



OFFICES @  
**THE ECLIPSE**  
*Boca Raton*

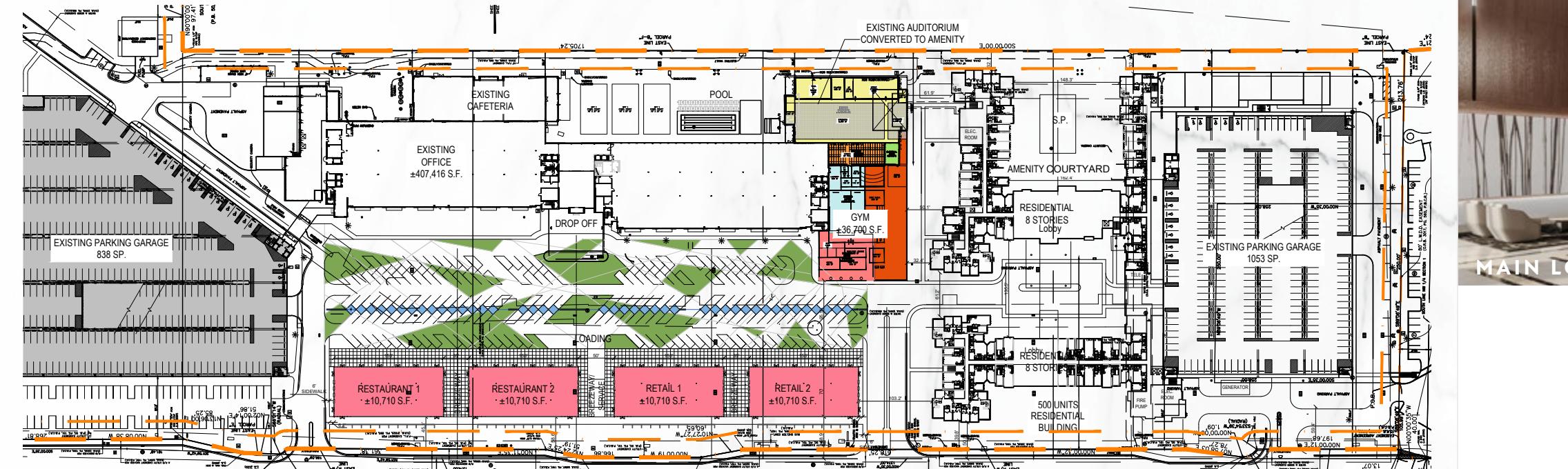
OFFICE | FOR LEASE

 BH GROUP

 PEBB ENTERPRISES  
SINCE 1973

**CBRE**

## Site Plan



## Lobby Renderings



\$10M+

RENOVATIONS

## Office & Retail Rendering



## Multifamily Rendering





# PROPERTY HIGHLIGHTS

## Location

The Offices at the Eclipse is a Class A state-of-the-art property located in the highly coveted Boca Raton Submarket on the highly trafficked corner of Clint Moore Road and N. Military Trail. Built in 2008 as the global headquarters for Office Depot, the 29-acre company in Boca Comprises of three, five-story office buildings connected by glass atriums overlooking the Old Course at Broken Sound Golf Club and two parking garages. The property is only minutes from the Boca Raton Executive Airport, Downtown Boca/Mizner Park, Interstate 95 (between Congress and Yamato interchanges) and Florida's Turnpike.

## On-Site Amenities

The LEED Silver-certified office buildings are fully equipped with backup generators, hurricane impact window, high-speed elevators and abundant structured parking. The property provides Tenant's with an outdoor patio, first class gym and conference center. In addition to the onsite amenities, Tenants are provided walkability to the adjacent 65,000 square foot Park Place retail development offering numerous retail and dining options such as: Fresh Market, Burtons Grill, The Habit Burger Grill, Fresh Kitchen, Carne & Coffee Company, Chipotle, Prezzo, Bento and Raw Juice.



# PROPERTY HIGHLIGHTS

## PRICING

PSF	\$40.00 NNN
Opex	\$13.87



# BUILDING HIGHLIGHTS

- + Comprises of three, five-story office buildings connected by glass atriums overlooking the Old Course at Broken Sound Golf Club and two parking garages.
- + Built in 2008 as the global headquarters for Office Depot.
- + Generator - North Tower can run for 1.5 weeks before requiring a refill. (10,000 Gallons off road diesel Tank)
- + Training rooms located on the ground floor of the North Building.
- + State-of-the-art Gym with lockers rooms and showers.



### Ceiling Heights

10' drop ceiling  
13.5' slab to slab



### ISP/Fiber

We have Verizon & AT&T currently, but there is extra piping and space to add whomever a tenant wants for ISP



### Maintain 24/7 Security

On-site and there are cameras at every entry



### Dry Cleaning

Pickup/drop off available



### Conference Center



### High-Speed Elevators



### Green Space



### Outdoor Patio



### Hurricane Impact Windows



### EEDS Silver-Certified Fully Equipped with Backup Generators



### Abundant Structured Parking 3.8 per 1,000

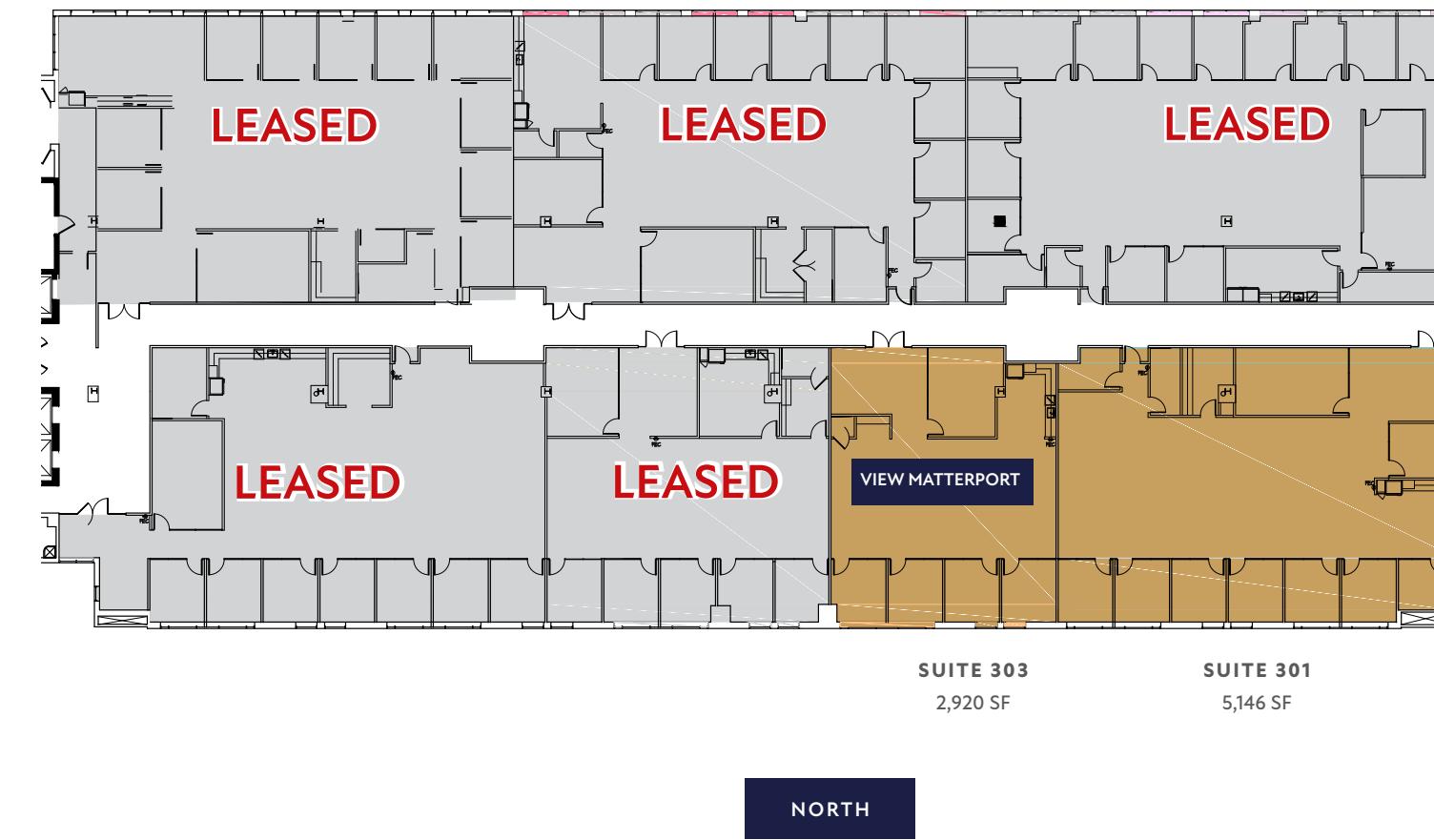


### First Class Gym





# Floorplans - 3rd Floor Spec Suites



OFFICES @  
THE ECLIPSE

*Boca Raton*





## Boca Raton

*Boca Raton, known by locals simply as “Boca,” truly has it all.*

The city features five miles of beautiful beaches and 47 parks – including two golf courses – making it an ideal destination for families and outdoor recreation lovers.

And, when it comes to culture and entertainment, Boca Raton does not disappoint. Here you'll find the world-class Boca Raton Museum of Art, open air concerts at the Mizner Park Amphitheater, the renowned annual Festival of the Arts BOCA, and some of the best dining in South Florida.

For some retail therapy, Mizner Park, the famous open-air shopping and dining plaza, the glittery Town Center Mall, and countless boutique shops are ready and waiting.

*Boca Raton is a great place to Live, Work, Play.*

47

*Parks*



34

*Golf Courses in Boca Raton*  
(8 are municipal courses)

05

*Miles of Beaches*



# 50,000 SF of Retail Space



# Unparalleled Amenities

In addition to the on-site amenities, tenants are provided walkability to the adjacent 65,000 square foot Park Place retail development offering numerous retail and dining options.

## Retail/Restaurants

- 01 Burtons Grill & Bar of Boca Raton
- 02 The Habit Burger Grill
- 03 Bento Asian Kitchen + Sushi
- 04 Prezzo - Boca Raton
- 05 Fresh Kitchen
- 06 The Fresh Market
- 07 Proper Ice Cream
- 08 Miller's Ale House
- 09 The Grille on Congress
- 10 Dunkin'
- 11 Starbucks
- 12 CVS
- 13 Walgreens
- 14 Publix
- 15 Bolay
- 16 Orangetheory
- 17 Barrel of Monks Brewing
- 18 Pet Supermarket
- 19 McDonald's
- 20 LA Fitness
- 21 Carmela Coffee Company

## Hotels

- 01 Embassy Suites by Hilton Boca Raton
- 02 SpringHill Suites by Marriott Boca Raton
- 03 Holiday Inn Suites by Marriott Boca Raton
- 04 Hampton Inn Boca Raton

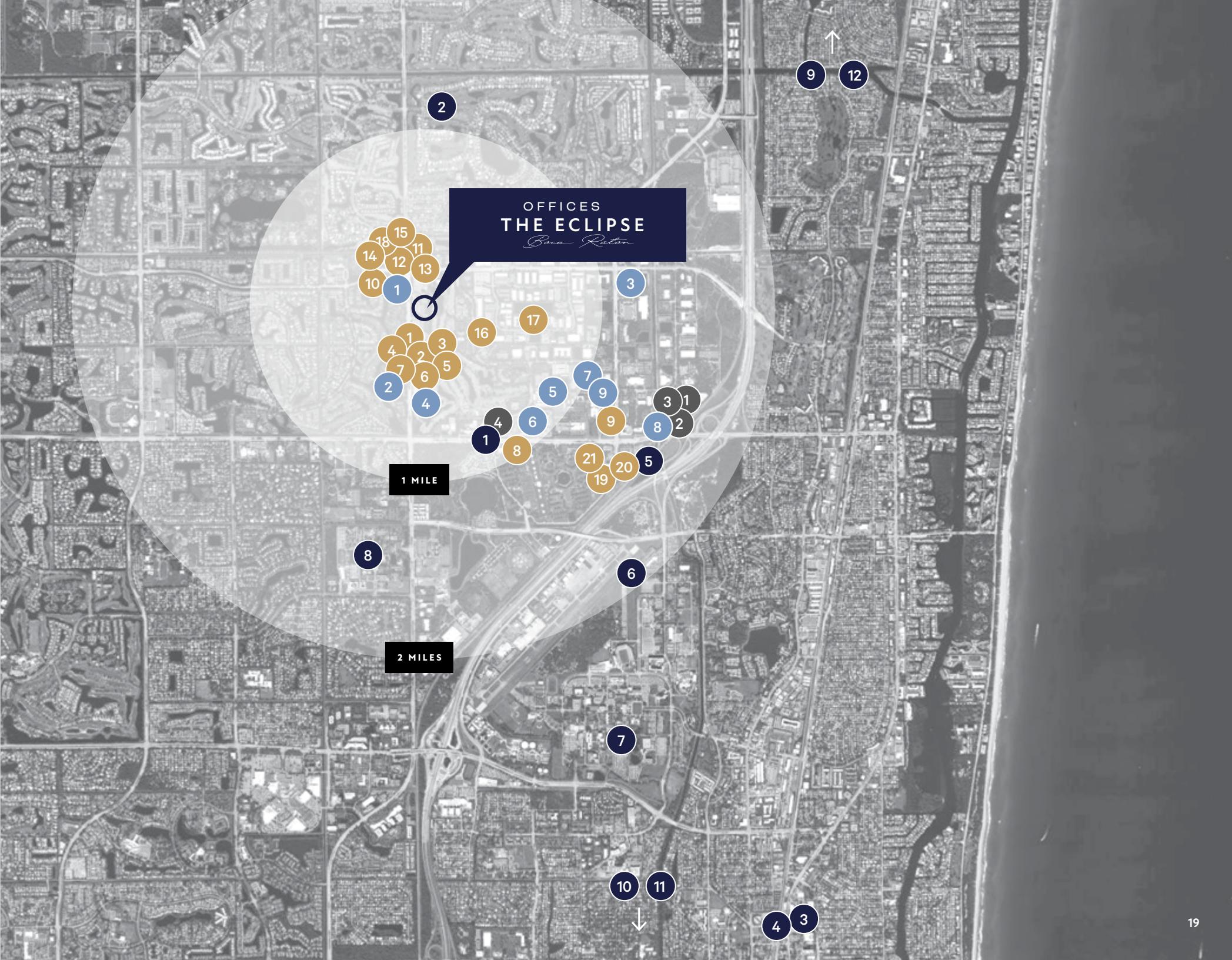
## Points of Interest

- 01 The Old Course of Broken Sound
- 02 Bocaire Country Club
- 03 Mizner Park
- 04 Brightline Station
- 05 Tri Rail Station
- 06 Boca Raton Executive Airport
- 07 Florida Atlantic University (FAU)
- 08 Lynn University
- 09 West Palm Airport
- 10 Fort Lauderdale Airport
- 11 Pompano Beach
- 12 Delray Beach

## Multifamily

- 01 Mizner Court 450 Units
- 02 San Marco at Broken Sound 335 Units
- 03 Allure By Windsor 282 Units
- 04 10X Boca Raton 398 Units
- 05 Bell at Broken Sound 270 Units
- 06 Amalta Broken Sound 297 Units
- 07 Avalon 850 Boca 370 Units
- 08 Aura Boca 322 Units
- 09 Ceru 284 Units

3,008 Units delivered in the past 4 years within the Park of Broken Sound



# CONVENIENT COMMUTE TIMES



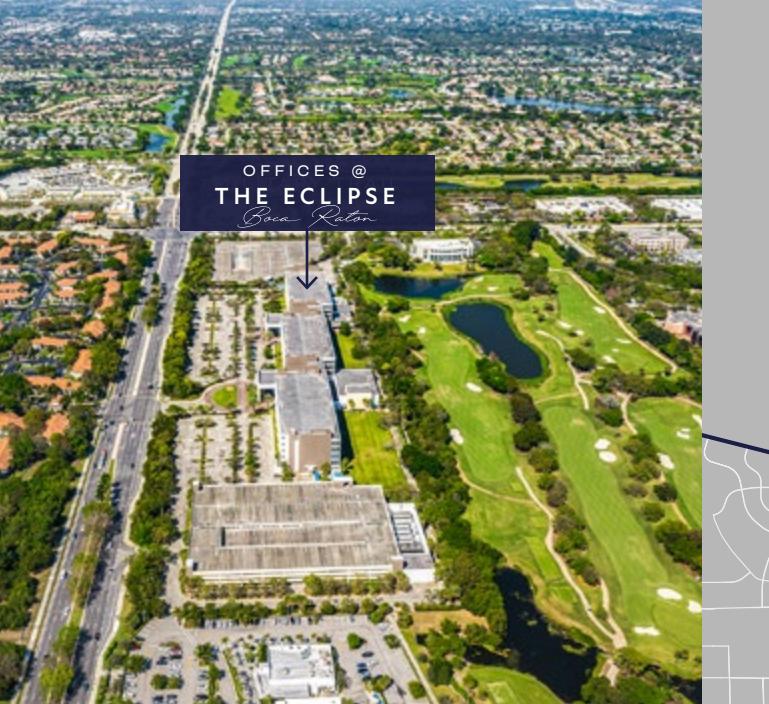
Site sits between the Congress + Yamato Interchanges along I-95



Access a labor pool of 1.6M Workers within 30 miles and 2.2M within 60 minutes



OFFICES  
THE ECLIPSE  
*Boca Raton*



Minutes from Boca Raton Executive Airport, Florida Turnpike and within 30 minutes from both Palm Beach International and Ft. Lauderdale International airports





For More Information Contact:

**John Criddle**  
Executive Vice President  
+1 561 283 5176  
[john.criddle@cbre.com](mailto:john.criddle@cbre.com)

**Joe Freitas**  
Senior Vice President  
+1 561 512 8844  
[joe.freitas@cbre.com](mailto:joe.freitas@cbre.com)

**Maxwell Pawk**  
First Vice President  
+1 561 393 1670  
[max.pawk@cbre.com](mailto:max.pawk@cbre.com)

**Nicholas Mulligan**  
Associate  
+1 561 393 1680  
[nicholas.mulligan@cbre.com](mailto:nicholas.mulligan@cbre.com)

