



282,170 SF Research Park  
Large Block Availability

3600 - 3998 FAU Boulevard | Boca Raton, FL 33431

# RESEARCH PARK

AT FLORIDA ATLANTIC UNIVERSITY

Derek Baker  
Executive Vice President  
Derek.Baker@Colliers.com  
D 561.353.3638  
C 954.501.1010

Gary A. Gottlieb, SIOR  
Executive Vice President  
Gary.Gottlieb@Colliers.com  
D 561.353.3636  
C 561.889.5707

Brooke Mosier  
Vice President  
Brooke.Mosier@Colliers.com  
D 954.652.4633  
C 561.512.3488





- Opportunity to become adjunct faculty at FAU, the #1 Doctoral Level undergraduate research university.
- Access to the FAU Research Cores, FAU Library resources and conference facilities.
- Use of the FAU Club for dining, entertaining clients, and for corporate events.
- Membership of the FAU recreation center at faculty/staff rates and preferred pricing for FAU athletics events.



- Collaborate with a community of entrepreneurs and academic researchers.
- Proximity and access to 30,000 motivated, diverse and talented undergraduate and graduate students available for internship and employment opportunities.
- Exclusive discounts on tuition for non-credit FAU Executive Education Professional Development Courses.



- Personalized orientation and relationship with FAU Career Development Center to access talented and motivated workforce.
- Personal connections and introductions to research faculty to explore equipment sharing, joint research funding opportunities and consulting.



- Easy access to I-95, with a new dedicated on/off ramp. Adjacent to Boca Raton Executive Airport, Tri-Rail and FAU Boca Raton Campus.



Building IC 1  
3998 FAU Blvd  
8,686 SF Available

Building IC 2  
3848 FAU Blvd  
6,938 SF Available



Building IC 3  
3701 FAU Blvd  
11,055 SF Available

Building IC 4  
3651 FAU Blvd  
15,323 SF Available

FULLY LEASED:

- Building IC 5 | 3731 FAU Blvd
- Building IC 6 | 3600 FAU Blvd



KEY PLAN

# Drive Times

» **10** minutes to the Florida Turnpike/Glades

» **27** minutes to Fort Lauderdale

» **35** minutes to West Palm Beach

## RESTAURANTS

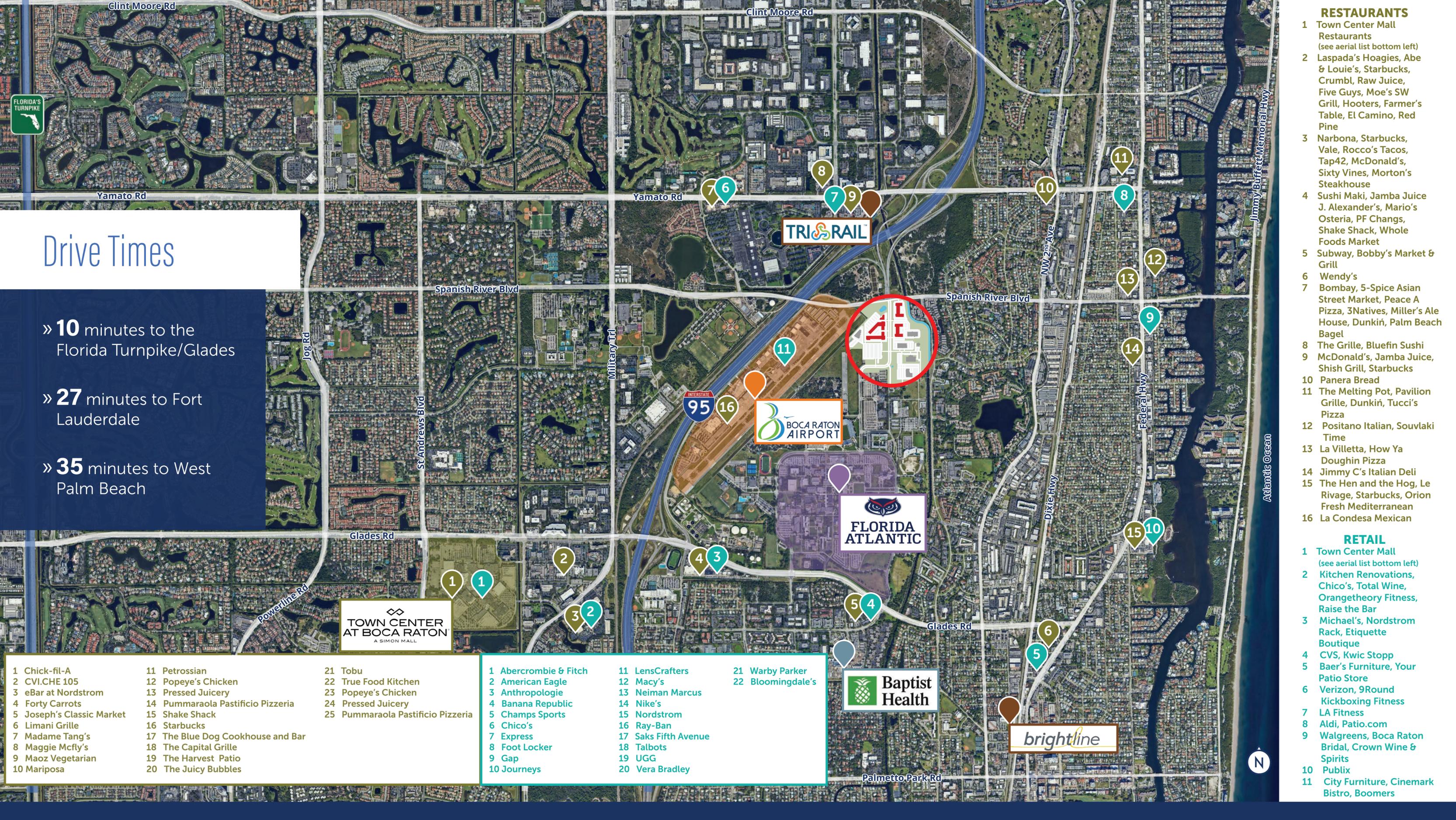
- 1 Town Center Mall Restaurants (see aerial list bottom left)
- 2 Laspada's Hoagies, Abe & Louie's, Starbucks, Crumbl, Raw Juice, Five Guys, Moe's SW Grill, Hooters, Farmer's Table, El Camino, Red Pine
- 3 Narbona, Starbucks, Vale, Rocco's Tacos, Tap42, McDonald's, Sixty Vines, Morton's Steakhouse
- 4 Sushi Maki, Jamba Juice, J. Alexander's, Mario's Osteria, PF Changs, Shake Shack, Whole Foods Market
- 5 Subway, Bobby's Market & Grill
- 6 Wendy's
- 7 Bombay, 5-Spice Asian Street Market, Peace A Pizza, 3Natives, Miller's Ale House, Dunkin', Palm Beach Bagel
- 8 The Grille, Bluefin Sushi
- 9 McDonald's, Jamba Juice, Shish Grill, Starbucks
- 10 Panera Bread
- 11 The Melting Pot, Pavilion Grille, Dunkin', Tucci's Pizza
- 12 Positano Italian, Souvlaki Time
- 13 La Villetta, How Ya Doughn Pizza
- 14 Jimmy C's Italian Deli
- 15 The Hen and the Hog, Le Rivage, Starbucks, Orion Fresh Mediterranean
- 16 La Condesa Mexican

## RETAIL

- 1 Town Center Mall (see aerial list bottom left)
- 2 Kitchen Renovations, Chico's, Total Wine, Orangetheory Fitness, Raise the Bar
- 3 Michael's, Nordstrom Rack, Etiquette Boutique
- 4 CVS, Kwic Stopp
- 5 Baer's Furniture, Your Patio Store
- 6 Verizon, 9Round Kickboxing Fitness
- 7 LA Fitness
- 8 Aldi, Patio.com
- 9 Walgreens, Boca Raton Bridal, Crown Wine & Spirits
- 10 Publix
- 11 City Furniture, Cinemark Bistro, Boomers

- |                           |                                   |                                  |
|---------------------------|-----------------------------------|----------------------------------|
| 1 Chick-fil-A             | 11 Petrossian                     | 21 Tobu                          |
| 2 C.V.I.CHE 105           | 12 Popeye's Chicken               | 22 True Food Kitchen             |
| 3 eBar at Nordstrom       | 13 Pressed Juicery                | 23 Popeye's Chicken              |
| 4 Forty Carrots           | 14 Pummarola Pastificio Pizzeria  | 24 Pressed Juicery               |
| 5 Joseph's Classic Market | 15 Shake Shack                    | 25 Pummarola Pastificio Pizzeria |
| 6 Limani Grille           | 16 Starbucks                      |                                  |
| 7 Madame Tang's           | 17 The Blue Dog Cookhouse and Bar |                                  |
| 8 Maggie Mcfly's          | 18 The Capital Grille             |                                  |
| 9 Maoz Vegetarian         | 19 The Harvest Patio              |                                  |
| 10 Mariposa               | 20 The Juicy Bubbles              |                                  |

- |                       |                      |                   |
|-----------------------|----------------------|-------------------|
| 1 Abercrombie & Fitch | 11 LensCrafters      | 21 Warby Parker   |
| 2 American Eagle      | 12 Macy's            | 22 Bloomingdale's |
| 3 Anthropologie       | 13 Neiman Marcus     |                   |
| 4 Banana Republic     | 14 Nike's            |                   |
| 5 Champs Sports       | 15 Nordstrom         |                   |
| 6 Chico's             | 16 Ray-Ban           |                   |
| 7 Express             | 17 Saks Fifth Avenue |                   |
| 8 Foot Locker         | 18 Talbots           |                   |
| 9 Gap                 | 19 UGG               |                   |
| 10 Journeys           | 20 Vera Bradley      |                   |



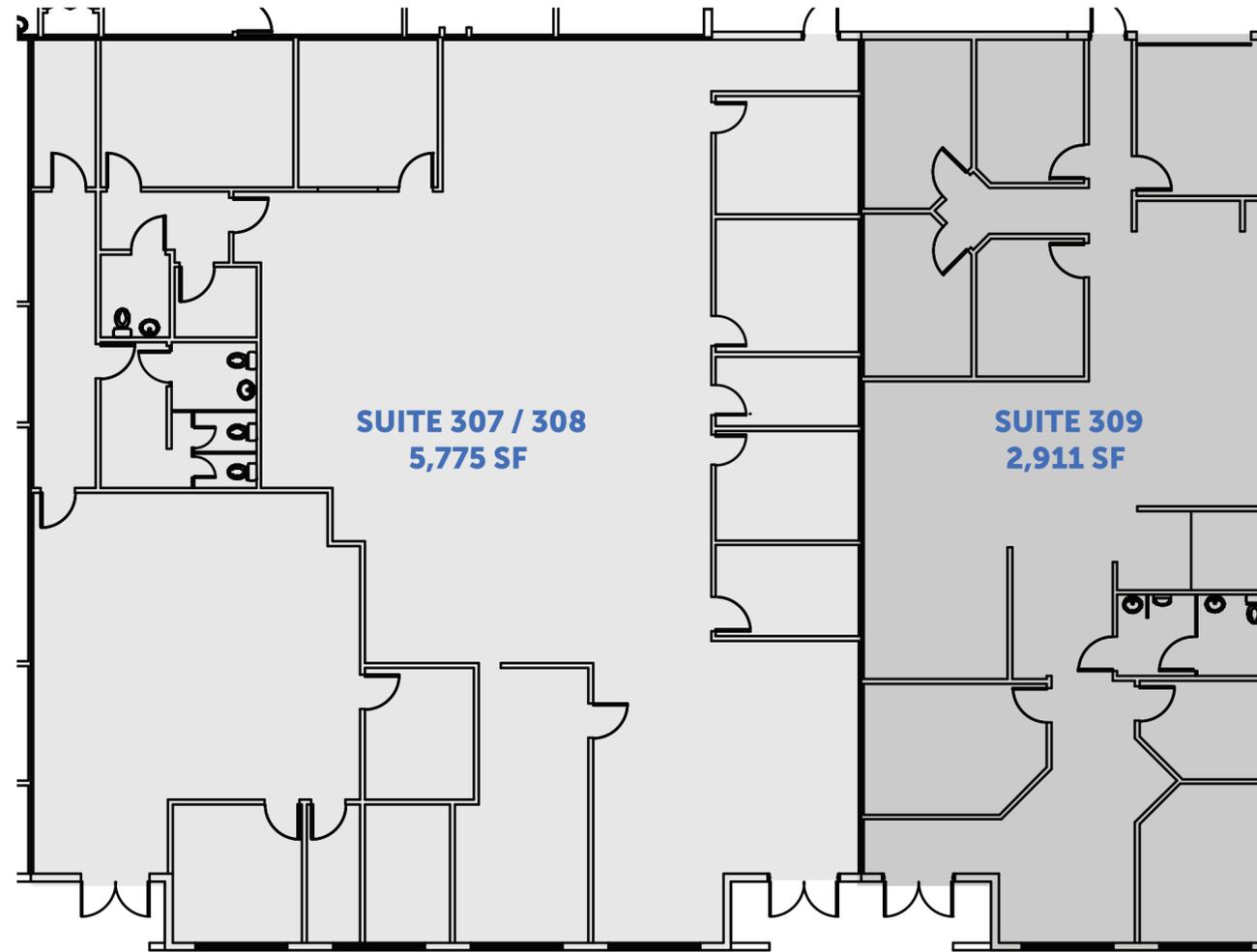
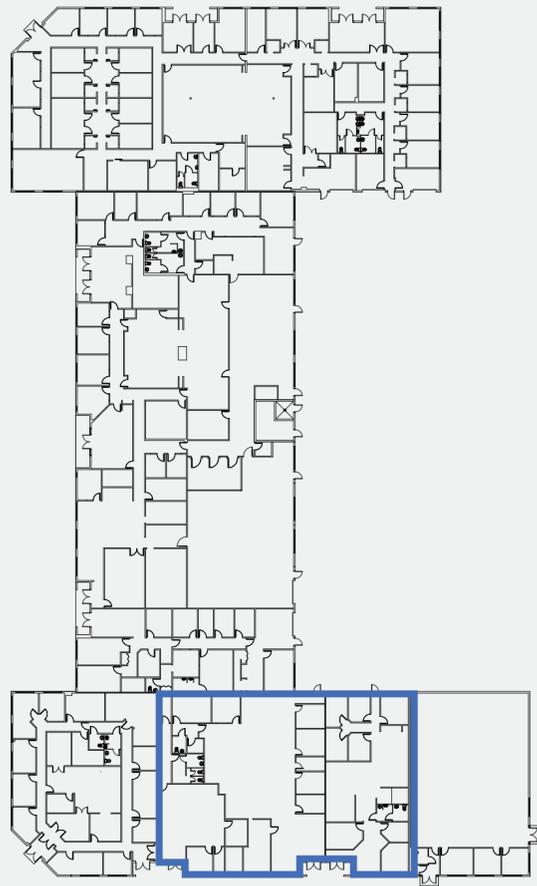
**TOWN CENTER AT BOCA RATON**  
A SIMON MALL

**BOCA RATON AIRPORT**

**FLORIDA ATLANTIC**

**Baptist Health**

**brightline**



# RESEARCH PARK

AT FLORIDA ATLANTIC UNIVERSITY

Building IC 1  
3998 FAU Blvd

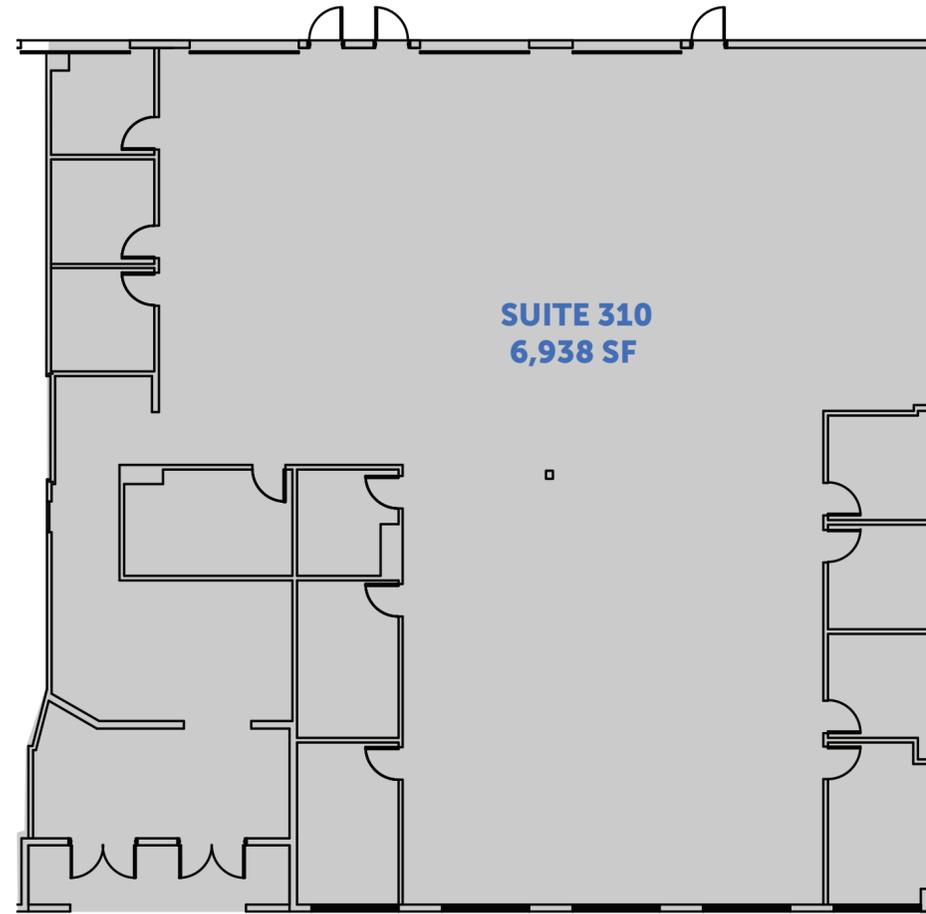
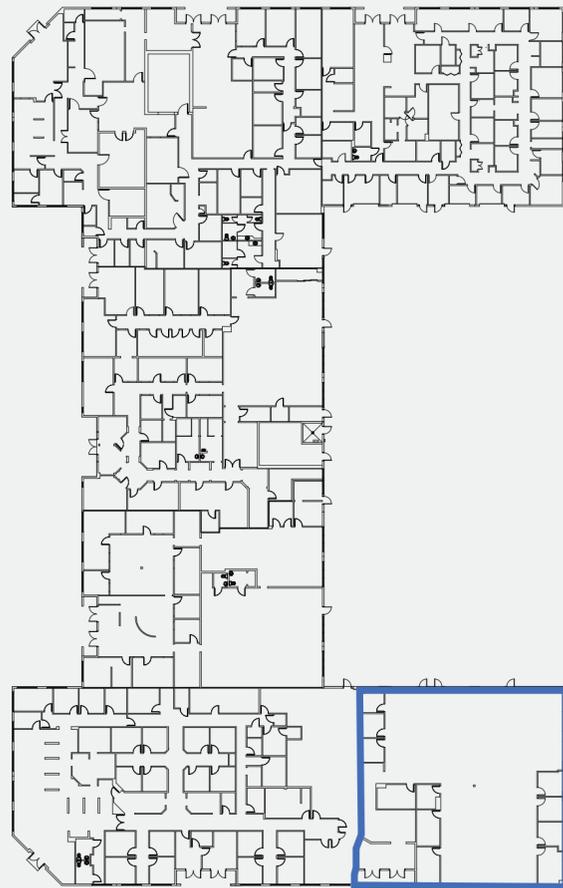
\$26.00/NNN Rate | \$9.90 OpEx

Derek Baker  
Executive Vice President  
Derek.Baker@Colliers.com  
D 561.353.3638  
C 954.501.1010

Gary A. Gottlieb, SIOR  
Executive Vice President  
Gary.Gottlieb@Colliers.com  
D 561.353.3636  
C 561.889.5707

Brooke Mosier  
Vice President  
Brooke.Mosier@Colliers.com  
D 954.652.4633  
C 561.512.3488





SUITE 310  
6,938 SF



# RESEARCH PARK

AT FLORIDA ATLANTIC UNIVERSITY

Building IC 2  
3848 FAU Blvd

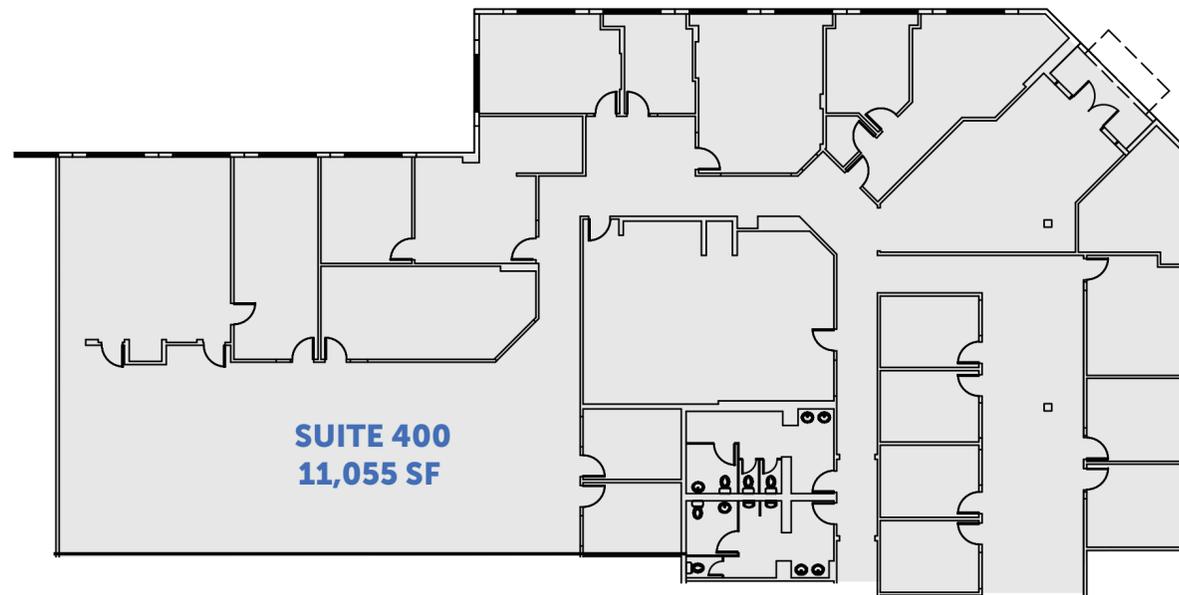
\$26.00/NNN Rate | \$9.95 OpEx

Derek Baker  
Executive Vice President  
Derek.Baker@Colliers.com  
D 561.353.3638  
C 954.501.1010

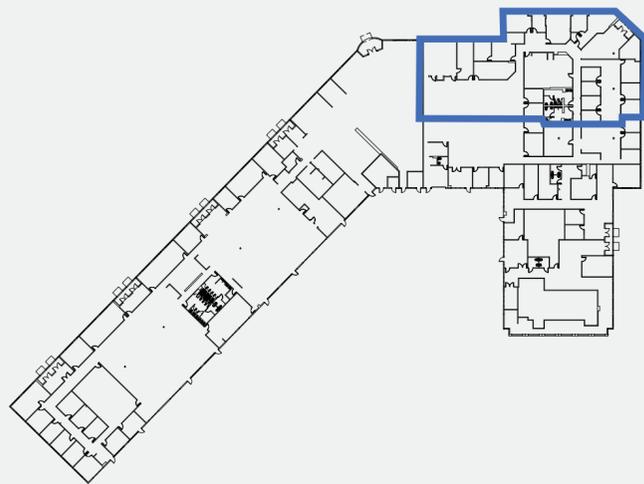
Gary A. Gottlieb, SIOR  
Executive Vice President  
Gary.Gottlieb@Colliers.com  
D 561.353.3636  
C 561.889.5707

Brooke Mosier  
Vice President  
Brooke.Mosier@Colliers.com  
D 954.652.4633  
C 561.512.3488





**SUITE 400**  
**11,055 SF**



# RESEARCH PARK

AT FLORIDA ATLANTIC UNIVERSITY

Building IC 3  
3701 FAU Blvd

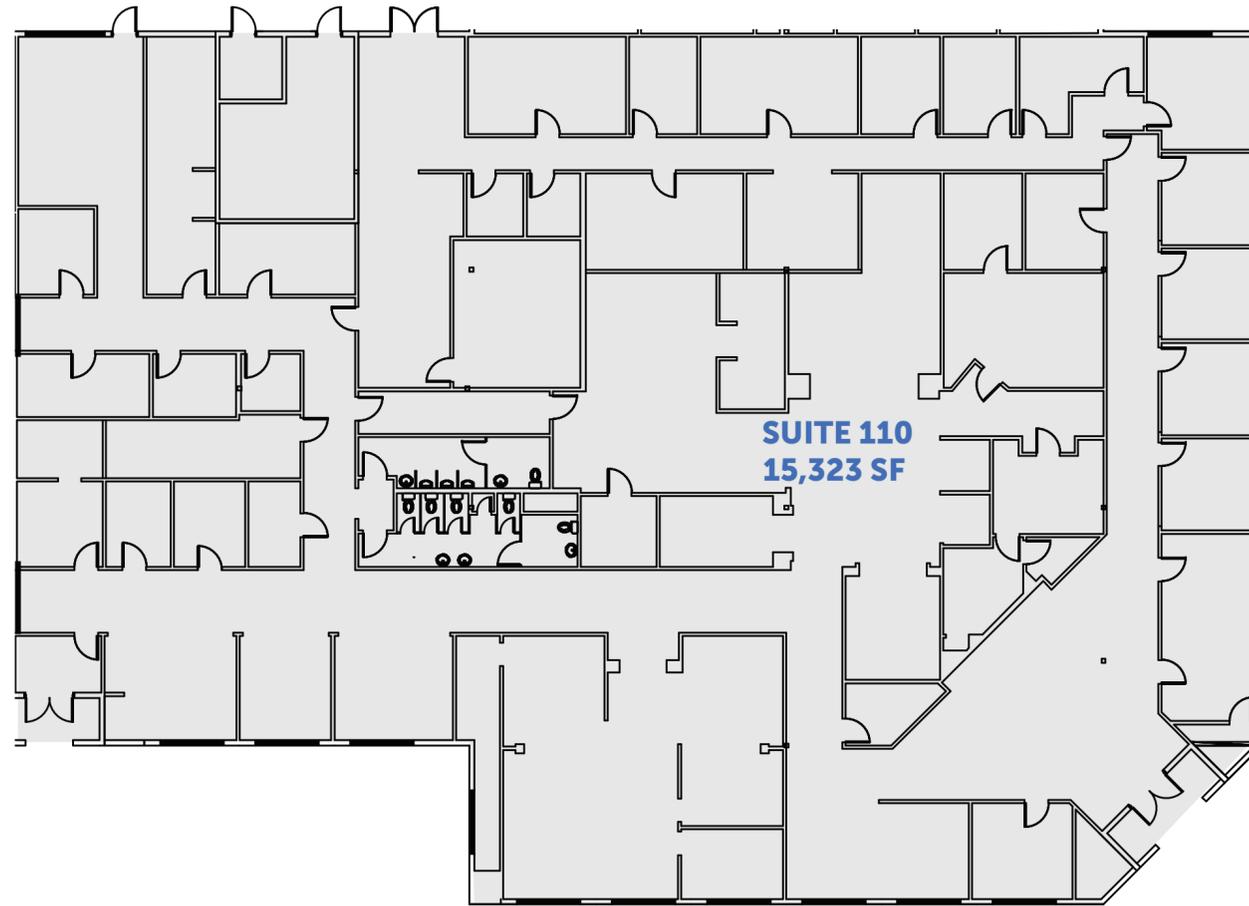
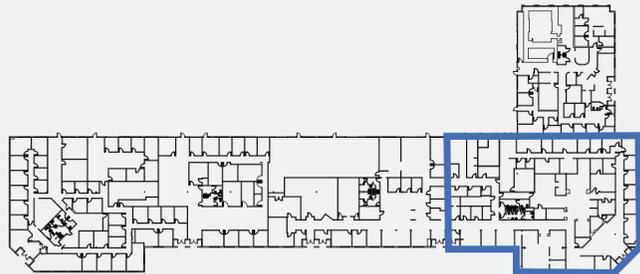
\$26.00/NNN Rate | \$9.63 OpEx

Derek Baker  
Executive Vice President  
Derek.Baker@Colliers.com  
D 561.353.3638  
C 954.501.1010

Gary A. Gottlieb, SIOR  
Executive Vice President  
Gary.Gottlieb@Colliers.com  
D 561.353.3636  
C 561.889.5707

Brooke Mosier  
Vice President  
Brooke.Mosier@Colliers.com  
D 954.652.4633  
C 561.512.3488





# RESEARCH PARK

AT FLORIDA ATLANTIC UNIVERSITY

Building IC 4  
3651 FAU Blvd

\$26.00/NNN Rate | \$9.65 OpEx

Derek Baker  
Executive Vice President  
Derek.Baker@Colliers.com  
D 561.353.3638  
C 954.501.1010

Gary A. Gottlieb, SIOR  
Executive Vice President  
Gary.Gottlieb@Colliers.com  
D 561.353.3636  
C 561.889.5707

Brooke Mosier  
Vice President  
Brooke.Mosier@Colliers.com  
D 954.652.4633  
C 561.512.3488



# RESEARCH PARK

AT FLORIDA ATLANTIC UNIVERSITY

282,170 SF Research Park  
Large Block Availability

3600 - 3998 FAU Boulevard  
Boca Raton, FL 33431

Derek Baker  
Executive Vice President  
Derek.Baker@Colliers.com  
D 561.353.3638  
C 954.501.1010

Gary A. Gottlieb, SIOR  
Executive Vice President  
Gary.Gottlieb@Colliers.com  
D 561.353.3636  
C 561.889.5707

Brooke Mosier  
Vice President  
Brooke.Mosier@Colliers.com  
D 954.652.4633  
C 561.512.3488



PEBB ENTERPRISES

