

**OFFICE SPACE
FOR LEASE**
WITH THE BEST
VIEWS IN BOCA

Mizner Park

Office Tower



225 NE MIZNER BOULEVARD | BOCA RATON | FL 33432

CBRE

Highlights

Premises	7 Floors / 166,389 SF
Available Space	±1,225-10,143 SF
Asking Rates	\$70.00-80.00 NNN
OPEX	\$17.84 (estimated) Includes in-suite electric & janitorial services
Parking	4.00/1,000 SF, Project Parking Ratio. \$150 space/month executive reserved \$100/space/month reserved



Building Features

- Class “A” luxury office space in the heart of prestigious Boca Raton
- Ocean and Plaza views
- Manned concierge security desk
- Free garage parking
- Direct-to-Floor executive reserved garage parking under building
- Valet Parking
- Downtown convenience
- Walking distance to many shops, restaurants and amenities:

- | | |
|---------------------------|-------------------------------|
| + Eddie V’s Prime Seafood | + Calaveras Cantina |
| + Yard House | + Boca Raton Museum of Art |
| + Max’s Grille | + iPic Theaters |
| + Starbucks | + Amphitheater in Mizner Park |
| + Sloan’s | + Crema Gourmet |
| + Kapow Noodle Bar | + Subculture Coffee |
| + American Social | + Shaker & Pie |
| + Villagio | |
| + Serena | |



Join These Tenants

- West Park Capital
- D.A. Davidson & Co.
- Brockway Moran & Associates
- Cushman & Wakefield
- BDO
- Tobin & Reyes



brightline

Accessibility

Mizner Park is located on NE Mizner Blvd in Downtown Boca Raton. The location is about 2 miles from I-95 and less than .5 miles from the Brightline Station.



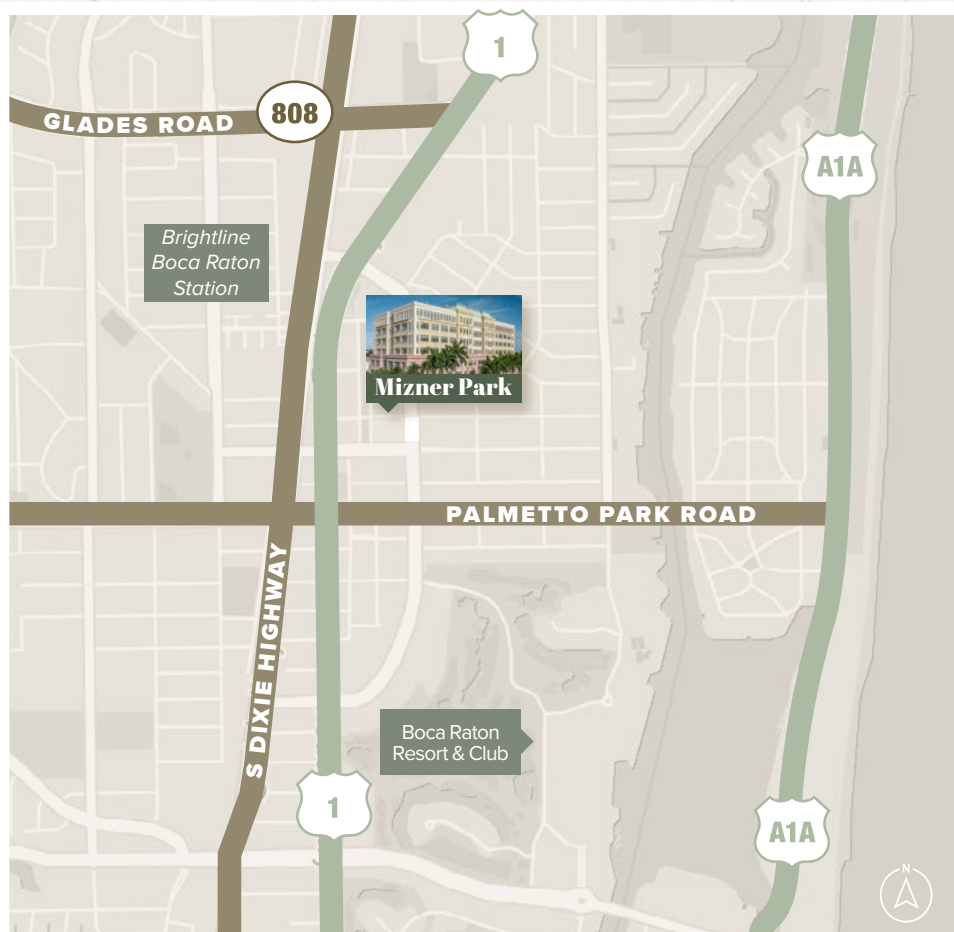
Dining

The area is full of many eateries for even the most discerning foodie. With dining options such as: Eddie Vs Prime Seafood, Max's Grille, Kapow Noodle Bar, Villagio, Calaveras Cantina and American Social.



Lifestyle

Mizner ideally positions you close to numerous fitness studios, from Pilates to boxing, there is something for everyone to enjoy.



For Leasing Information, Contact:

John Criddle

Executive Vice President
+1 561-283-5176
john.criddle@cbre.com

Joseph Freitas

Senior Vice President
+1 561-512-8844
joe.freitas@cbre.com

Max Pawk

First Vice President
+1 561-393-1670
max.pawk@cbre.com

Nicholas Mulligan

Associate
+1 561-393-1680
nicholas.mulligan@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

www.cbre.com/miznerparkofficetower

CBRE