



Class A Office Space 368,000 SF

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

COMPREHENSIVE
CAPITAL IMPROVEMENTS



Tower I



Tower II



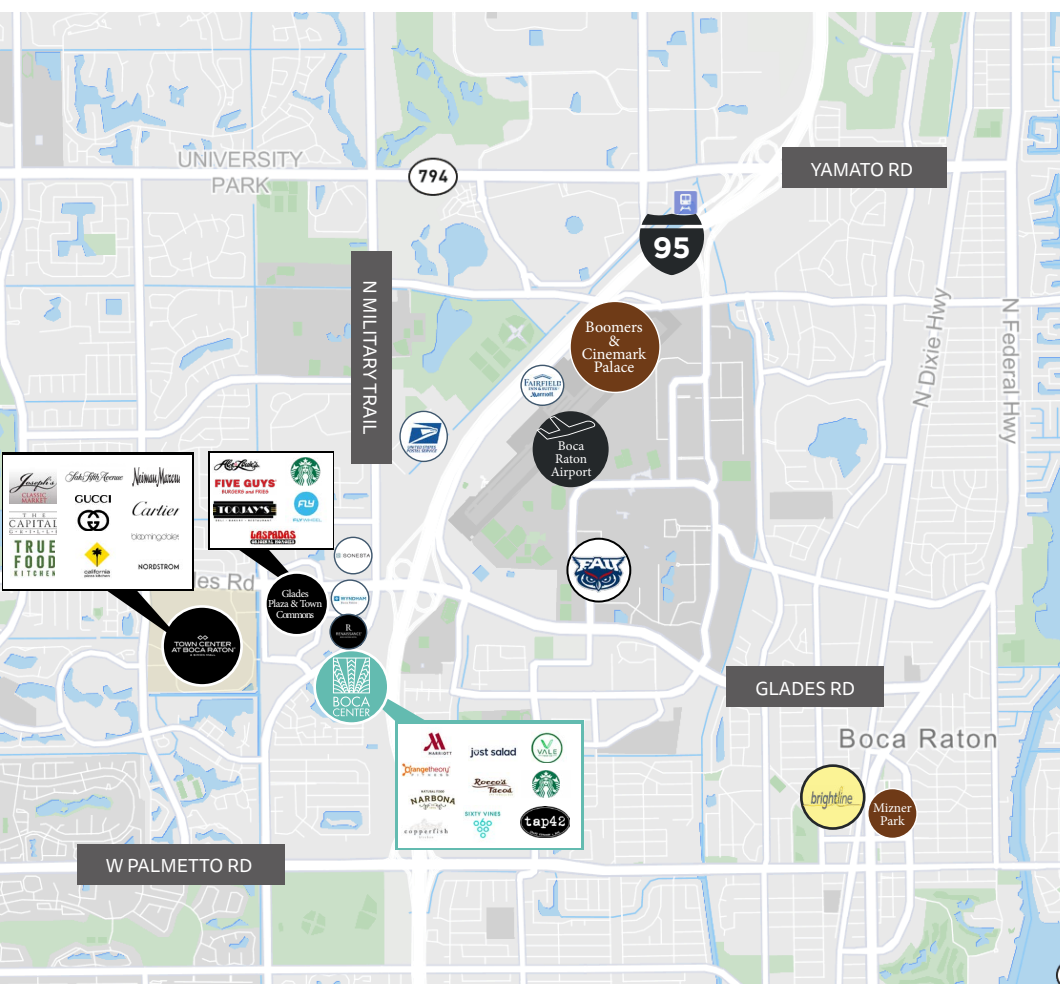
Tower III

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

Building Renovations Completed!

Tower Lobbies
Corridors
Restrooms
Exterior and Landscape Refresh

Conference Facility
Tenant Lounge
Spec Suites in Progress

Fitness Center Coming Soon





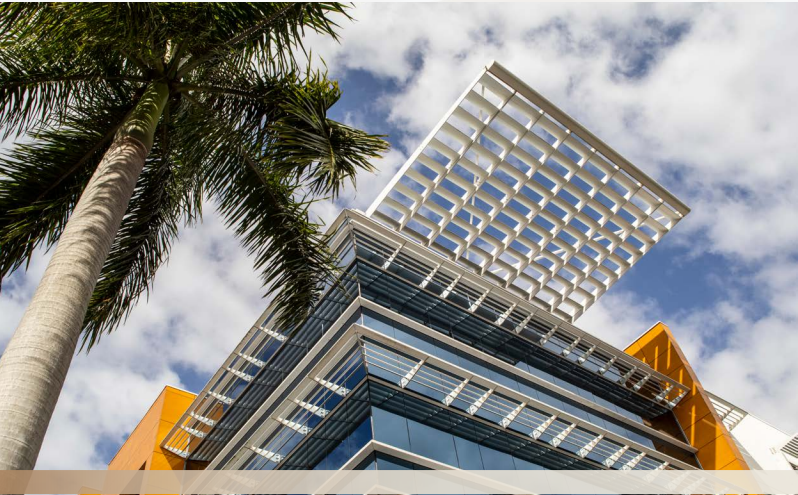
Tower I

| | |
|--------------------|---|
| 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 |





BOCA
CENTER



For more information, please contact:

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

Tower III
1800 N Military Trail
Boca Raton, FL 33486