



# Class A Office Space 368,000 SF

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

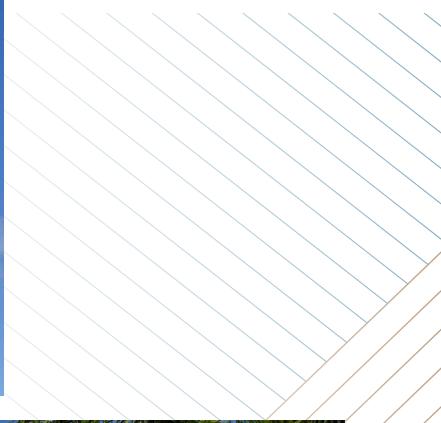
COMPREHENSIVE  
CAPITAL IMPROVEMENTS



Tower I



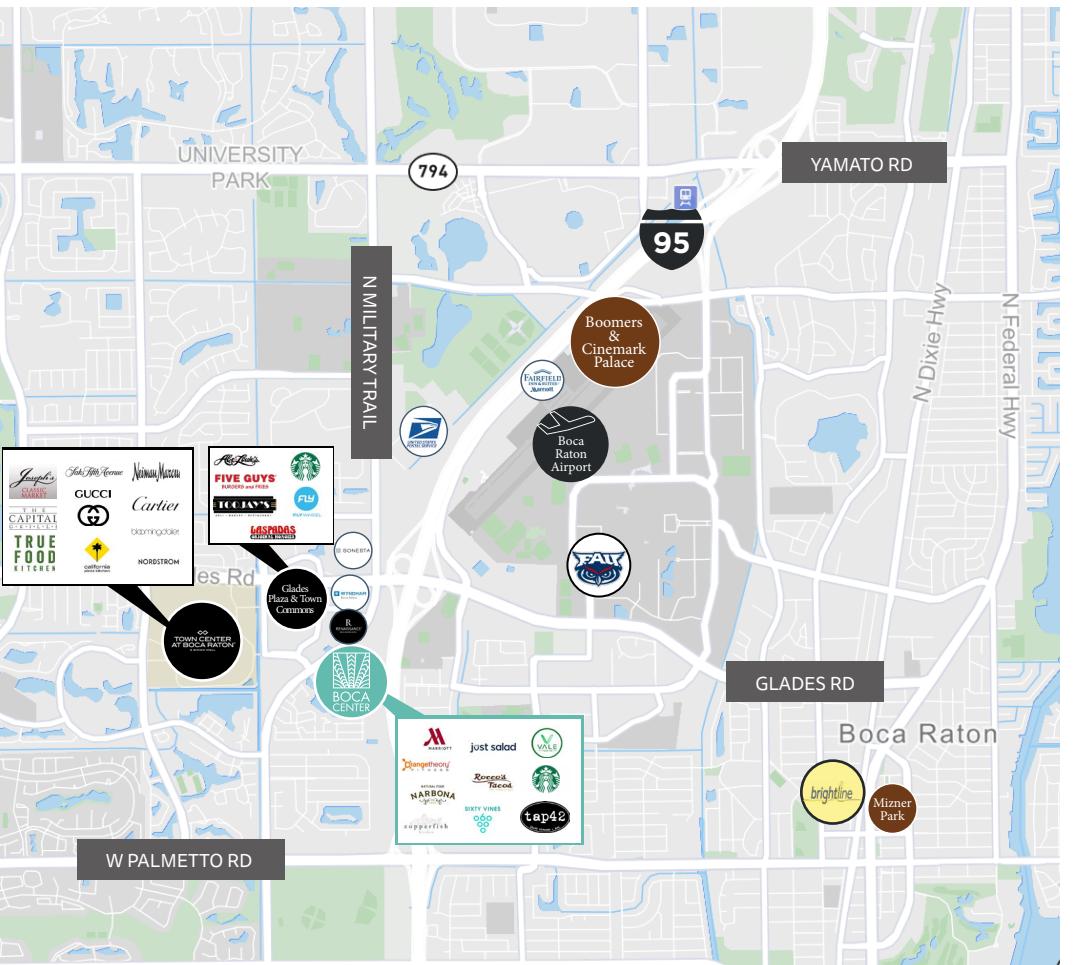
Tower II



Tower III

## 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.



**Marriott Hotel On-site:** Integrated 256-room, 4.5 star recently renovated Marriott Hotel with a new full-service restaurant, guest lounge and 12 event spaces.

**I-95 - 3 Minutes (0.9 Miles)**

**Florida's Turnpike - 11 Minutes (3.5 Miles)**

**Brightline Station - 7 Minutes (3.6 Miles)**

**brightline**

**Boca Raton Airport - 6 Minutes (2.5 Miles)**

**West Palm Beach Airport - 32 Minutes (26 Miles)**

**Fort Lauderdale Airport - 38 Minutes (25 Miles)**

**Miami International Airport - 60 Minutes (46**

## Building Renovations Completed!

Tower Lobbies

Corridors

Restrooms

Exterior and Landscape Refresh

Conference Facility

Tenant Lounge

Spec Suites in Progress

**Fitness Center Coming Soon**





## Tower I

Address	5200 Town Center Circle Boca Raton, FL 33486
RBA	120,594
Availability	3,746 SF
Rental Rate	\$49.00 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	±2,513 - 17,911 SF
Rental Rate	\$47.00 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	8,485 SF 2,598 SF
Renovated	2013/2022
Rental Rate	\$49.00
Opex	\$21.26/includes electric & janitorial
Stories	6
Structured Parking	Ratio 4/1,000





For more information, please contact:

**John Criddle**  
Executive Vice President  
T +1 561 283 5176  
john.criddle@cbre.com

**Max Pawk**  
First Vice President  
T +1 561 393 1670  
max.pawk@cbre.com

**Joseph Freitas**  
Senior Vice President  
T +1 561 512 8844  
joe.freitas@cbre.com

**Nicholas Mulligan**  
Associate  
T +1 561 393 1680  
nicholas.mulligan@cbre.com



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

Tower III  
1800 N Military Trail  
Boca Raton, FL 33486