

OFFICES @ 6600 N.  
**MILITARY TRAIL**

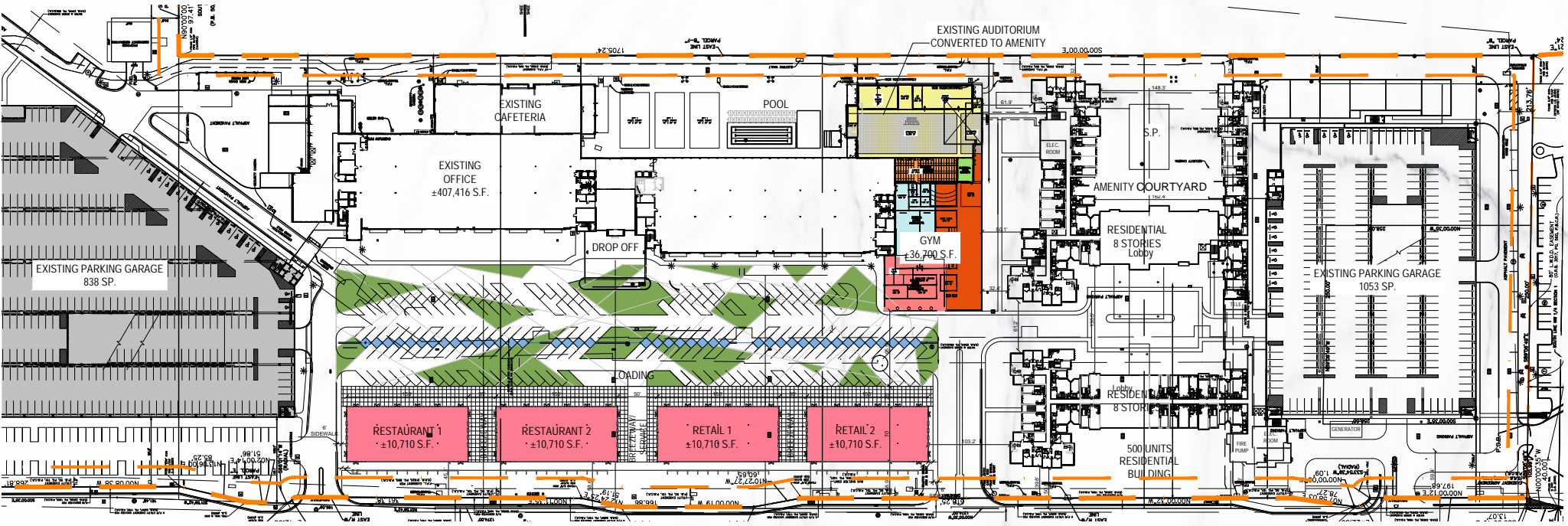
*Boca Raton*

#1 HQ Opportunity in the Market

OFFICE | FOR LEASE



# Site Plan



# Lobby Renderings

located in the highly cov

\$10M+

RENOVATIONS



MAIN LOBBY RENDERING



NORTH LOBBY RENDERING

# Office & Retail Rendering

located in the highly cov...



# Multifamily Rendering located in the highly cov





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OFFICE LEASING OPPORTUNITY

# PROPERTY HIGHLIGHTS

## Location

The Offices @ 6660 N Military 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, include 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, Carmela Coffee Company, Chipotle, Prezzo, Bento and Raw Juice.



# PROPERTY 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.



**29-ACRES**  
200,000 SF Available





### Ceiling Heights

10' drop ceiling  
13.5' slab to slab



### Maintain 24/7 Security

On-site and there are cameras  
at every entry



### ISP/Fiber

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



### Dry Cleaning

Pickup/drop off available



5 STAR 37,000 SF ELITE FITNESS CLUB & SPA

# BUILDING HIGHLIGHTS

## PRICING

PSF	\$38.00 - \$40.00 NNN
Opex	\$13.87



Conference Center



High-Speed Elevators



Green Space



Outdoor Patio



**Abundant  
Structured Parking  
3.8 per 1,000**



**First Class  
Gym**



**Hurricane  
Impact Windows**



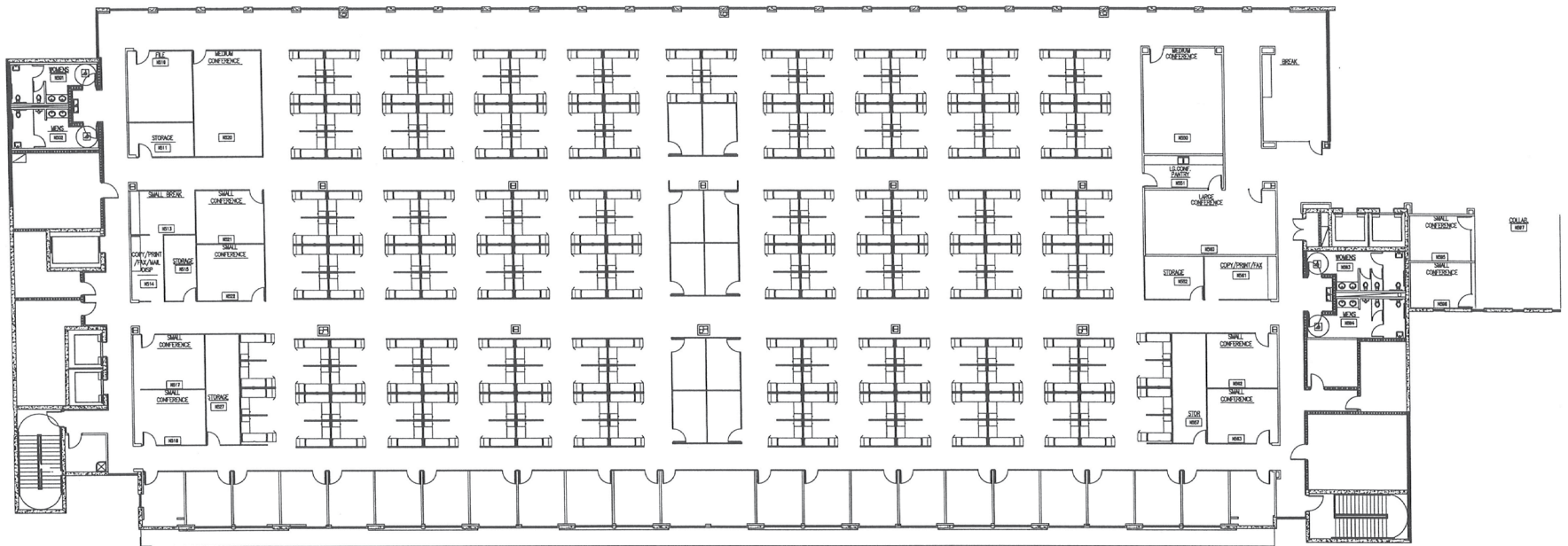
**LEED Silver-Certified  
Fully Equipped with  
Backup Generators**



5<sup>TH</sup> Floor ±40,000 SF  
4<sup>TH</sup> Floor ±19,612 SF | LEASED  
5,146 SF | 2,920 SF | 3,696 SF | 5,805 SF | Leased | Leased | Leased  
Spec Suites  
2<sup>ND</sup> Floor ±40,000 SF  
Ground Floor - 19,132 SF (Existing condition works well for Executive Suite Operators)

# FLOOR PLANS

Up to 40,000 SF

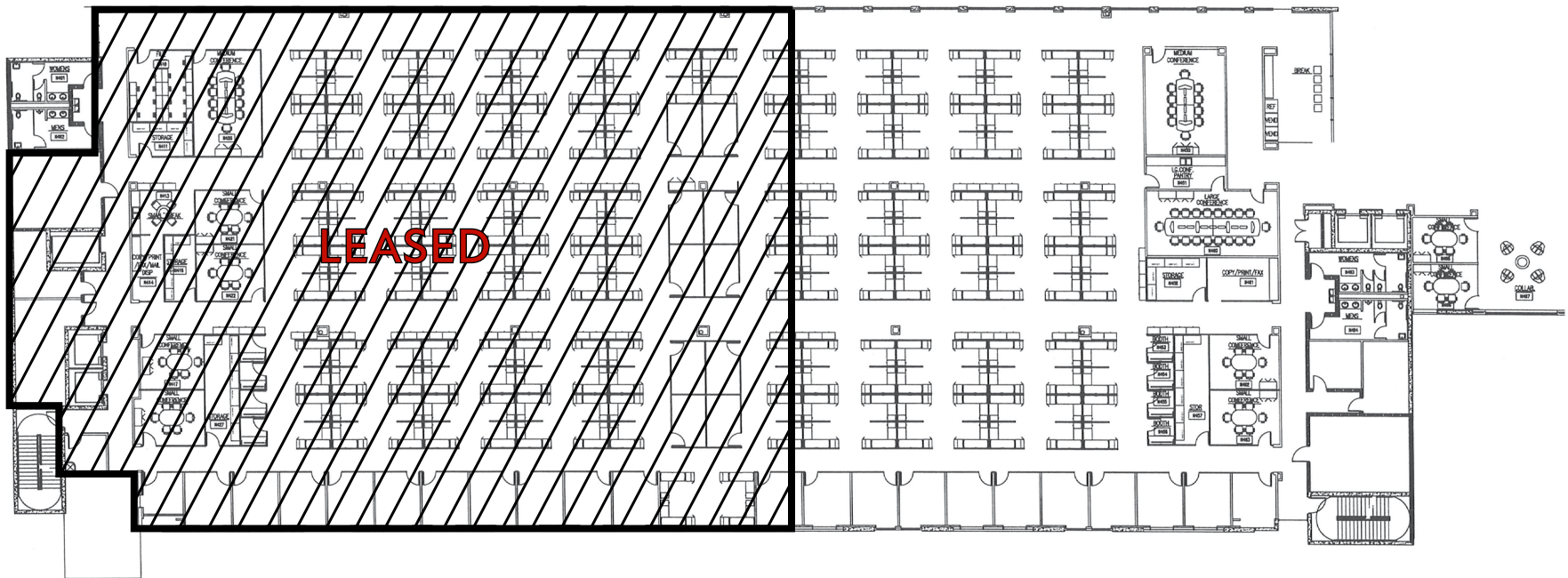


NORTH

FLOOR 5

# FLOOR PLANS

Up to 19,612 SF



NORTH

FLOOR 4

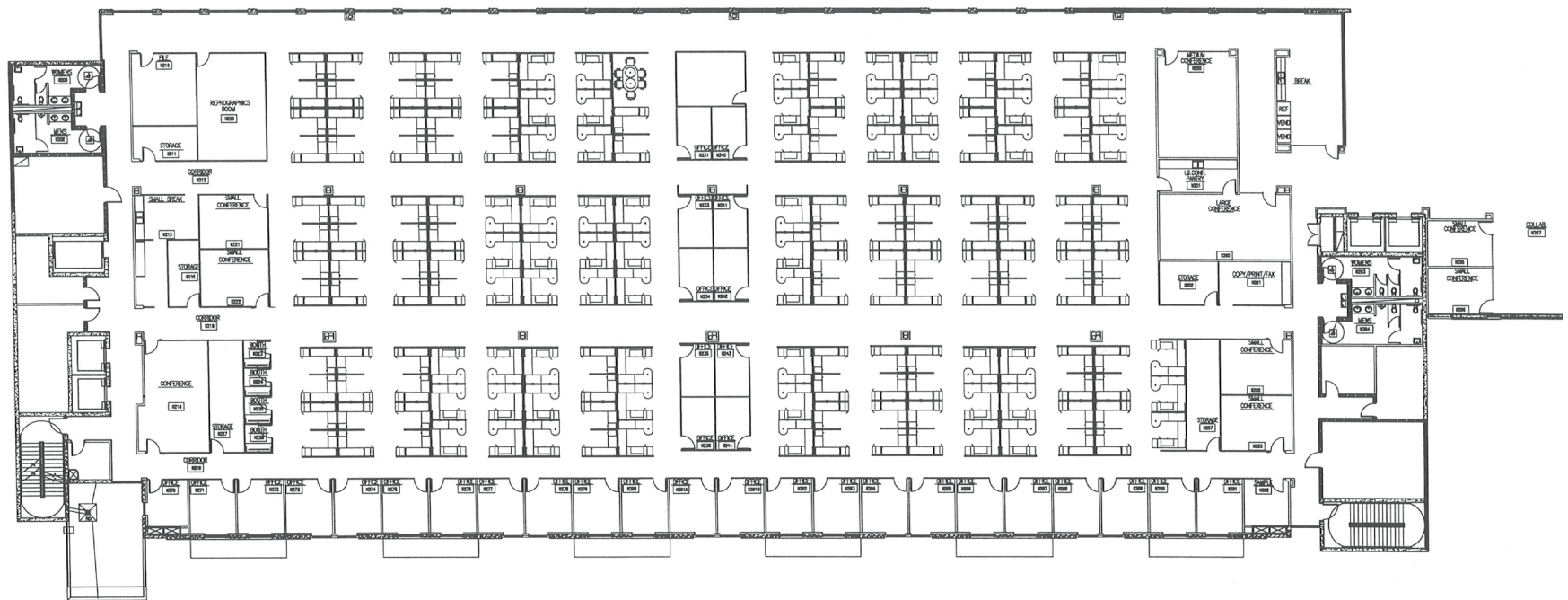
# Spec Suites



NORTH

## FLOOR 3 - SPEC SUITES

Up to 40,000 SF

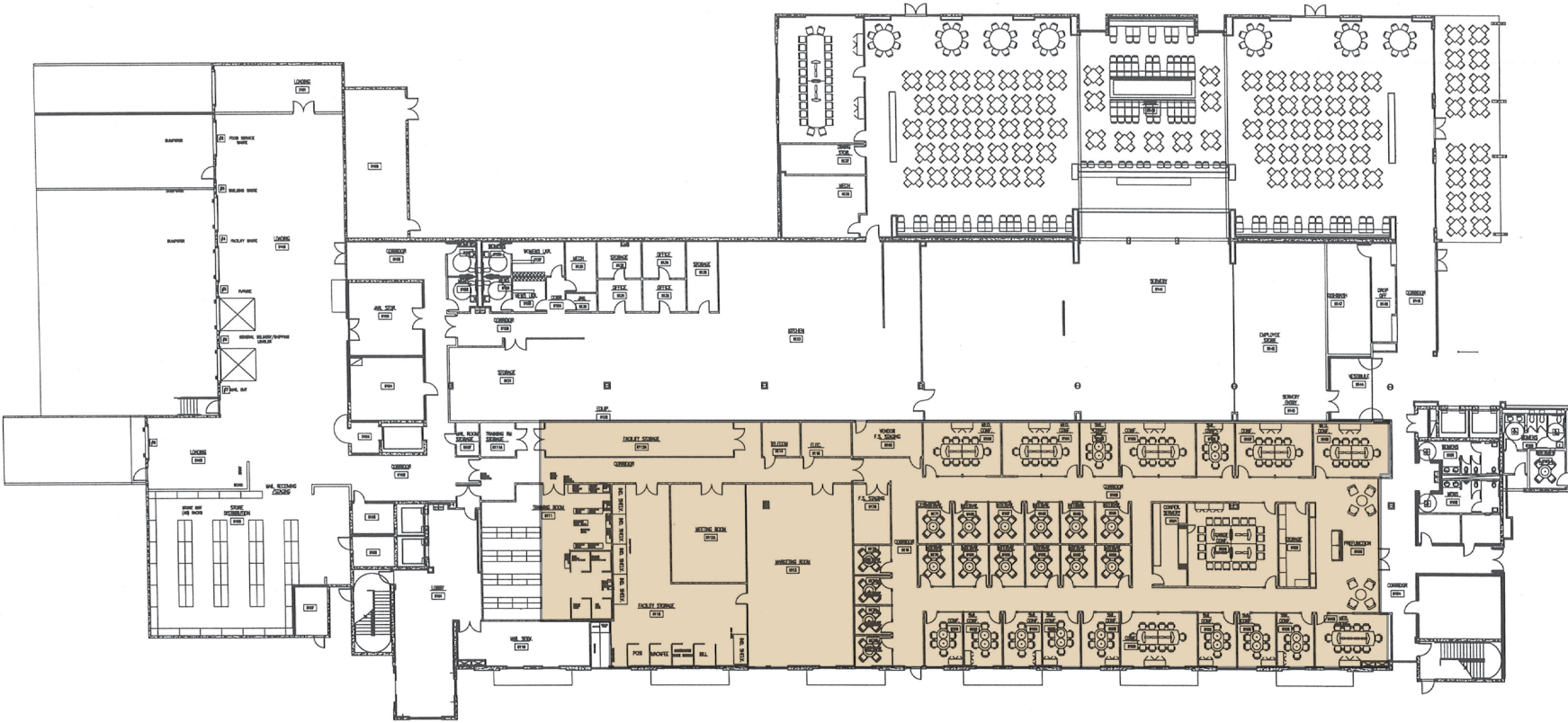


NORTH

FLOOR 2



19,132 SF



NORTH

FLOOR 1

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10X 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*



05

*Miles of Beaches*

34

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



# 50,000 SF of Retail Space





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*Boca Raton*



# 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

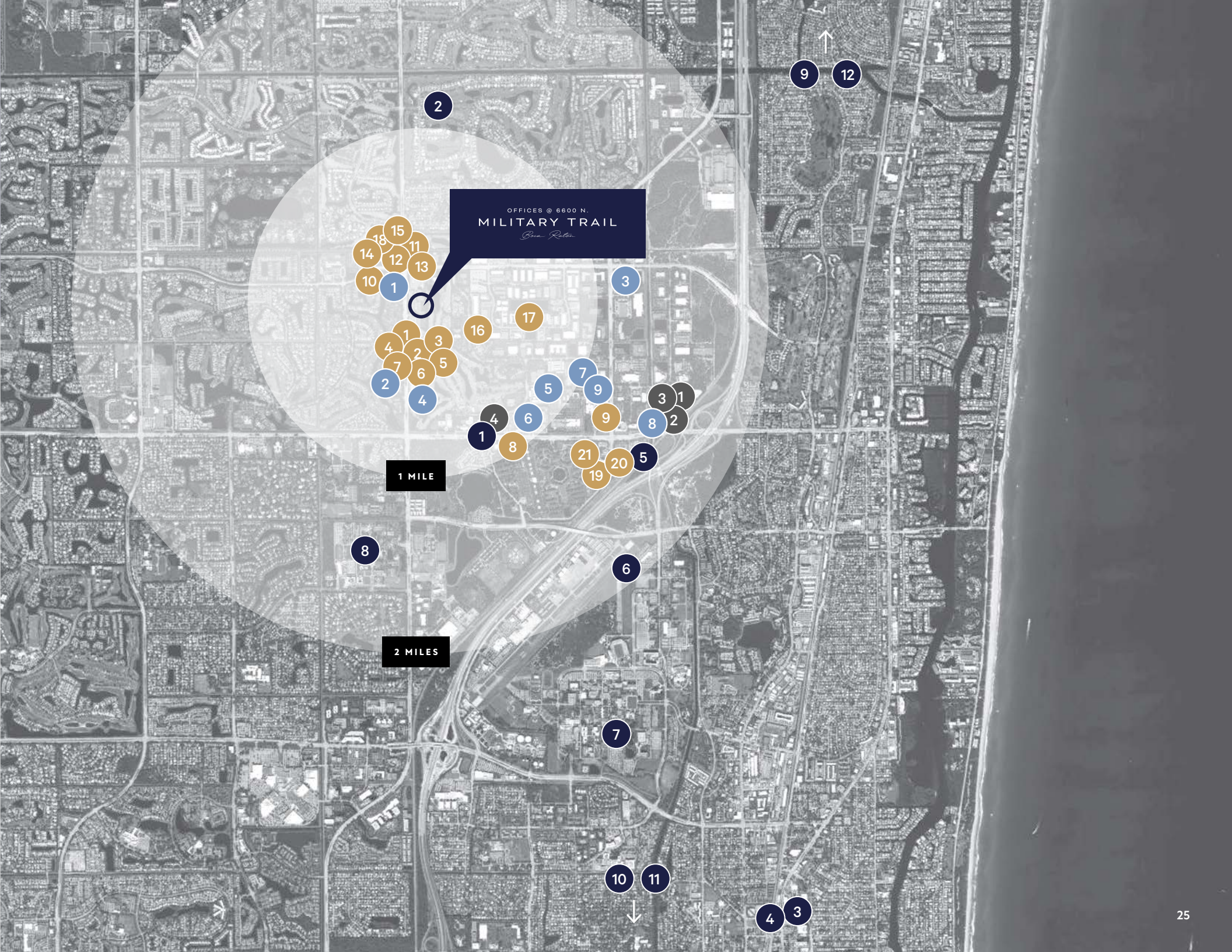
- 01 The Old Course of Broken Sound
- 02 Bocaire Country Club
- 03 Mizner Park
- 04 Brightline Station
- 05 Tri Rail Station
- 06 Boca Raton Executive Airport
- 07 Florida Atlantic University (FAU)
- 08 Lynn University
- 09 West Palm Airport
- 10 Fort Lauderdale Airport
- 11 Pompano Beach
- 12 Delray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





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*Brian Rubin*

1 MILE

2 MILES

# 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



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



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For More Information Contact:

**John Criddle**  
Executive Vice President  
+1 561 283 5176  
john.criddle@cbre.com

**Joe Freitas**  
First Vice President  
+1 561 512 8844  
joe.freitas@cbre.com

**Maxwell Pawk**  
Senior Associate  
+1 561 393 1670  
max.pawk@cbre.com

**Nicholas Mulligan**  
Associate  
+1 561 393 1680  
nicholas.mulligan@cbre.com

