

FOR LEASE

 BankUnited

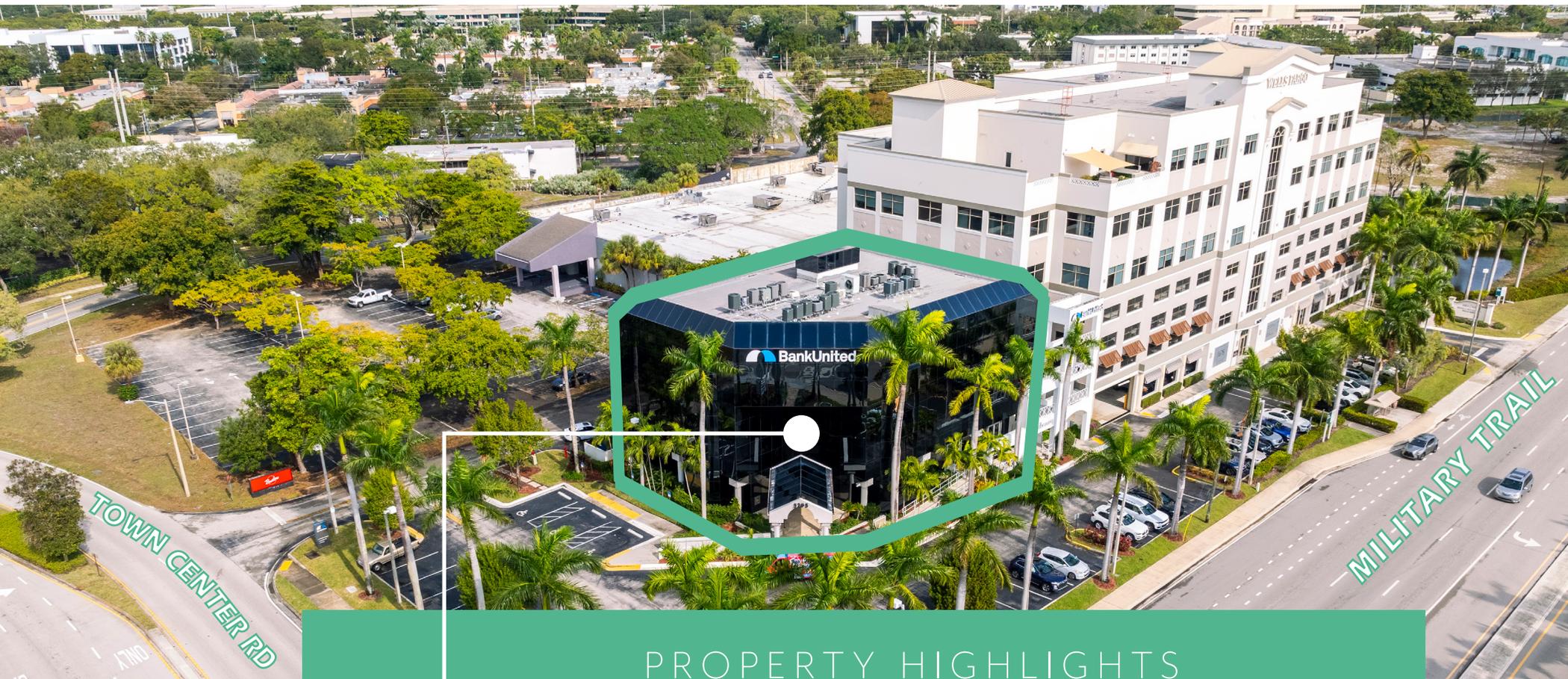
5295

TOWN CENTER RD  
BOCA RATON, FL

5295

5295  
TOWN  
CENTER  
ROAD

Colliers



## PROPERTY HIGHLIGHTS

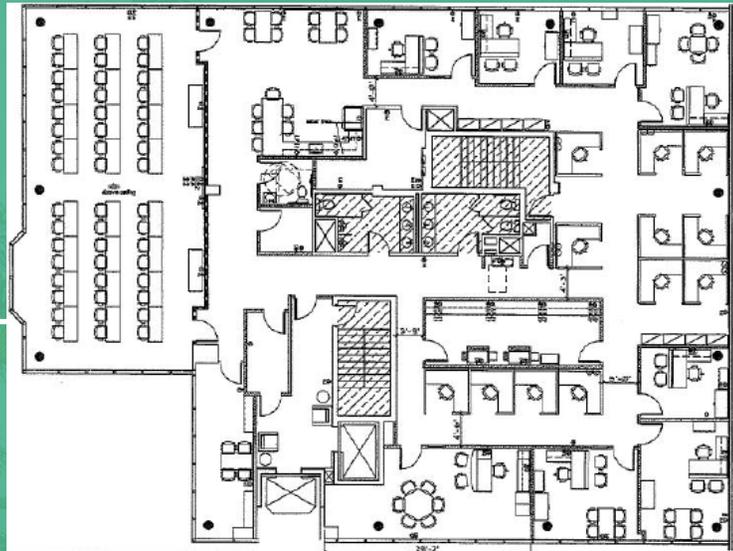
- + **Prime Location:** Situated at the hard corner of Town Center Road and Military Trail in Boca Raton, one of the area's most prestigious addresses.
- + **Whole Floor to Yourself (7,777 SF):** A rare opportunity to lease the entire third floor, providing complete privacy as the sole tenant in a unique, efficiently-sized space.
- + **Flexible Floor Plans:** Options to demise third floor to perfectly tailor to your space requirements.
- + **Class A Boutique Office Space:** High-quality, well-designed office space offering a premium environment for businesses.
- + **Panoramic Views & Flexible Layout:** Floor-to-ceiling windows provide breathtaking views and natural light, with an ideal layout for windowed offices around the suite, offering flexibility and productivity.



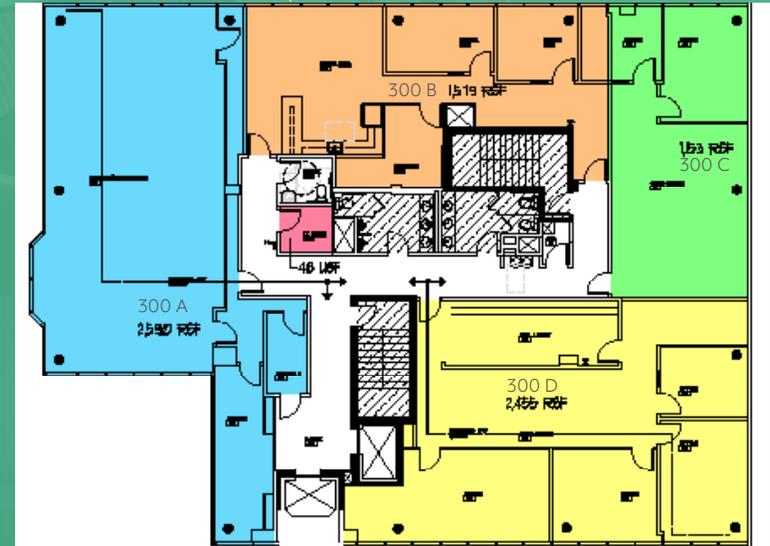
# AVAILABILITY

FLOOR	SUITE	SQUARE FOOTAGE	AVAILABLE	PRICE PSF	CAM
Full 3rd Floor	300	7,777 SF (DIVISABLE)	Now	\$28.00	\$15.77 (net of electric)
Partial 3rd Floor	300 A	2,590 SF	Flexible	\$28.00	\$15.77 (net of electric)
Partial 3rd Floor	300 B	1,579 SF	Flexible	\$28.00	\$15.77 (net of electric)
Partial 3rd Floor	300 C	1,153 SF	Flexible	\$28.00	\$15.77 (net of electric)
Partial 3rd Floor	300 D	2,455 SF	Flexible	\$28.00	\$15.77 (net of electric)

Full 3rd Floor (Suite 300):



Partial 3rd Floor Options:



[Click Here for Virtual Tour](#)



Floor-to-Ceiling  
Windows



Minutes to the  
Town Center Mall



Walk to The Shops  
at Boca Center



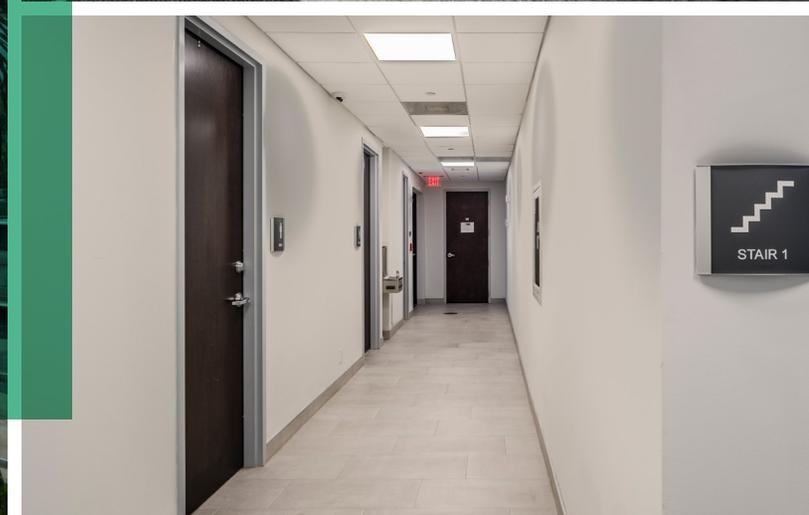
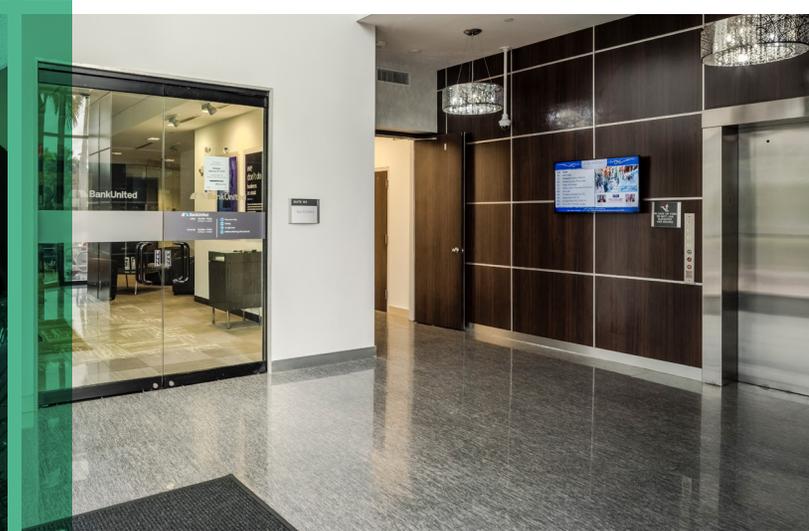
Surrounded by  
Dining Options

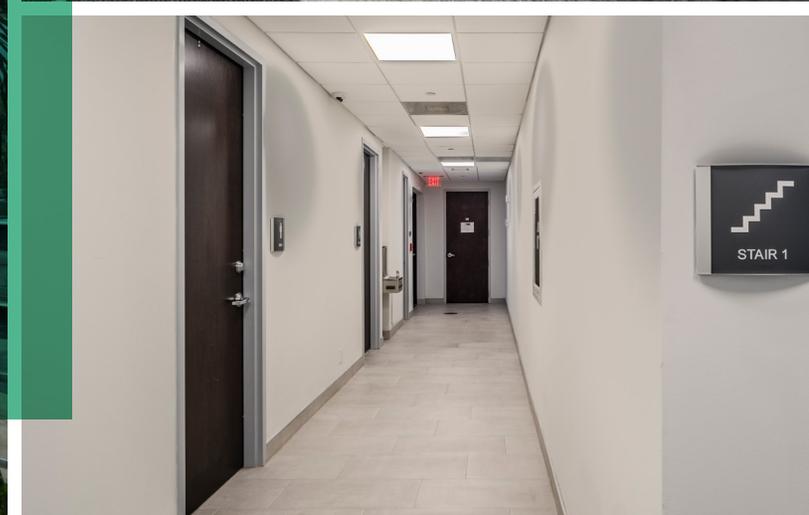
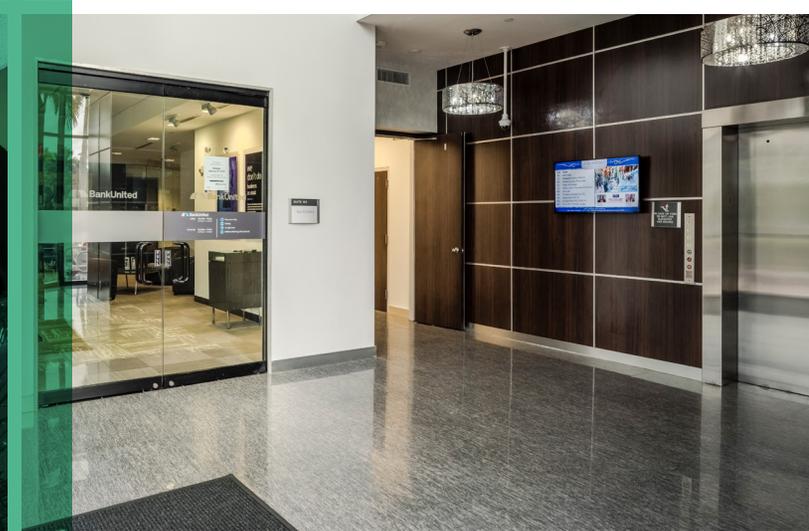


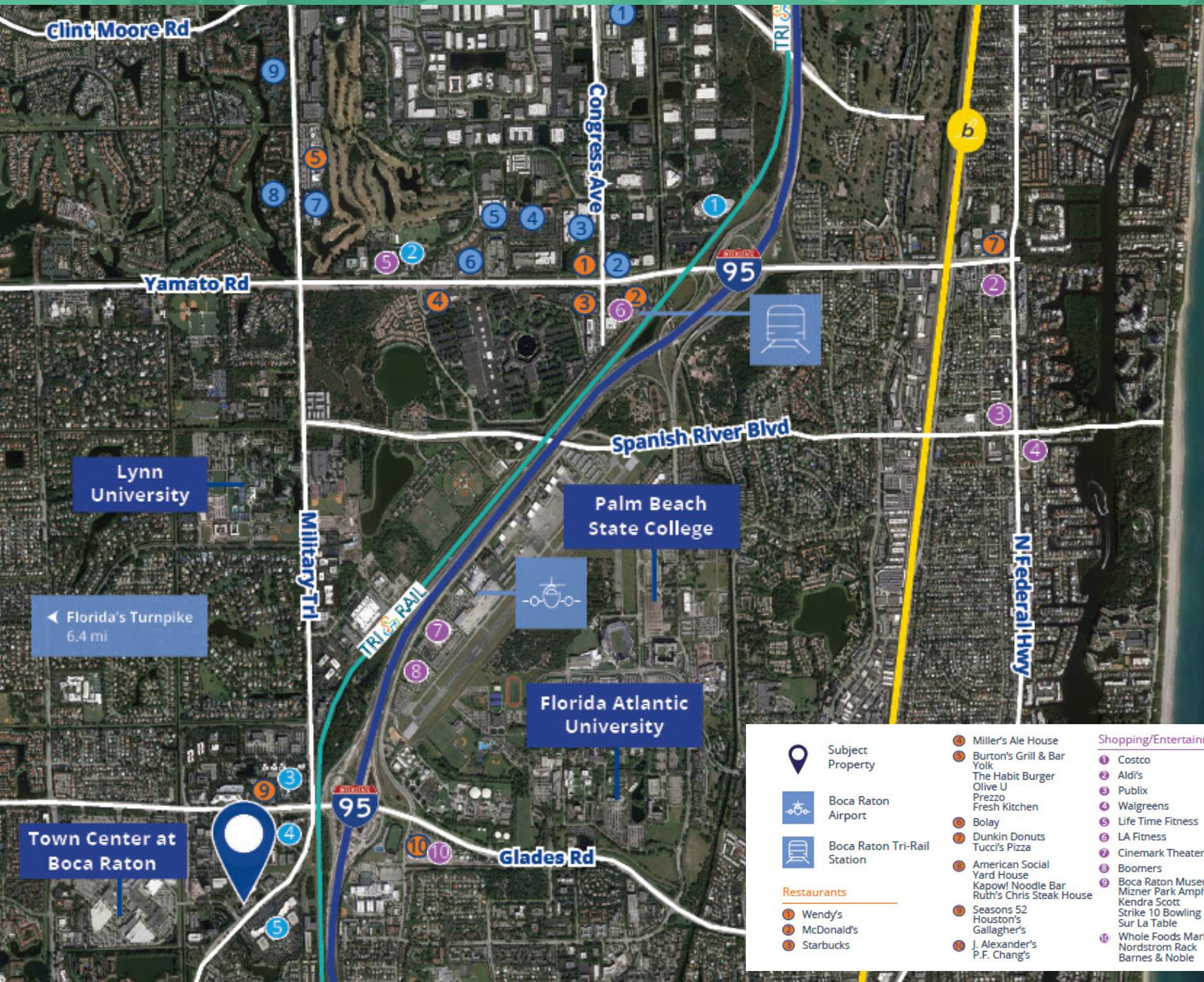
Flexible Office  
Layouts



Covered Parking  
Garage







Multifamily	
1	Allure by Windsor 282 Units
2	Aura Boca 322 Units
3	Ceru 284 Units
4	Avalon 850 Boca 370 Units
5	Bell at Broken Sound 270 Units
6	Amalta Broken Sound 297 Units
7	10X Boca Raton 398 Units
8	San Marco at Broken Sound 335 Units
9	Mizner Court 450 Units

Legend and Amenities	
	Subject Property
	Boca Raton Airport
	Boca Raton Tri-Rail Station
<b>Restaurants</b>	
1	Wendy's
2	McDonald's
3	Starbucks
4	Miller's Ale House
5	Burton's Grill & Bar
6	The Habit Burger
7	Olive U
8	Prezzo
9	Fresh Kitchen
10	Bolay
11	Dunkin Donuts
12	Tucci's Pizza
13	American Social
14	Yard House
15	Kapow! Noodle Bar
16	Ruth's Chris Steak House
17	Seasons 52
18	Houston's
19	Gallagher's
20	J. Alexander's
21	P.F. Chang's
<b>Shopping/Entertainment</b>	
1	Costco
2	Aldi's
3	Publix
4	Walgreens
5	Life Time Fitness
6	LA Fitness
7	Cinemark Theaters
8	Boomers
9	Boca Raton Museum of Art
10	Mizner Park Amphitheater
11	Kendra Scott
12	Strike 10 Bowling
13	Sur La Table
14	Whole Foods Market
15	Nordstrom Rack
16	Barnes & Noble

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**CONTACT US**

2385 NW Executive Center Drive,  
Suite 350  
Boca Raton, FL 33431  
colliers.com

**DARCIE LUNSFORD**

Senior Vice President  
+ 1 561 353 3653  
darcie.lunsford@colliers.com

**CARA GIRARDI**

Sr. Client Services Coordinator  
+1 973 270 5934  
cara.girardi@colliers.com

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