

# FOUNTAIN SQUARE

CLASS A OFFICE SPACE  
WITH SPEC SUITES AVAILABLE



2600, 2650, 2700 North Military Trail  
Boca Raton, Florida 33431



BOMA FORT LAUDERDALE / PALM BEACHES  
LOCAL TOBY CHOICE WINNER 2024  
SUBURBAN OFFICE PARK LOW RISE CATEGORY

**IPCapital**  
PARTNERS, LLC

**CBRE**





# HIGHLIGHTS

Property Address	2600, 2650, 2700 North Military Trail Boca Raton, FL 33431
Asking Rate	\$38.00 - \$40.00 NNN
OPEX	\$17.94/SF Includes electric & janitorial
Parking	873 free Surface Spaces are available. Canopy parking spaces are available.

# PROPERTY FEATURES

- + Class A office complex consisting of three separate buildings
- + Café providing healthy food choices located in the 2650 building
- + Outdoor eating and lounge area
- + Numerous amenities and restaurants nearby
- + Minutes to I-95 and Florida's Turnpike
  - + 0.7 miles from Glades Road
  - + 1.5 miles from Yamato Road



2600 & 2700 are now  
Energy Star efficient



Click Here to View Property Video



# COMPLETED RENOVATIONS



New monument Signage



Updated Common  
Area Corridors



New Outdoor Seating  
& Canopy Covering



Landscape Refresh



Restroom Upgrades



Conference Facility  
in 2650 Building



Full Lobby Upgrades



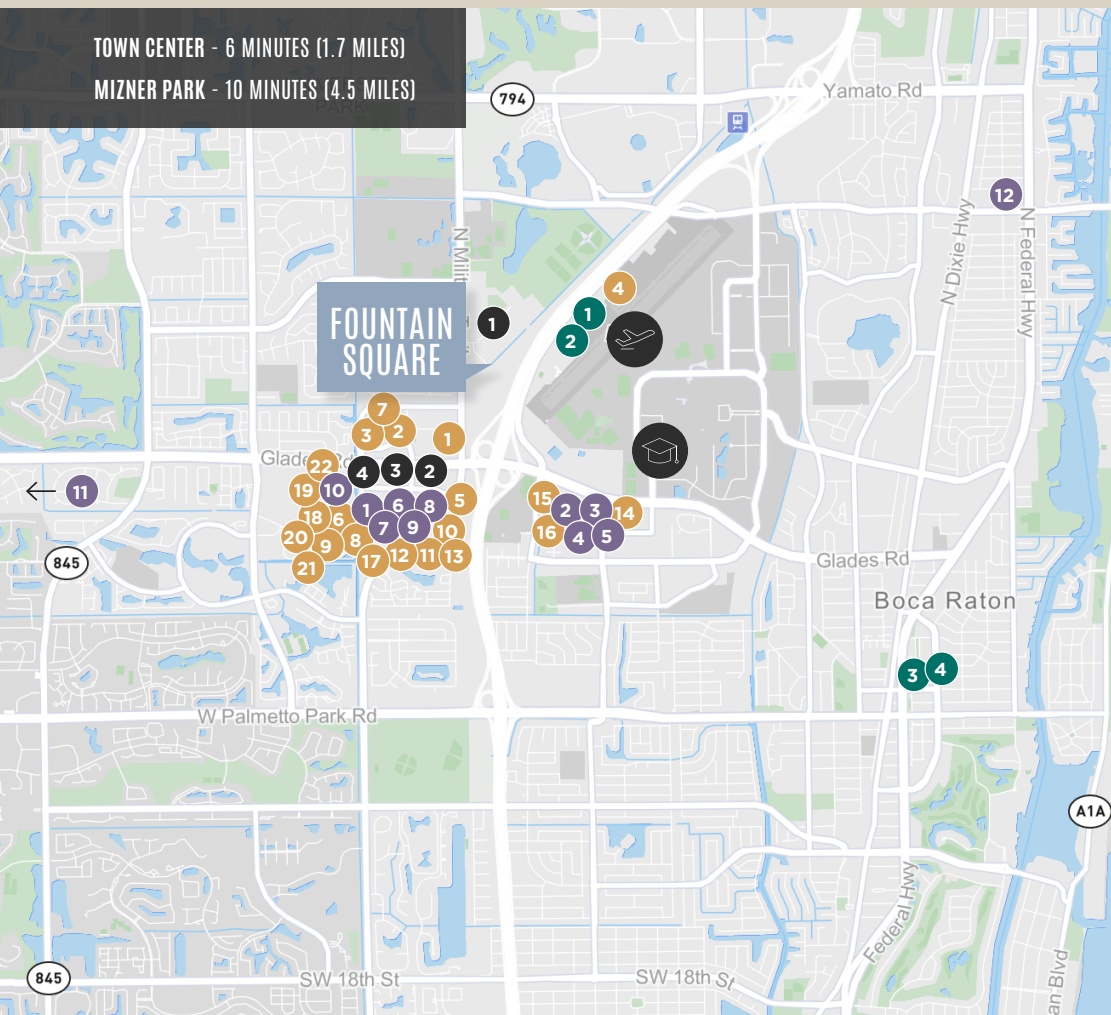
Exterior Accent Paint



Fountain Square is located on Military Trail just north of Glades Road on the west side of I-95.

In addition to the new café providing healthy food choices located in the 2650 building, Fountain Square is located in an area with abundant amounts of amenities including many restaurants, services, banking, entertainment and a short drive to additional shopping and restaurants.

TOWN CENTER - 6 MINUTES (1.7 MILES)  
MIZNER PARK - 10 MINUTES (4.5 MILES)



### RESTAURANTS

1. Houston's
2. Seasons 52
3. New York Prime
4. Tilted Kilt Pub & Eatery
5. Farmer's Table
6. Abe & Louie's
7. Chipotle
8. Hooters
9. Five Guys
10. Morton's Steakhouse
11. BRIO Tuscan Grille
12. Rocco's Tacos
13. Tap42 Boca
14. J. Alexander's
15. Shake Shack
16. P.F. Chang's
17. Starbucks
18. Grand Lux Cafe
19. The Capital Grille
20. Zinburger
21. California Pizza Kitchen
22. Cheesecake Factory

### SHOPPING

1. Town Center at Boca Raton
2. Bed Bath & Beyond
3. Whole Foods
4. Nordstrom's Rack
5. Barnes & Noble
6. Macy's
7. Bloomingdale's
8. Nordstrom Town Center
9. Sax Fifth Avenue
10. Sears
11. Best Buy
12. Publix

### BANKS & SERVICES

1. United States Post Office
2. Bank of America
3. Regions Bank
4. Legacy Bank

### ENTERTAINMENT

1. Cinemark Palace 20
2. Boomers! Boca Raton
3. iPic Mizner Park
4. Strike10

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