



## NOW PRE-LEASING

Boca Raton's Only New-Construction  
Class A Office Midrise



### Midtown Place

— At Boca Raton —



# **MIDTOWN PLACE AT BOCA RATON**

**FIRST MAJOR CLASS A OFFICE BUILT IN  
SOUTHERN PALM BEACH COUNTY IN A DECADE**

**1751 N. MILITARY TRAIL, BOCA RATON, FL 33486**

- ❑ PRIME, WALKABLE LOCATION ON MILITARY TRAIL SOUTH OF GLADES ROAD
- ❑ 120,000 SF CLASS A OFFICE BUILDING
- ❑ HIGH-CONCEPT RESTAURANT AMENITY
- ❑ GARAGE AND SURFACE PARKING
- ❑ ULTRA-CONTEMPORARY DESIGN
- ❑ SWEEPING OUTDOOR BALCONIES
- ❑ FLOOR-TO-CEILING IMPACT GLASS
- ❑ FULL BUILDING BACK-UP GENERATOR
- ❑ HIGH-VISIBILITY BUILDING SIGNAGE FOR ANCHOR TENANT
- ❑ OUTDOOR PLAZAS
- ❑ HIGH-END, GLASS-LADEN OFFICE SUITE FINISHES
- ❑ BUILDING WILL OFFER FULL VALET SERVICES
- ❑ DELIVERY Q1 2026
- ❑ RENT: \$65 PSF NNN
- ❑ ESTIMATED OPEX @ \$16.50 FULL SERVICE









Midtown Place  
— At Boca Raton —

# STACKING PLAN

## Boca Midtown Place: Stacking Plan

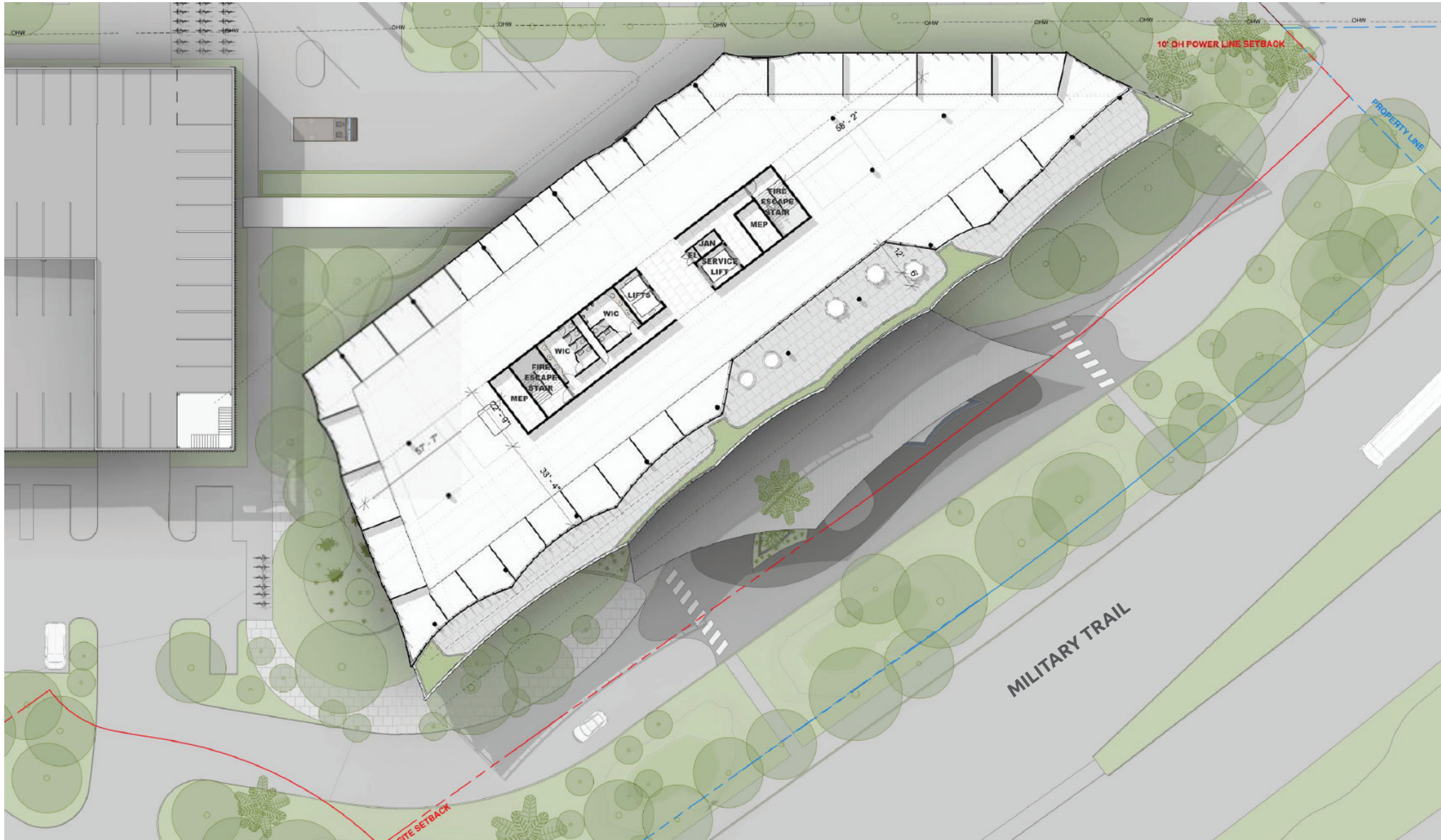
Floor 5	24,840 RSF	Common Area	
Floor 4	23,363 SF	Common Area	
Floor 3	29,357 SF	Common Area	
Floor 2	25,013 SF	Common Area	
Floor 1	10,372 SF	Lobby	Restaurant 6,700 SF





Midtown Place  
At Boca Raton

# FLOORPLANS

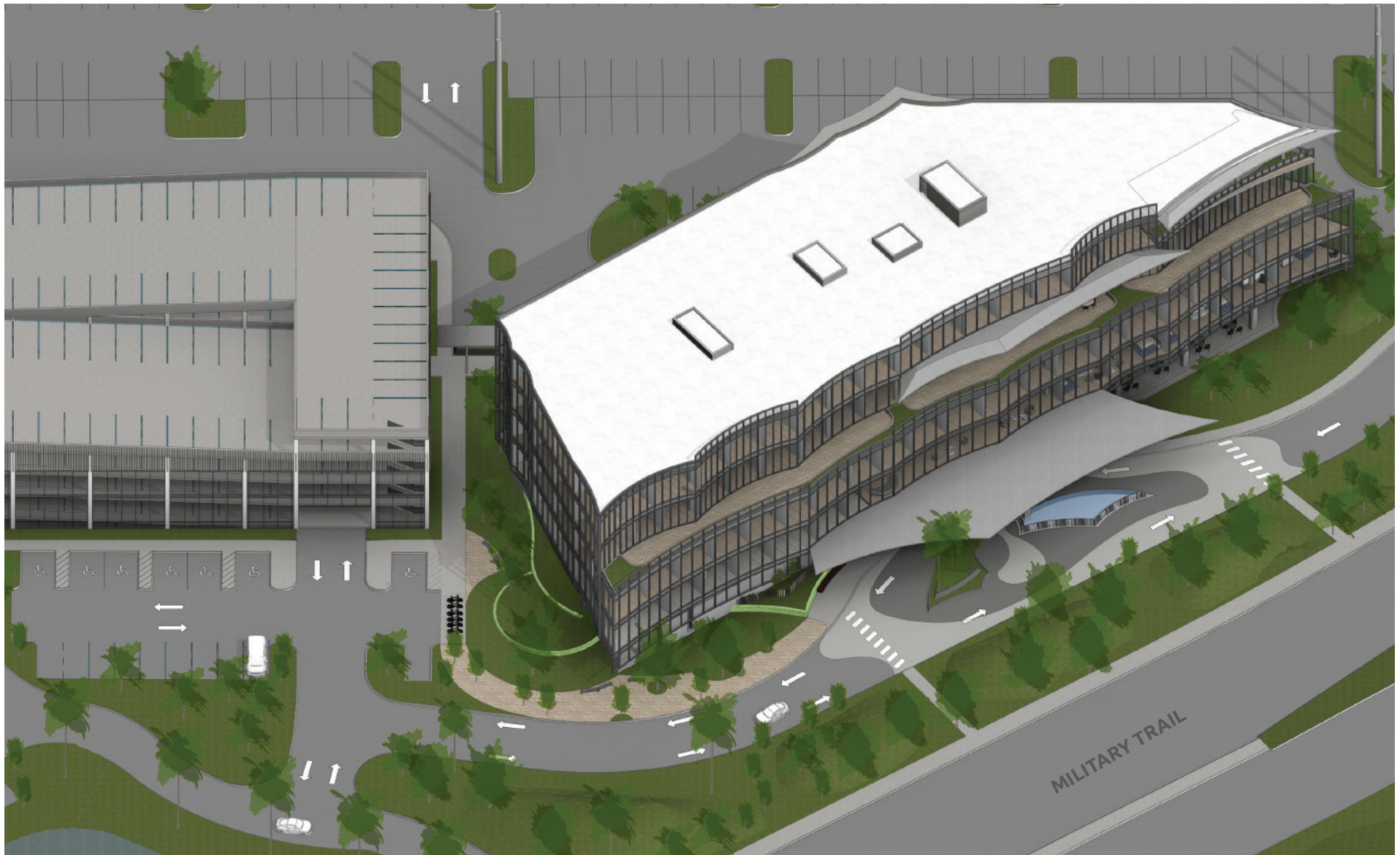






Midtown Place  
— At Boca Raton —

# SITE PLAN





LYNN  
UNIVERSITY

MILITARY TRAIL

BOCA RATON  
AIRPORT



INTERSTATE  
95

### TOWN CENTER AT BOCA RATON

NEIMAN MARCUS  
GUCCI  
CARTIER  
SAKS FIFTH AVENUE  
VERSACE  
LOUIS VUITTON  
THE CAPITAL GRIL  
TIFFANY & CO.  
GRAND LUXE CAFE  
NORDSTROM  
BLOOMINGDALE'S  
JOSEPH'S CLASSIC MARKET

### TOWN CENTER AT BOCA RATON

ABE & LOUIE'S  
TOOJAY'S  
FIVE GUYS  
HOOTERS  
LASPADAS  
STARBUCKS

HOUSTON'S STEAKHOUSE  
SEASON 52

SONESTA SELECT  
BOCA RATON

RENAISSANCE  
BOCA RATON HOTEL

MIDTOWN PLACE  
AT BOCA RATON

BOCA RATON MARIOTT AT  
BOCA CENTER

BOCA CENTER  
ROCCOS TACOS  
TAP 42  
COPPER FISH  
MORTON'S  
PANERA  
STARBUCKS  
SUSHI RAY  
TOTAL WINE & MORE

LOCATION &  
AMENITIES MAP







## PROPERTY INQUIRIES

### **DARCIE LUNSFORD**

EVP-Director of Office Leasing  
954.312.2435  
dlunsford@butters.com

### **CAROLINE FLEISCHER**

EVP-Director of Occupier Services  
954.312.2426  
cfleischer@butters.com

### **SKYLAR BUTTERS**

Office Leasing Specialist  
754.227.5032  
sky@butters.com



6820 Lyons Technology Circle  
Suite 100  
Coconut Creek, FL 33073  
[www.butters.com](http://www.butters.com)

No warranty or representation is made to the accuracy of the foregoing information. Terms or sale or lease or availability are subject to change or withdrawal without notice.