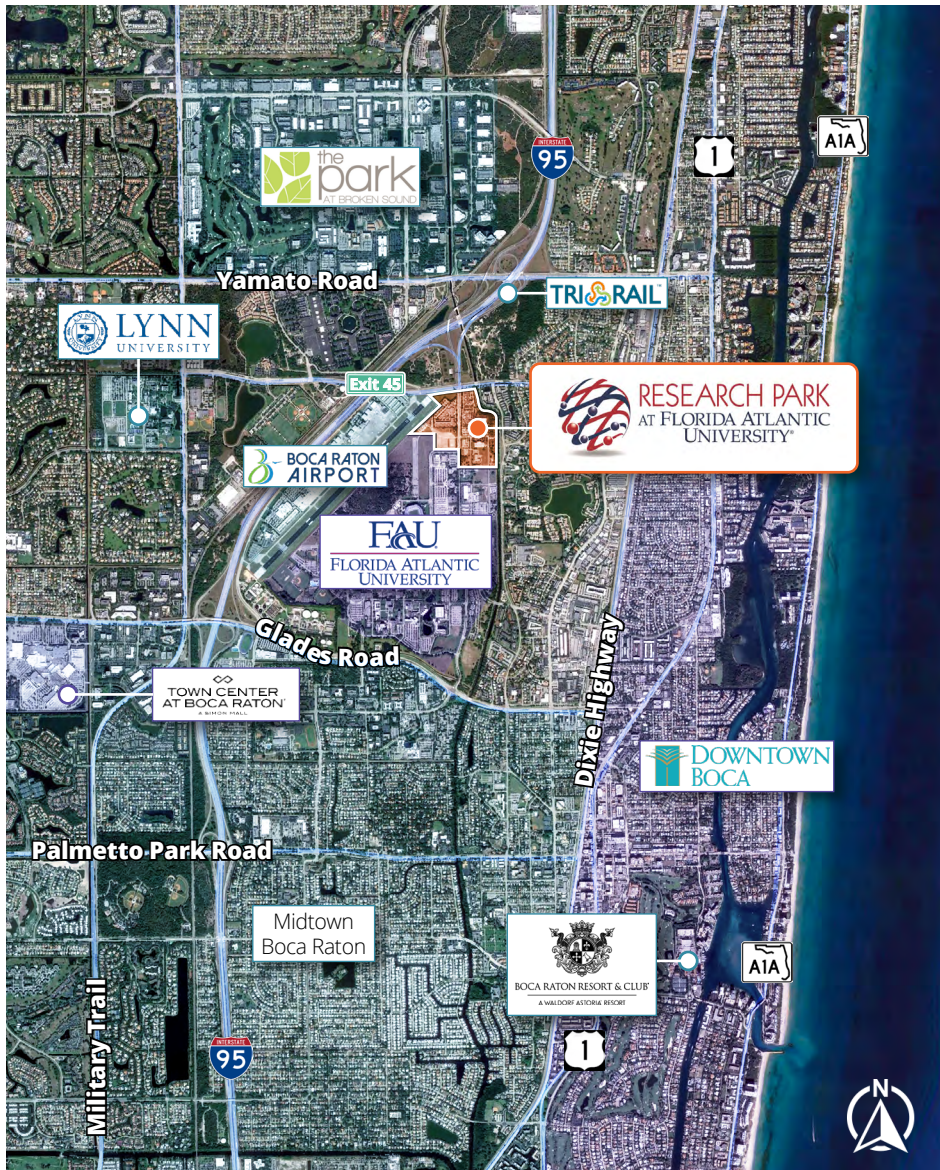


Parcels totalling 4-acres available for long-term ground lease

The Research Park at Florida Atlantic University
Parcels 4 and 5
Boca Raton, FL 33431

• BRING ALL OFFERS •



Development opportunity in an excellent location with required university connectivity

- 4 acre site on the west side of FAU Boulevard and south of the I-95/Spanish River Boulevard interchange.
- The site is located inside the Research Park on FAU Boulevard, the main thoroughfare for the university.
- The Research Park at FAU offers a high-tech, collaborative atmosphere supported by Florida Atlantic University.

Tenant requirement

The Research Park at FAU is seeking tenants that will engage with the university, [CLICK HERE](#) to see tenant requirements.

Property snapshot



4 acres



Near I-95, US 1, and the Florida Turnpike



Ground lease

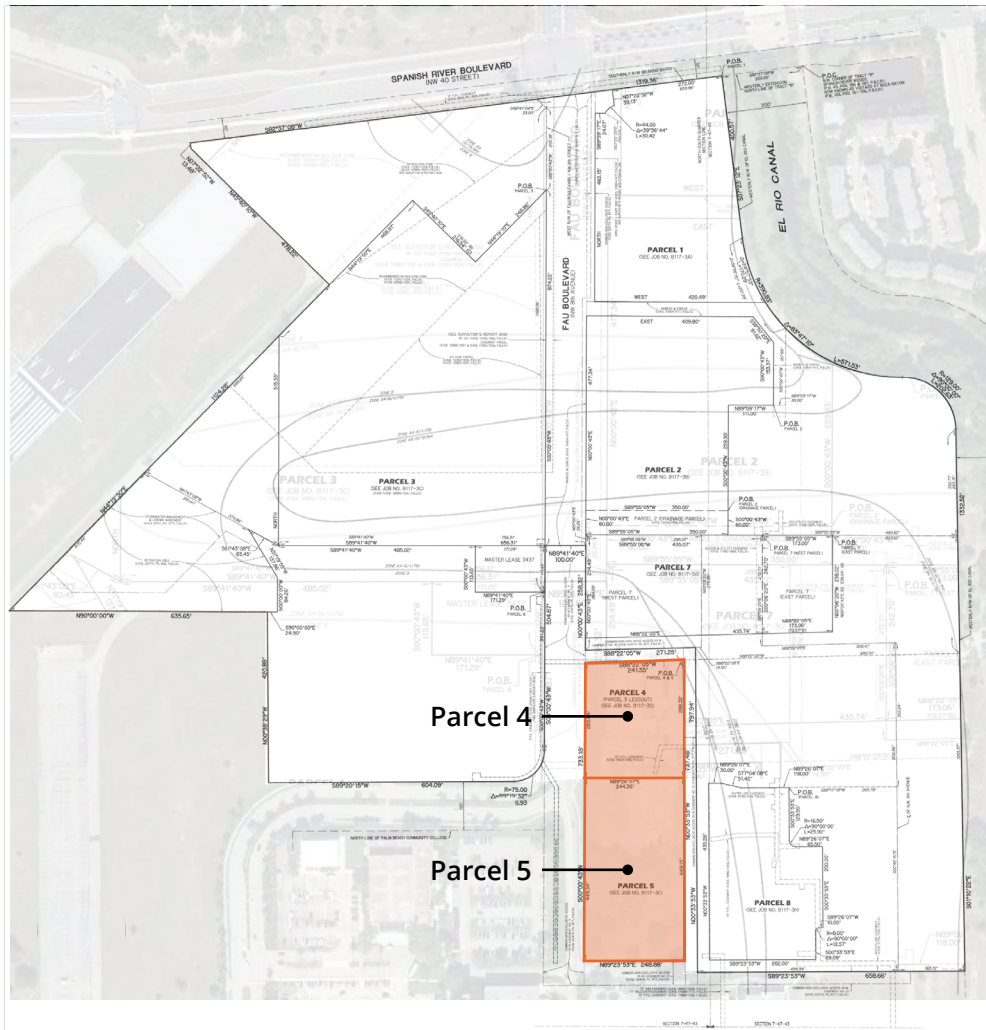


Research-focused business corridor

For further information

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**AVISON
YOUNG**



Property summary

This 4-acre group of parcels is ripe for development as an office, laboratory, research or showroom space. With attractive, below market terms and built-to-suit lease structure, the site is ideal for an innovative company that is looking to grow.

The property is primely located in the Research Park at Florida Atlantic University, the state's only public-university-affiliated research park. This designation provides tenants access to top talent and best in class resources from Florida Atlantic University, which is located just south of the Research Park. Furthermore, the parcel has excellent connectivity, with direct access to I-95 and Spanish River Boulevard, one of Boca Raton's primary east-west thoroughfares. It is also directly adjacent to the Boca Raton Airport, which added a Customs and Border Protection facility in 2018 that allows for international travel.

These parcels offer an attractive opportunity to construct the perfect space to fit your needs while providing ample space for growth, the opportunity to collaborate with other innovative businesses and provides unmatched access to the region's top talent.

Address	3231, 3600 and 3998 FAU Blvd, Boca Raton, FL
Submarket	Boca Raton East
Parcel APN	06-43-47-07-00-000-3030 and 06-43-47-07-00-000-5110
Total size	4 acres
Lease type	Long-term ground lease

[Click here to visit the Research Park website](#)

[Click for leasable office space at the FAU Research Park](#)



Created in 1985, The Research Park at Florida Atlantic University provides a supportive environment in which companies engaged in research and development can thrive. The Research Park is a community where entrepreneurs, academics and service providers come together and develop a sense of identity as the Park incorporates and encourages collaboration.

The research park is the only state-university-affiliated research park in South Florida and is the premier Technology Business Incubator (TBI) in the region.

The university promotes innovation through FAU Tech Runway, a public-private partnership that serves as a hub to accelerate technology development and incubate startup companies. The 28,000-square-

foot collaborative working space at the Research Park provides entrepreneurs with a complete ecosystem in which to scale their companies from ideation through to early revenue stage.

The university also supports Global Ventures at FAU, which offers entrepreneurial support to assist technology-based companies. Global Ventures at FAU offers flexible terms on private office and lab space, as well as shared conference rooms, central mail facilities, and common areas, providing growing businesses the ability to grow and contract quickly as the need arises.

Many other essential resources necessary for the success of the Research Park's tenants can be found right next door at regionally-renowned NCAA Division-1, Florida Atlantic University.

