

**Renovations Underway**



*THE COURTYARD*  
ON SPANISH RIVER  
**South Office Building**

500 NE SPANISH RIVER BLVD  
**BOCA RATON, FL 33421**

EXCLUSIVE  
RETAIL LEASING:

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## HIGHLIGHTS

- “The Courtyard” office building will be undergoing extensive renovations to revitalize the façade and common areas.
- Provides convenient access and abundant parking of 6 per 1000.
- Total project will consist of 60,000 square feet of retail and office space.



## DEMOGRAPHICS (3 mi)



Population  
**60,658**



Daytime  
Population  
**104,046**



Median  
Age  
**45.9**



Average HH  
Income  
**\$157,946**

## KEY FEATURES



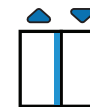
Under new  
ownership



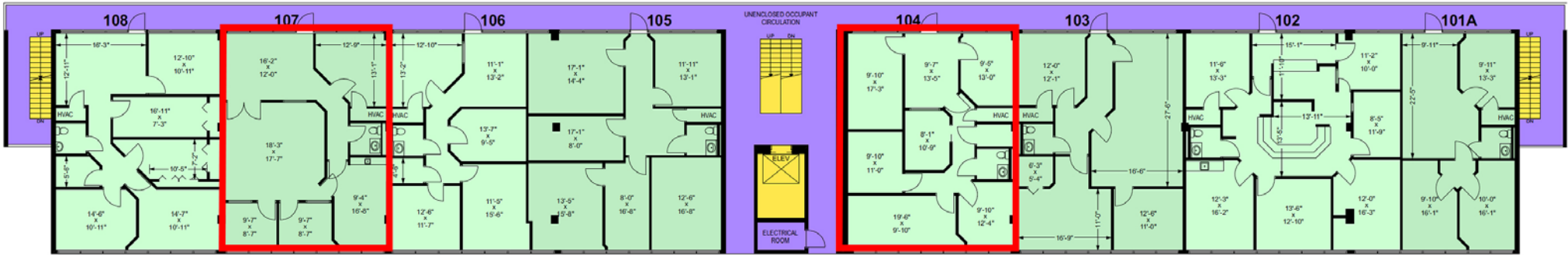
Plaza will be  
going through  
extensive  
renovations



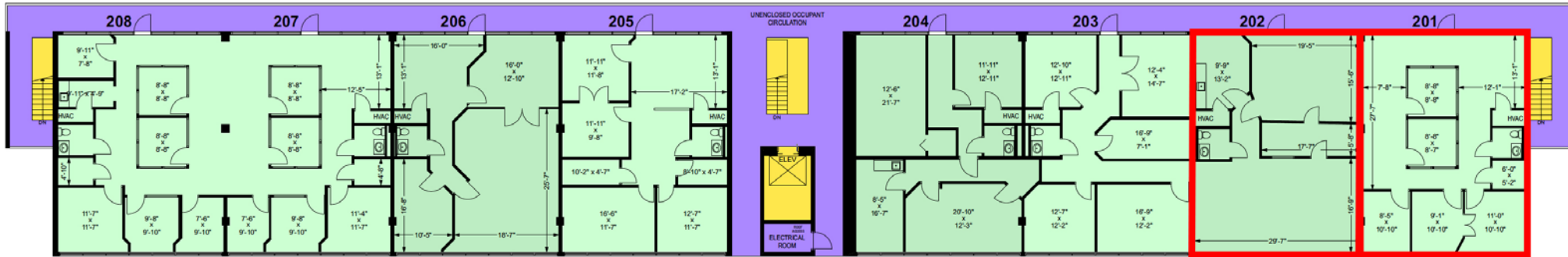
6 per 1000  
Parking Ratio



24/7  
Elevator Access



**1ST FLOOR**



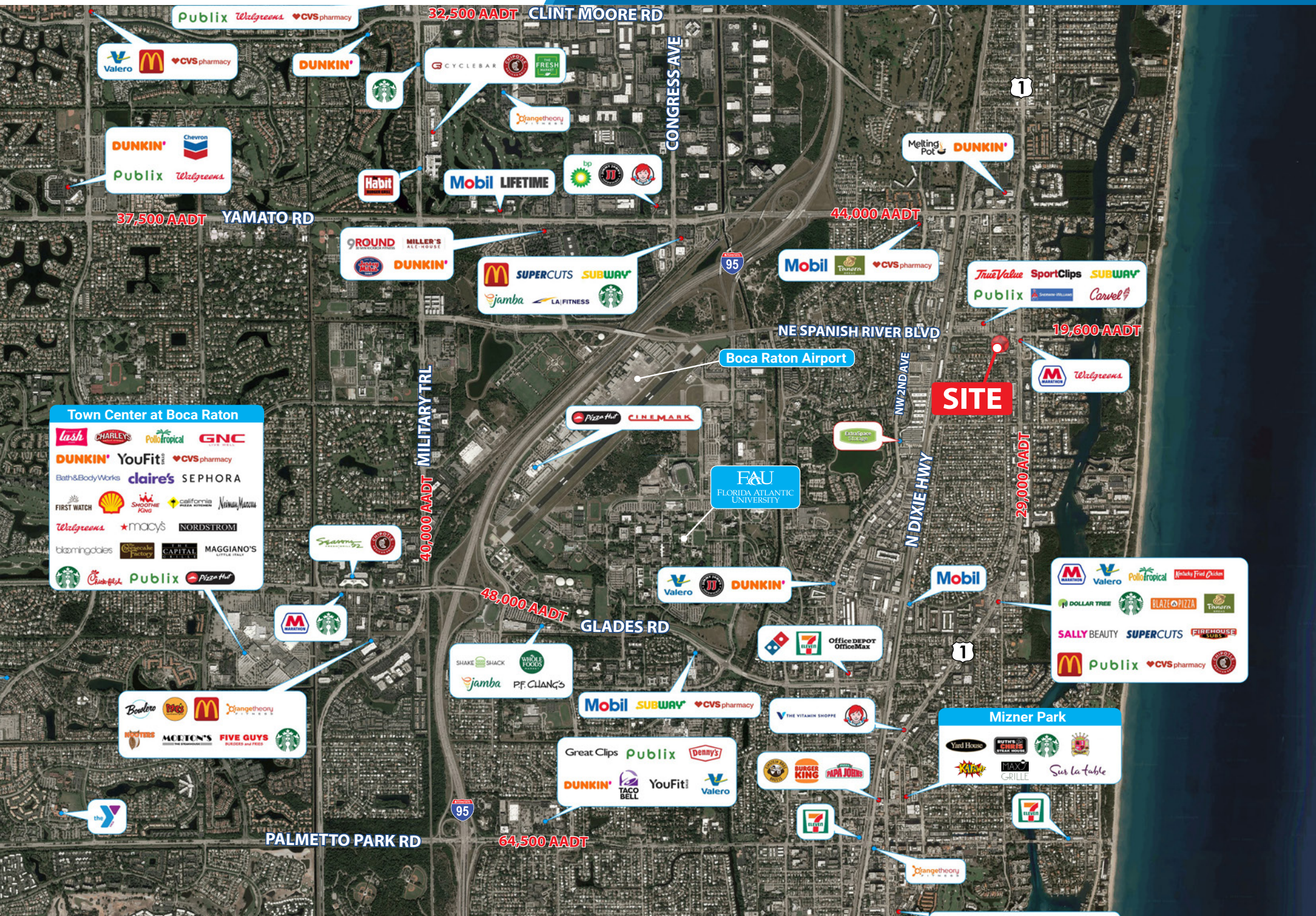
**2ND FLOOR**

AVAILABLE UNITS

SUITE #	TOTAL SF
104	1,495
107	1,489
201	1,455

SUITE #	TOTAL SF
202	1,496
201-202	2,951





32,500 AADT CLINT MOORE RD

CONGRESS AVE

1

37,500 AADT YAMATO RD

44,000 AADT

95

NE SPANISH RIVER BLVD

19,600 AADT

Boca Raton Airport

NW 2ND AVE

N DIXIE HWY

**SITE**

29,000 AADT

40,000 AADT MILITARY TRL

48,000 AADT

GLADES RD

FAU  
FLORIDA ATLANTIC  
UNIVERSITY

**Town Center at Boca Raton**

- lash CHARLEY'S Pollo Tropical GNC
- DUNKIN' YouFit CVS pharmacy
- Bath & Body Works claires SEPHORA
- FIRST WATCH Shell Smoother Kona California Pizza Kitchen Naiman Maruca
- Walgreens macy's NORDSTROM
- bloomingsdales Michaels Factory CAPITAL MAGGIANO'S
- Starbucks Chick-fil-A Publix Pizza Hut

**Mizner Park**

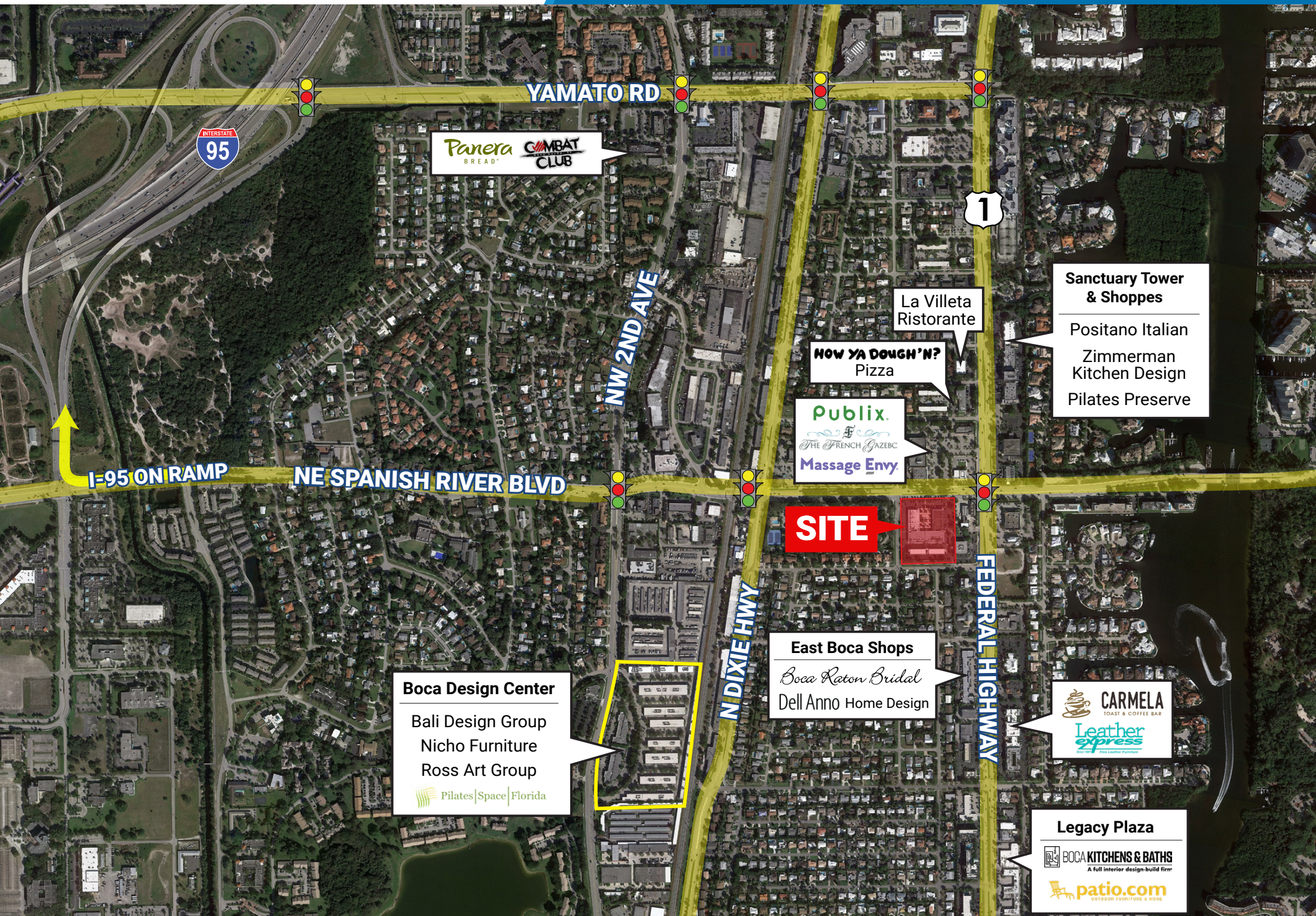
- Yard House BUTTS STEAK HOUSE Starbucks
- GRILLE Suis la table

PALMETTO PARK RD

64,500 AADT

95

1



INTERSTATE  
95

YAMATO RD

Panera BREAD  
COMBAT CLUB

NW 2ND AVE

La Villetta  
Ristorante

HOW YA DOUGH'N?  
Pizza

Publix.  
THE FRENCH GAZEBO  
Massage Envy

Sanctuary Tower  
& Shoppes  
Positano Italian  
Zimmerman  
Kitchen Design  
Pilates Preserve

I-95 ON RAMP

NE SPANISH RIVER BLVD

**SITE**

DIXIE HWY

FEDERAL HIGHWAY

Boca Design Center  
Bali Design Group  
Nicho Furniture  
Ross Art Group  
Pilates | Space | Florida

East Boca Shops  
Boca Raton Bridal  
Dell Anno Home Design

CARMELA  
TOAST & COFFEE BAR  
Leather express  
FINE LEATHER FURNITURE

Legacy Plaza  
BOCA KITCHENS & BATHS  
A full interior design-build firm  
patio.com  
OUTDOOR FURNITURE & MORE