.



Five-star-rated auto detailing and car wash station available at your disposal



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workatBRiC.com



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CBRE

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