

Two Town Center

5355 Town Center Rd, Boca Raton, FL 33486



Presented By:
Douglas Elliman (Wellington)



Two Town Center

5355 Town Center Rd, Boca Raton, FL 33486

Property Details

Two Town Center is a newly renovated Class A office tower centrally located off Butts Road just West of I-95 and Glades Road making it a convenient commute to the office. The building campus has a newly built building comprised of restaurants and is adjacent to Town Center Mall offering many amenities, additional restaurants and shops. This inviting building has a modern lobby design and offers an onsite property manager. Parking ratio is 4/1,000 including covered spaces, .

Price: Upon Request

- Class A Office centrally located in Business Corridor off Glades and I-95
- 3 Years and 4 Months left on lease at a Competitive Rate
- Floor Plan of Suite 701 that has Option to lease Suite 702
- Competitive Rate due to Sublease - Call Agent
- Modern Build-Out Ready for Move-In

View the full listing here: <https://www.loopnet.com/Listing/5355-Town-Center-Rd-Boca-Raton-FL/37543110/>

Rental Rate:	Upon Request
Property Type:	Office
Building Class:	A
Rentable Building Area	152,400 SF
:	
Year Built:	1986
Walk Score ®:	65 (Somewhat Walkable)
Transit Score ®:	37 (Some Transit)
Rental Rate Mo:	Upon Request

Two Town Center

5355 Town Center Rd, Boca Raton, FL 33486

Listing space

7th Floor Ste 701

Space Available:	7,518 SF
Rental Rate:	Upon Request
Date Available:	30 Days
Service Type:	Triple Net (NNN)
Built Out As:	Call Center
Space Type:	Sublet
Space Use:	Office

The 701 office suite has an open space configuration and is offered turnkey with floor to ceiling windows, modern glass doors, a huge conference room, newer flooring and new kitchen and break room. There is an adjacent suite comprised of approximately 3,545 SF that may be requested from LL to have a total of 11,063 SF. Two Town Center is a newly renovated Class A office tower centrally located off Butts Road just West of I-95 and Glades Road making it a convenient commute to the office. The building campus has a newly built building comprised of restaurants and is adjacent to Town Center Mall offering many amenities, additional restaurants and shops. This inviting building has a modern lobby design and offers an onsite property manager. Parking ratio is 4/1,000 including covered spaces.

Two Town Center

5355 Town Center Rd, Boca Raton, FL 33486

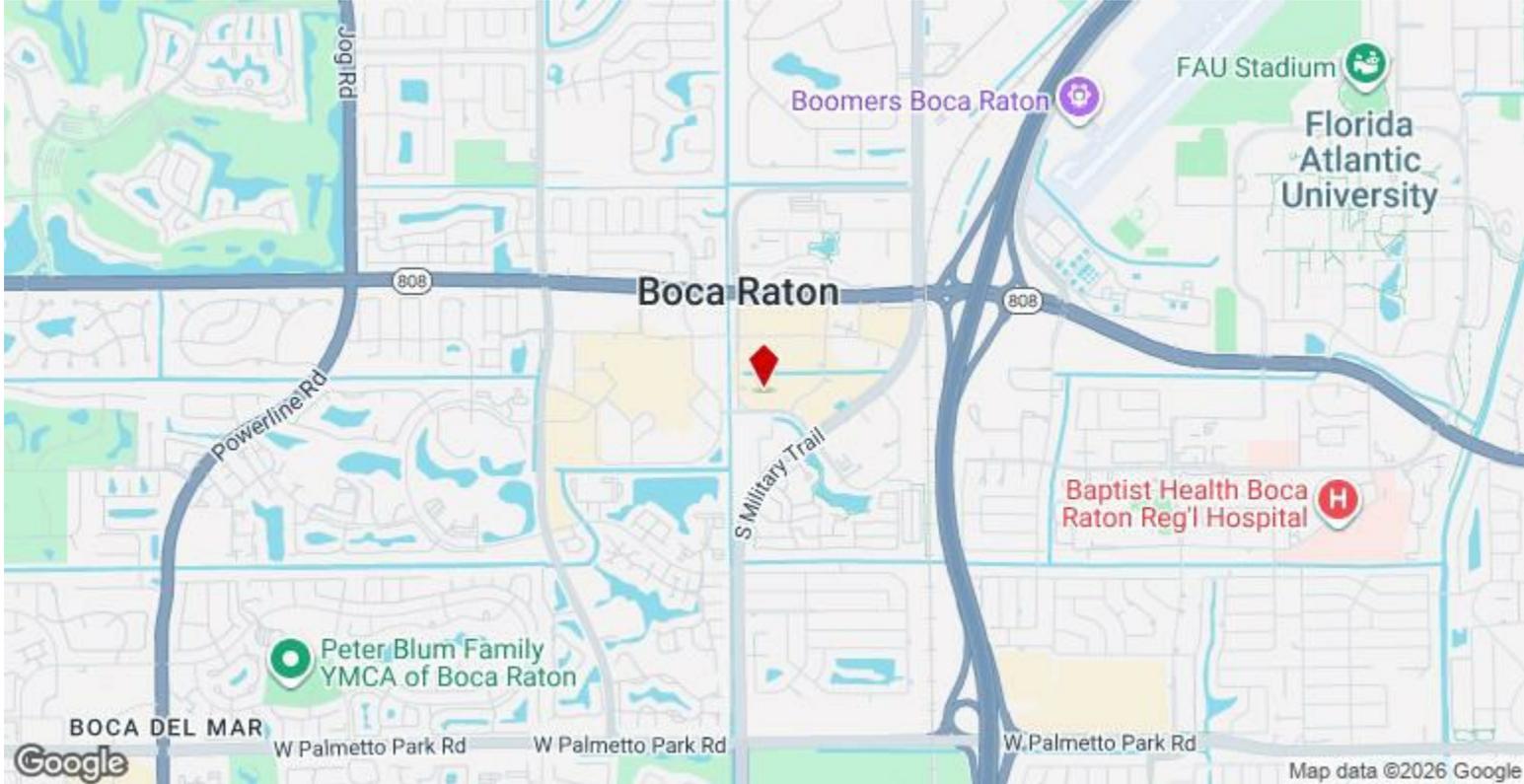
Major Tenant Information

Tenant	SF Occupied	Lease Expired
BMO Bank	-	
Cordoba Legal Group	-	December 2027
DxWeb Management, LLC	-	December 2024
FGI	-	March 2029
Maytech Global Investments	-	April 2030
Perigon Wealth Management	-	
Prudential Financial	-	
RBC Wealth Management	-	
The Hegarty Beattie Stewart Group	-	
The Praedium Group LLC	-	January 2028

Two Town Center

5355 Town Center Rd, Boca Raton, FL 33486

Location



Two Town Center

5355 Town Center Rd, Boca Raton, FL 33486

Property Photos



02-DSC_9256



06-DSC_9271

Two Town Center

5355 Town Center Rd, Boca Raton, FL 33486

Property Photos



05-DSC_9238



08-DSC_9286

Two Town Center

5355 Town Center Rd, Boca Raton, FL 33486

Property Photos



14-DSC_9213



16-DSC_9216

Two Town Center

5355 Town Center Rd, Boca Raton, FL 33486

Property Photos



12-DSC_9222



15-DSC_9207

Two Town Center

5355 Town Center Rd, Boca Raton, FL 33486

Property Photos



17-DSC_9210



18-DSC_9180

Two Town Center

5355 Town Center Rd, Boca Raton, FL 33486

Property Photos



19-DSC_9183



20-DSC_9204

Two Town Center

5355 Town Center Rd, Boca Raton, FL 33486

Property Photos



21-DSC_9132



24-DSC_9150

Two Town Center

5355 Town Center Rd, Boca Raton, FL 33486

Property Photos



23-DSC_9147



26-DSC_9156

Two Town Center

5355 Town Center Rd, Boca Raton, FL 33486

Property Photos



29-DSC_9168



30-DSC_9198

Two Town Center

5355 Town Center Rd, Boca Raton, FL 33486

Property Photos



13-DSC_9228



09-DSC_9237

Two Town Center

5355 Town Center Rd, Boca Raton, FL 33486



Jasmine Velez

jasmine.velez@elliman.com

(561) 309-4220

**Douglas Elliman
(Wellington)**

13501 South Shore Blvd, Suite
102

Wellington, FL 33414

 Douglas Elliman