

# 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



**BE PART OF THE MIDTOWN PLACE  
EXPERIENCE**

**A TENANT CENTRIC,  
ONE OF A KIND LOCATION  
IN THE HEART OF BOCA RATON**





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## STACKING PLAN

### Boca Midtown Place: Stacking Plan

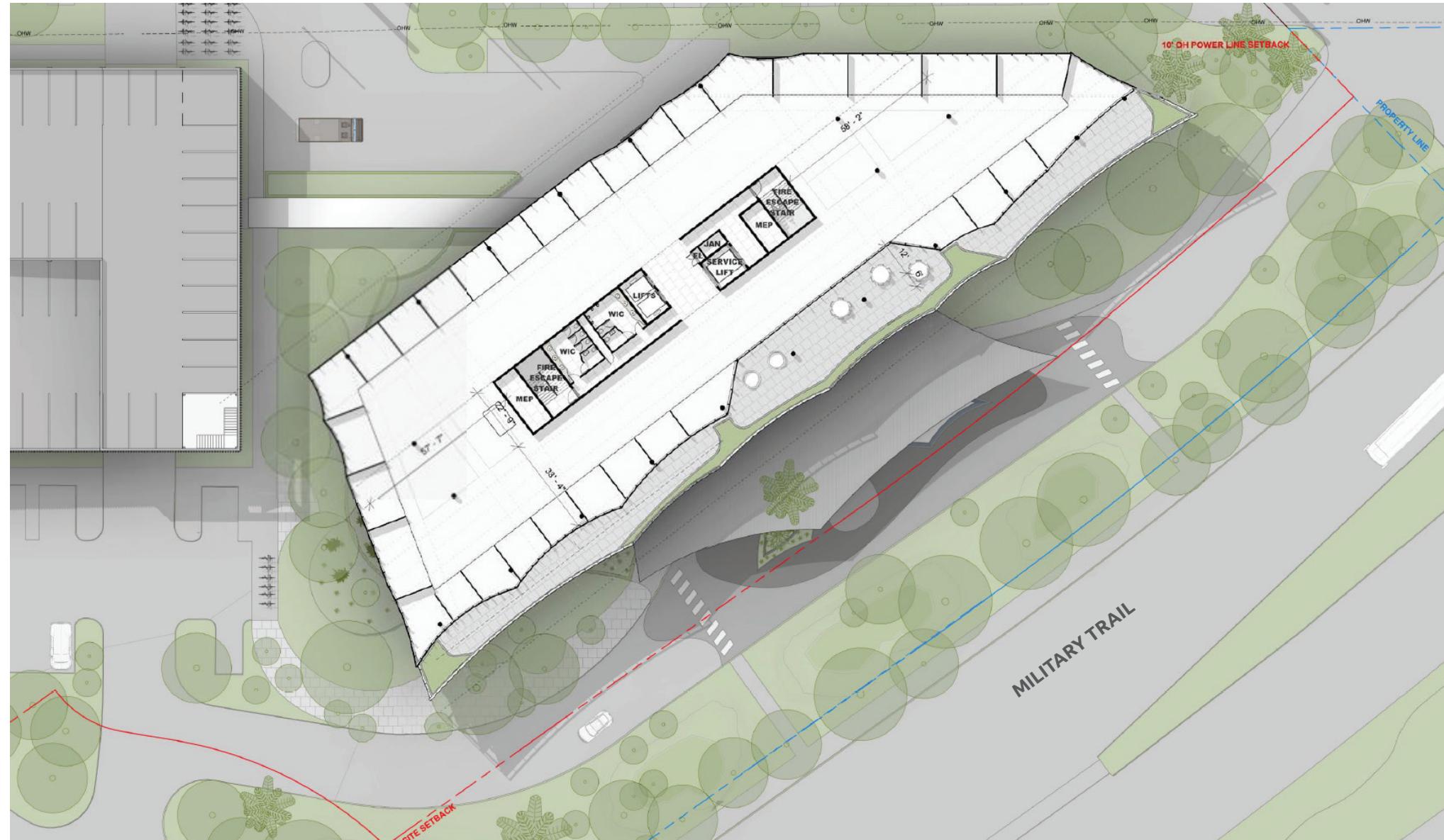
Floor 5	24,840 RSF	Common Area	
Floor 4	23,363 SF	Common Area	
Floor 3	29,357 SF	Common Area	
Floor 2	25,013 SF	Common Area	
Floor 1	10,372 SF	Lobby	Restaurant 6,700 SF





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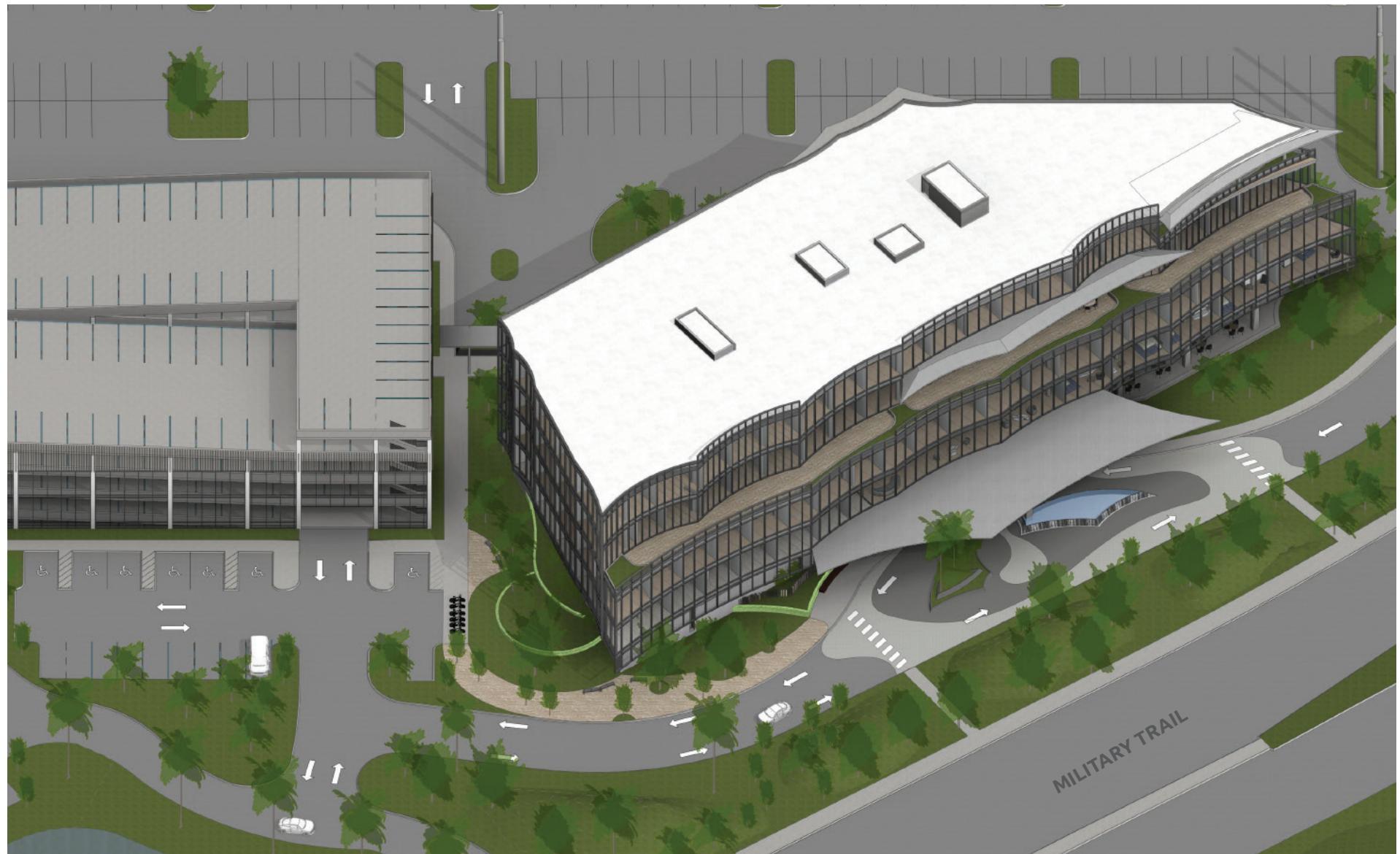
## FLOORPLANS





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# SITE PLAN







## PROPERTY INQUIRIES

### DARCIE LUNSFORD

EVP-Director of Office Leasing  
954.312.2435  
[dlunsford@butters.com](mailto:dlunsford@butters.com)

### CAROLINE FLEISCHER

EVP-Director of Occupier Services  
954.312.2426  
[c fleischer@butters.com](mailto:c fleischer@butters.com)

### SKYLAR BUTTERS

Office Leasing Specialist  
754.227.5032  
[sky@butters.com](mailto:sky@butters.com)



BUTTERS

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

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