Peninsula Executive Center 2385 NW EXECUTIVE CENTER DRIVE | BOCA RATON







SUBLEASE OPPORTUNITY

BUILDING FEATURES	
Property Size	5,574 SF - Suite 204 22,734 SF - 4th Floor
Sublease Rate	Withheld
Terms	Through November 30, 2029
Parking	4.0/1,000

PROPERTY HIGHLIGHTS

- Premier class "A" office building
- 24/7 on-site building security
- Parking 4.0/1,000, Free covered parking
- Roof-mounted York chiller HVAC units
- Manned security staff at the Property 24/7.



WITHIN 1 MINUTE

- Seasons 52
- New York Prime
- Chipotle
 - Courtyard by Marriott
- Houston'
 - Madisons New York Gri
 - FedEx

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- Brewzzi
- Starbucks
- Abe & Louie's
- Flywheel Sports
- Skin Vitality
- Raw Juice
- Splendor Nails Spa
- Relax The Back

- Five Guys
- Moe's Southwest Grill
- Corner Bakery Cafe
- LaSpada's Original Hoagies
- Renaissance Boca Raton
 - Wyndham Boca Raton
- Farmer's Table
 - Orangetheory Fitness

- Total Wine & More
- Morton's The Steakhouse
- Tap 42
- Boca Raton Marriott at Boca Center
- Rocco's Tacos
- Uncle Tai's
- Joseph's Classic Market

I & Bar

Peninsula Executive Center Cushman & WAKEFIELD 2385 NW EXECUTIVE CENTER DRIVE | BOCA RATON



UNBEATABLE BOCA RATON LOCATION WITH

UNPARALLELE CONNECTIVITY

Peninsula Executive Center is ideally situated in prestigious Boca Raton, Palm Beach County's southernmost city. The Property sits at a signalized intersection on Glades Road (averaging 70,000 vehicles per day) and at the northwest corner of I-95 and Military Trail, averaging 190,500 and 42,400 vehicles per day, respectively. Within Boca Raton, the Property sits within Midtown, considered the most central and prosperous commercial hub in the county, offering businesses an appealing office market to be a part of with excellent access to the region's primary transportation systems:









0.5 MILES

2.1 MILES

2.1 MILES

0.5 MILES

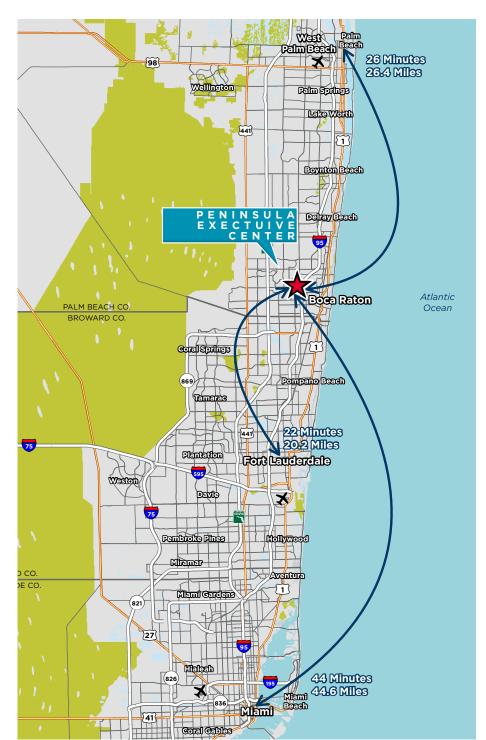
NEARBY NOTABLE LOCATIONS

LOCATION	APPROX, DISTANCE
Glades Plaza	Adjacent (0.2 miles)
I-95 (exit 45 North/South)	Adjacent (0.5 miles)
Town Center at Boca Raton	0.2 miles
Whole Foods Market / University Commons Plaza	0.9 miles
Florida Atlantic University	1.7 miles
Florida Turnpike	2.2 miles
Boca Raton Regional Hospital	2.3 miles
US-I	3.1 miles
Mizner Park / Downtown Boca Raton	3.4 miles
Boca Raton Resort & Club	5.5 miles
Delray Beach	8.9 miles
Fort Lauderdale	20.2 miles
Fort Lauderdale International Airport	24.6 miles
Port Everglades	25.5 miles
Palm Beach International Airport	25.9 miles
West Palm Beach	26.4 miles
Palm Beach	27.9 miles

For more information, please contact

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EXCEPTIONAL LOCATION WITH REGIONAL ACCESSIBILITY

CUSHMAN & WAKEFIELD OF FLORIDA, INC. 225 NE Mizner Boulevard, Suite 300 Boca Raton, Florida 33431

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