



Development opportunity in an excellent location with required university connectivity

- **8.92 acre site** on the west side of FAU Boulevard and south of the I-95/Spanish River Boulevard interchange.
- The site is located inside the **Research Park on FAU Boulevard**, the main thoroughfare for the university.
- The Research Park at FAU offers a high-tech, collaborative atmosphere supported by Florida Atlantic University.

For more information

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PARK WEBSITE**

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LEASABLE SPACES**

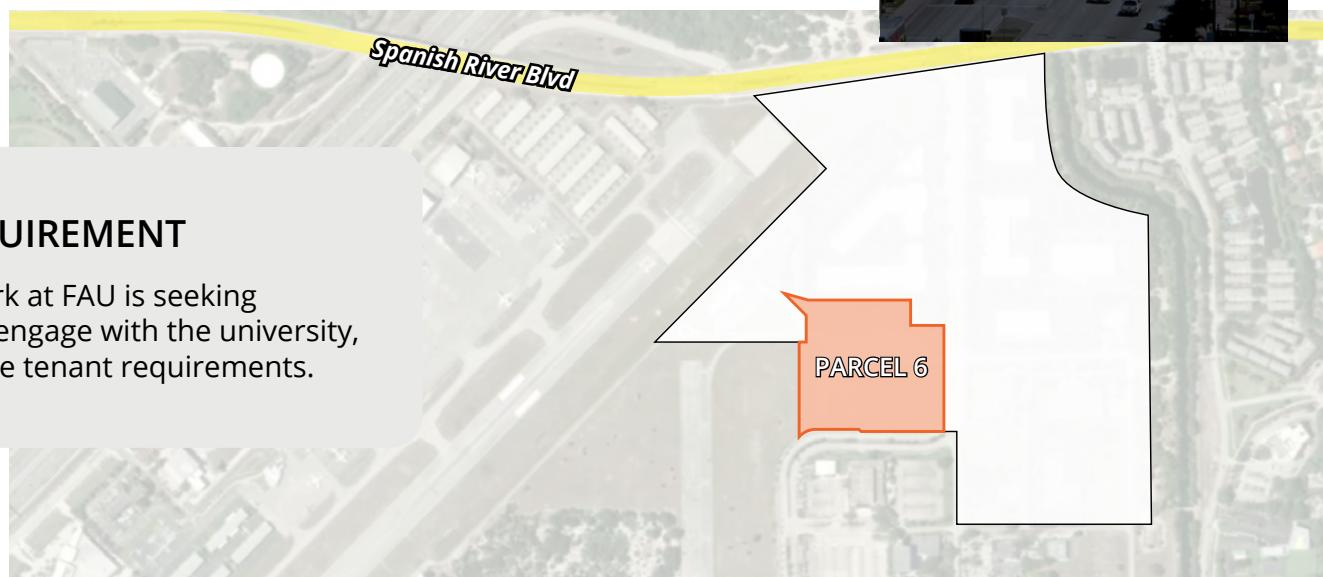
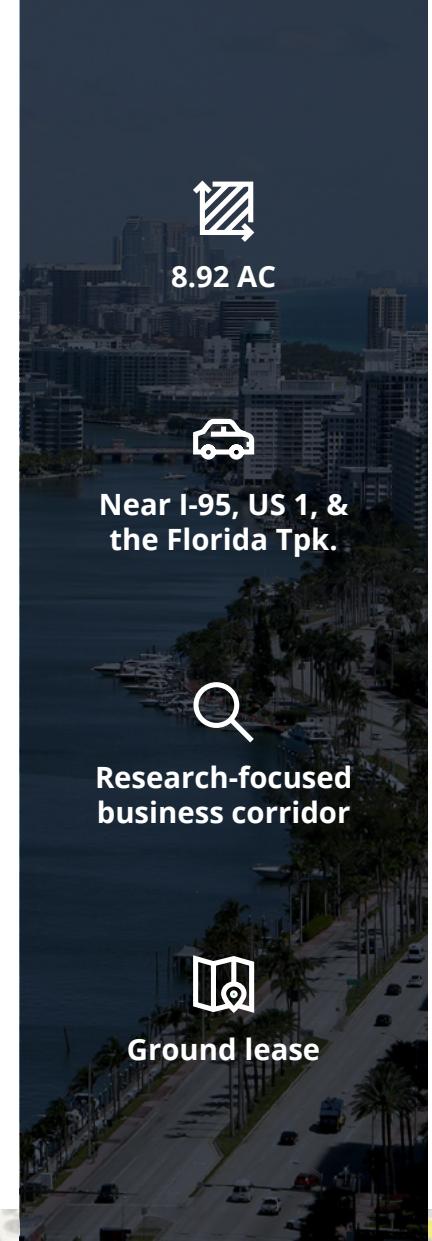
Property overview

This **8.92-acre** parcel is ripe for development as an **office, laboratory, research or showroom space**. With attractive, below market terms and built-to-suit lease structure, the site is ideal for an innovative company that is looking to grow.

The property is primely located on a corner lot in the Research Park at Florida Atlantic University, the state's only public-university-affiliated research park. This designation provides tenants access to top talent and best in class resources from Florida Atlantic University, which is located just south of the Research Park. Furthermore, the parcel has excellent connectivity, with direct access to I-95 and Spanish River Boulevard, one of Boca Raton's primary east-west thoroughfares. It is also directly adjacent to the Boca Raton Airport, which added a Customs and Border Protection facility in 2018 that allows for international travel.

This parcel offers an attractive opportunity to construct the perfect space to fit your needs while providing ample space for growth, the opportunity to collaborate with other innovative businesses and unmatched access to the region's top talent.

Address	3600 FAU Blvd, Boca Raton, FL
Submarket	Boca Raton East
Parcel APN	06-43-47-07-00-000-3030
Total size	8.92 acres
Condition	Undeveloped land
Lease type	Long-term ground lease, build to suit



TENANT REQUIREMENT

The Research Park at FAU is seeking tenants that will engage with the university, [CLICK HERE](#) to see tenant requirements.

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Grow your business at the Research Park

Created in 1985, The Research Park at Florida Atlantic University provides a supportive environment in which companies engaged in research and development can thrive. The Research Park is a community where entrepreneurs, academics and service providers come together and develop a sense of identity as the Park incorporates and encourages collaboration.

The research park is the only state-university-affiliated research park in South Florida and is the premier Technology Business Incubator (TBI) in the region.

The university promotes innovation through FAU Tech Runway, a public-private partnership that serves as a hub to accelerate technology development and incubate startup companies. The 28,000-square-foot collaborative working space at the Research Park provides entrepreneurs with a complete ecosystem in which to scale their companies from ideation through to early revenue stage.

The university also supports Global Ventures at FAU, which offers entrepreneurial support to assist technology-based companies. Global Ventures at FAU offers flexible terms on private office and lab space, as well as shared conference rooms, central mail facilities and common areas, providing growing businesses the ability to grow and contract quickly as the need arises.

Many other essential resources necessary for the success of the Research Park's tenants can be found right next door at regionally-renowned NCAA Division-1, Florida Atlantic University.



RESEARCH PARK
AT FLORIDA ATLANTIC
UNIVERSITY®

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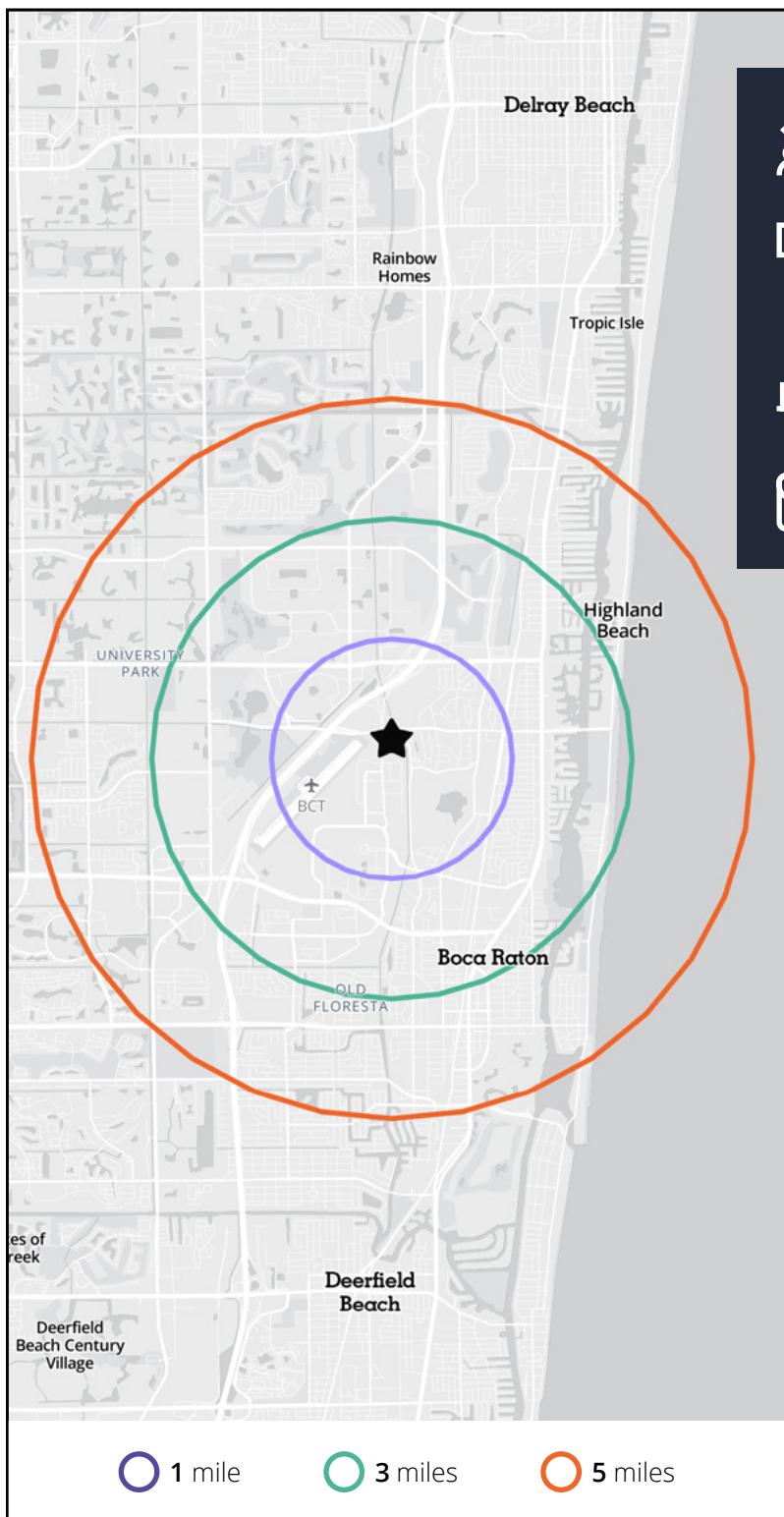
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Demographics



Population: Over 223,000 people within a five mile radius.



Income: Average household income of \$111,850 within a five mile radius.



Density: Over 102,000 households within a five mile radius.



Employment: Employment population of over 192,000 within a five mile radius.

Population	1 mi	3 mi	5 mi
Total population	5,579	88,503	223,648
Median age	33	44.6	50.6
Households	1 mi	3 mi	5 mi
Total households	1,984	37,474	102,162
Avg HH Size	2.2	2.1	2
Median Home Value	\$403,929	\$553,059	\$479,748
Income	1 mi	3 mi	5 mi
Avg HH Income	\$90,566	\$121,311	\$111,850
Median HH Income	\$83,536	\$92,594	\$78,352
Businesses	1 mi	3 mi	5 Miles
Total businesses	1,525	14,618	23,008
Total employees	12,415	122,908	192,381

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