



BOCA
CENTER

Class A Office Space 368,000 SF

Tenant Lounge and Conference Center Completed.
Fitness Center coming soon!

COMPREHENSIVE
CAPITAL
IMPROVEMENTS



Tower I



Tower II



Tower III

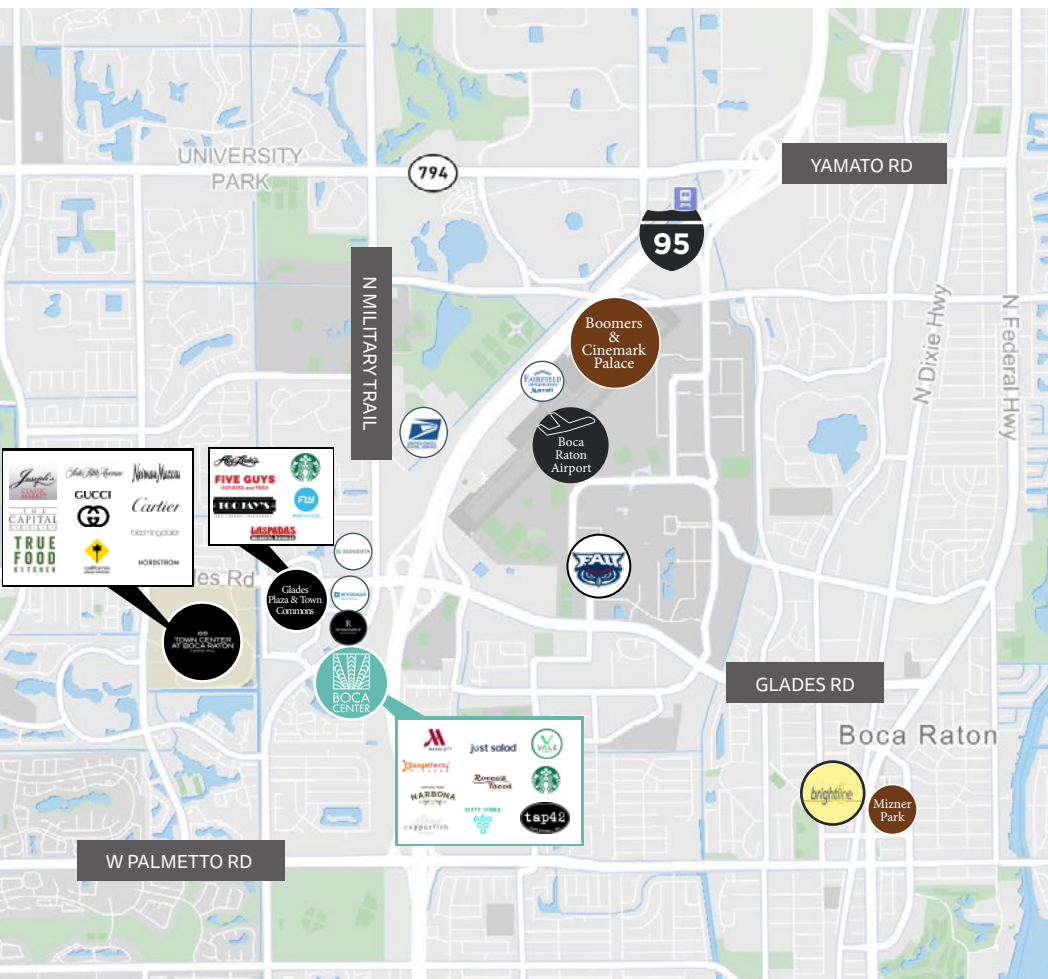


VANDERBILT
OFFICE PROPERTIES

CBRE

Boca Center provides tenants with unrivaled access, amenities and walkability!

The property is located at the epicenter of Boca Raton's highest concentration of dining and retail amenities with over 50 restaurants, 100 retailers, and 762 hotel rooms within a one-mile radius. Centrally located between the Palm Beach and Fort Lauderdale International Airports, the property has excellent access to the Boca Raton Tri Rail station, the Boca Raton Executive Airport, nearby hospital systems, Lynn University and Florida Atlantic University via Interstate 95, the Florida Turnpike, and Glades Road. It is also located one half-mile away from The Town Center at Boca Raton, one of the nation's highest volume, luxury-oriented, fortress super regional malls.



ON-SITE RESTAURANTS/SHOPS

Starbucks
Tap 42
Morton's
Narbona
Sixty Vines
Just Salad
Rocco's Tacos
Orange Theory
Vale Food Co

RESTAURANTS WITHIN .5 MILES

Houston's
Seasons 52
New York Prime
Farmer's Table
Abe & Louie's
Chipotle
Five Guys
J. Alexander's
Shake Shack
P.F. Chang's
The Capital Grille
Cheesecake Factory
Joseph's Market
Laspadas
Too Jay's

HIGH-END RETAIL

Saks Fifth Avenue
Nordstrom
Bloomingdale's
Neiman Marcus
Apple
Cartier
Gucci
Tesla
Rolex
Boss
Tory Burch
Crate & Barrel
LaCoste
Versace

HOTELS

Marriott (on-site)
Wyndham
Renaissance
Sonesta
Fairfield Inn & Suites

Coming Soon: Amenity Center with Fitness Center and Golf Simulator



Building Renovations Completed:

- Tower Lobbies
- Corridors
- Restrooms
- Exterior and Landscape Refresh
- Conference Facility
- Tenant Lounge
- Spec Suites in Progress



Tower I

Address	5200 Town Center Circle Boca Raton, FL 33486
RBA	120,594
Availability	100% Leased
Rental Rate	\$65.00 NNN
Opex	\$20.86/includes electric & janitorial
Renovated	2008/2022
Stories	6
Structured Parking	Ratio 4/1,000



Tower III

Address	1800 N Military Trail Boca Raton, FL 33486
RBA	144,428
Availability	±2,925 - 32,446 SF
Rental Rate	\$52.00 NNN
Opex	\$20.59 /includes electric & janitorial
Year Built/Reno	2008/2022 Hurricane Impact Windows
Stories	4
Structured Parking	Ratio 4/1,000



Tower II

Address	5100 Town Center Circle Boca Raton, FL 33486
RBA	103,024
Availability	Suite 430 - 2,598 SF Suite 440 - 3,125 SF
Renovated	2013/2022
Rental Rate	\$65.00 NNN
Opex	\$21.26/includes electric & janitorial
Stories	6
Structured Parking	Ratio 4/1,000





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For more information, please contact:

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Tower I & II
5100 - 5200 Town Center Circle
Boca Raton, FL 33486

Tower III
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