

FOR LEASE

Central Boca Raton Office Space for Lease

±2,060 RSF | 1st Floor Office | Suite#101



Close Proximity to I-95 & Glades Road

2201 NW Corporate Blvd | Boca Raton, FL 33431

Tom Robertson

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Exclusively Offered By:

RR
ROBERTSON
COMMERCIAL REALTY ADVISORS

Property Summary

This centrally located two-story office building offers prime positioning near I-95, Glades Road, the Boca Town Center Mall, the Florida Turnpike, and the Sawgrass Expressway. Featuring updated suites, elevator service, and abundant parking (3.5:1,000 ratio), the 26,526 SF property. Ideal for a growing business seeking a well-maintained, accessible location with flexible improvement options.

Property Details

Property Address	2201 NW Corporate Blvd, Boca Raton, FL SUITE #101
Building Area	±26,526 SF
Rentable SF Available	±2,060 RSF
Ample Parking	95 Free Spaces (13 Covered)
Covered Parking Reserved	Available at \$75.00 per/month
Lease Rate	\$36.00/ PSF Gross <small>Includes electric & water & paper trash</small>
Permitted Uses	Business, Medical, Governmental, Banks, Financial, Professional Office, Medical

Property Highlights

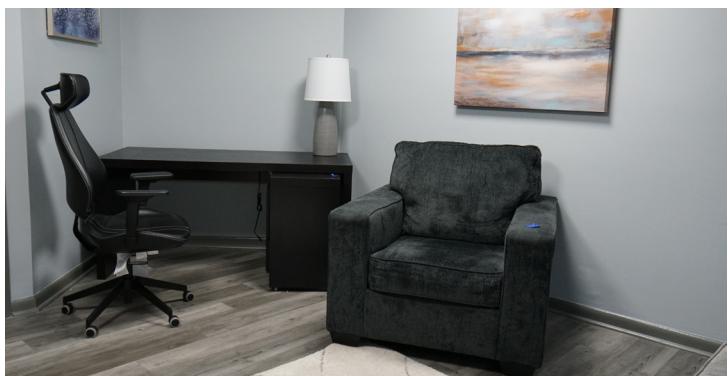
- Prime Boca Raton Location - Minutes from I-95, Glades Road, Florida Turnpike and Sawgrass Expressway. Exceptional accessibility to hotels, retail stores, and restaurants.
- Flexible Suite Options - Multiple configurations available to accommodate diverse business needs.
- Abundant Free Parking - Superior 3.5 spaces per 1,000 SF ratio including covered options.
- All-Inclusive Pricing - Simplified gross lease terms covering utilities (electrical & water & paper trash).

Lease Rate:

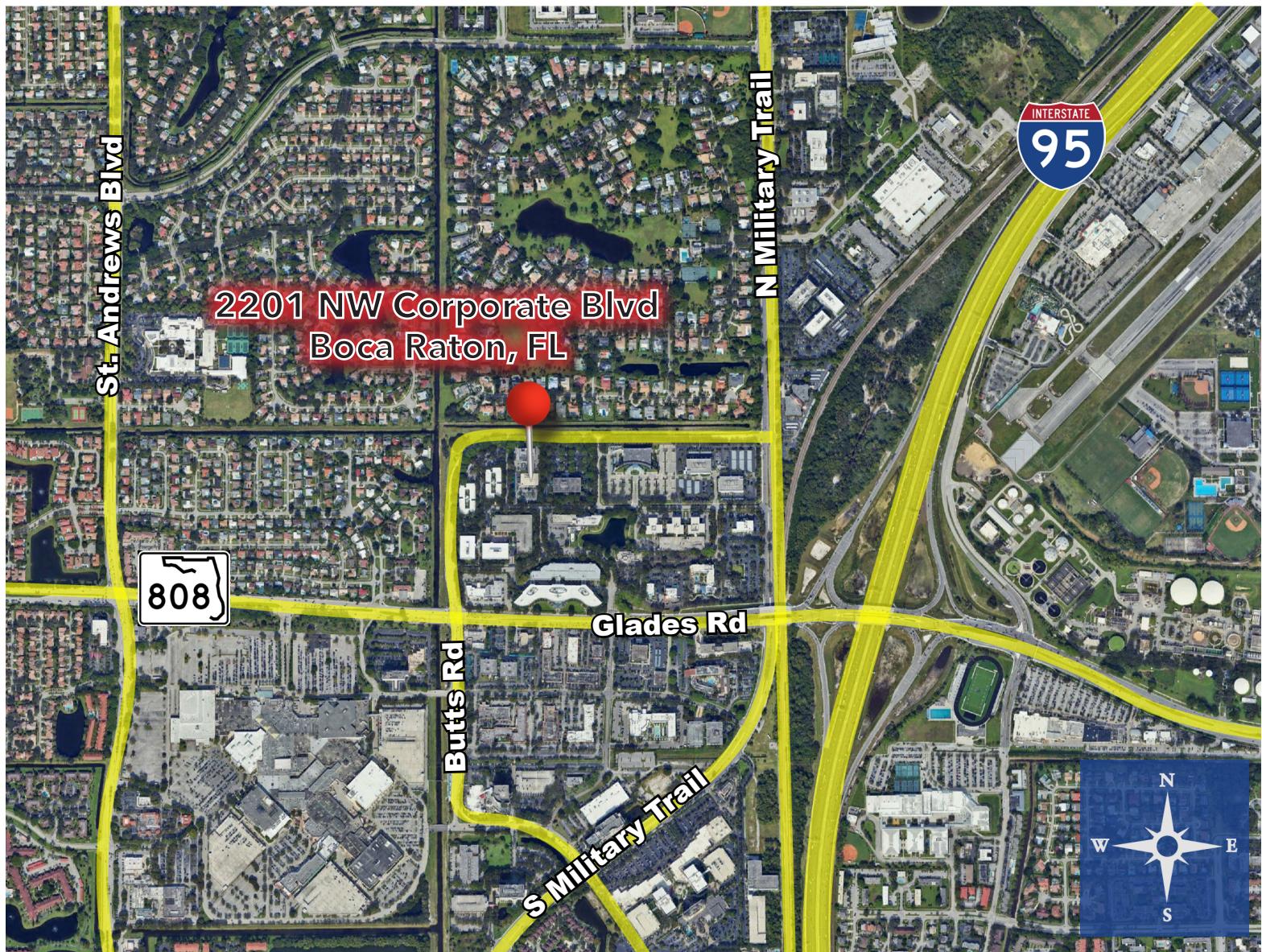
\$36.00/ PSF Gross

Includes electric & water & paper trash

Property Pictures



Location Map

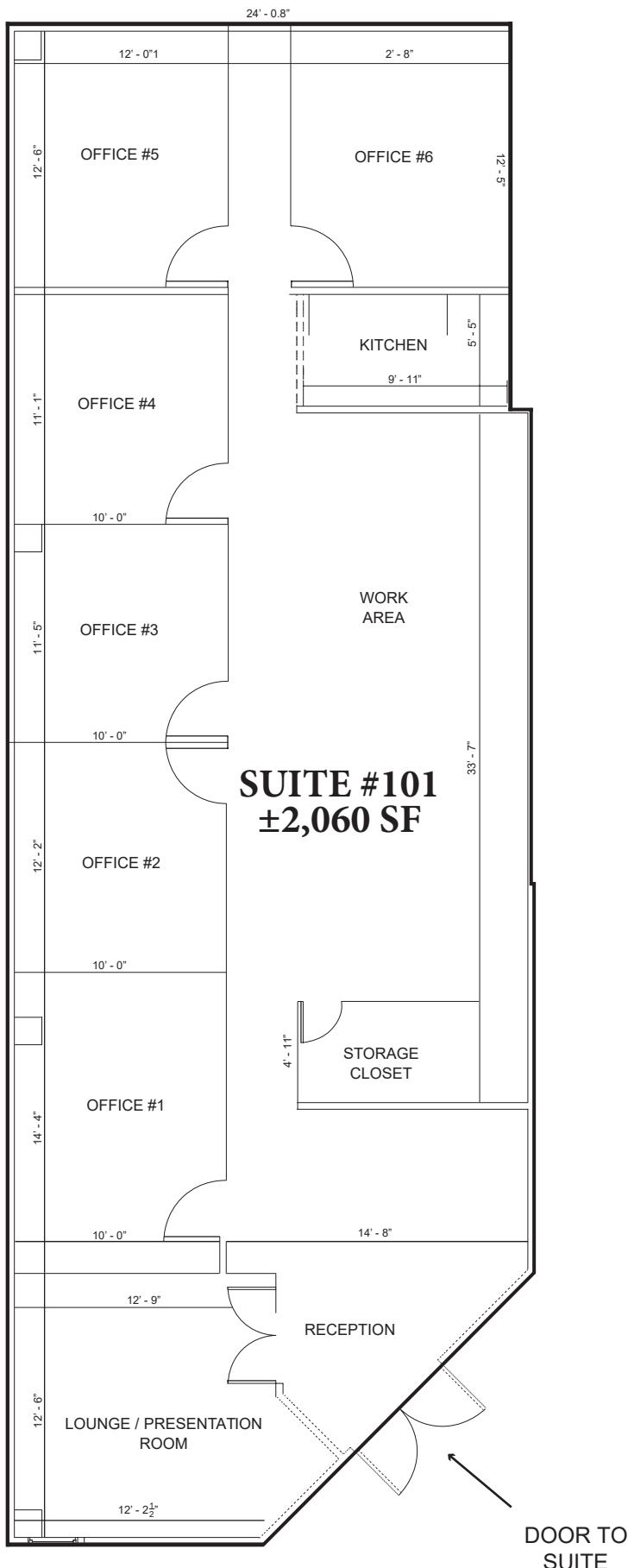


Ideal Uses

Zoning: R-B-1 - BUSINESS (06-BOCA RATON)

- Professional Business Services
- Banks and Financial Institutions
- Business, Trade, Technical or Secretarial Schools
- Child Care Facility
- Business/Professional Offices
- Duplicating, Copying, Letter and Admin, Service Establishments
- Personal Services
- Interior Decorators
- Photographic/ Art Studios

Floor Plan



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