

FOR LEASE

 BankUnited

5295

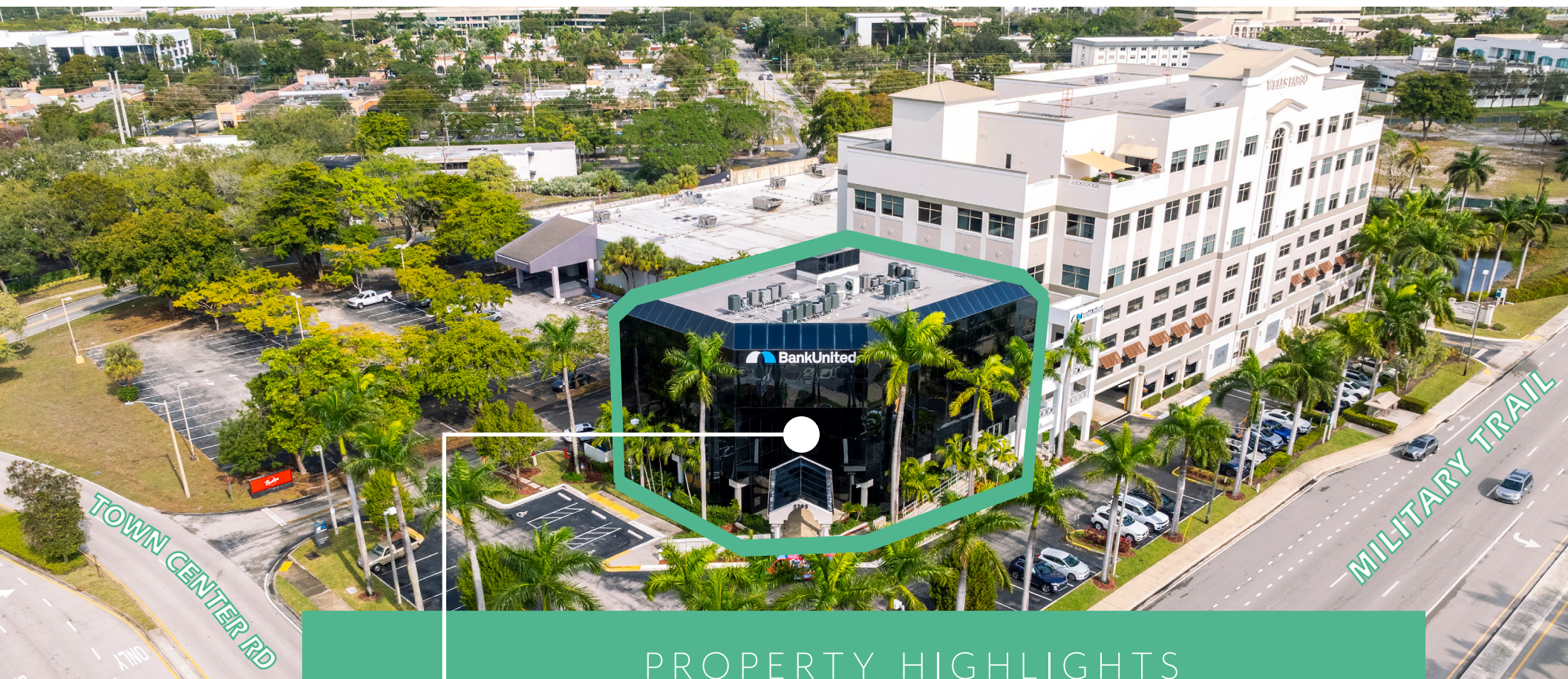
TOWN CENTER RD  
BOCA RATON, FL

5295

5295  
TOWN  
CENTER  
ROAD

Colliers





## PROPERTY HIGHLIGHTS

- + **Prime Location:** Situated at the hard corner of Town Center Road and Military Trail in Boca Raton, one of the area's most prestigious addresses.
- + **Whole Floor to Yourself (7,777 SF):** A rare opportunity to lease the entire third floor, providing complete privacy as the sole tenant in a unique, efficiently-sized space.
- + **Flexible Floor Plans:** Options to demise third floor to perfectly tailor to your space requirements.
- + **Class A Boutique Office Space:** High-quality, well-designed office space offering a premium environment for businesses.
- + **Panoramic Views & Flexible Layout:** Floor-to-ceiling windows provide breathtaking views and natural light, with an ideal layout for window offices around the suite, offering flexibility and productivity.

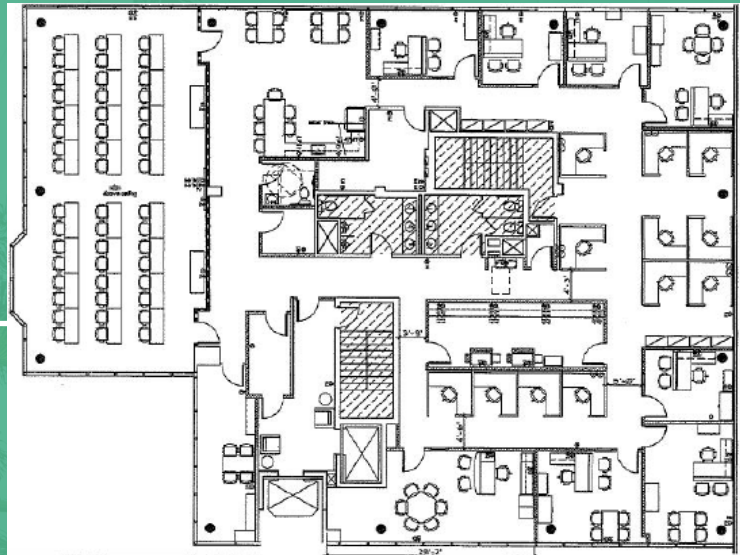




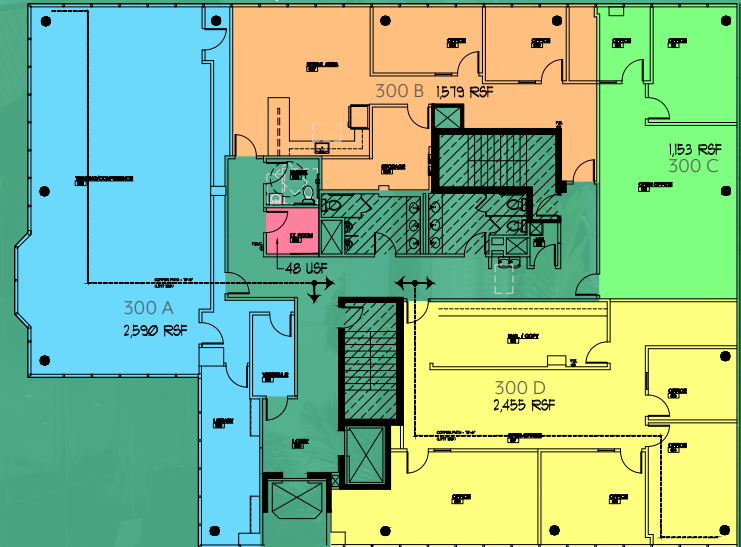
# AVAILABILITY

FLOOR	SUITE	SQUARE FOOTAGE	AVAILABLE	PRICE PSF	CAM
Full 3rd Floor	300	7,777 SF (DIVISIBLE)	Now	\$28.00	\$15.77 (net of electric)
Partial 3rd Floor	300 A	2,590 SF	Flexible	\$28.00	\$15.77 (net of electric)
Partial 3rd Floor	300 B	1,579 SF	Flexible	\$28.00	\$15.77 (net of electric)
Partial 3rd Floor	300 C	1,153 SF	Flexible	\$28.00	\$15.77 (net of electric)
Partial 3rd Floor	300 D	2,455 SF	Flexible	\$28.00	\$15.77 (net of electric)

Full 3rd Floor (Suite 300):



Partial 3rd Floor Options:



[Click Here for Virtual Tour](#)



Floor-to-Ceiling  
Windows



Minutes to the  
Town Center Mall



Walk to The Shops  
at Boca Center



Surrounded by  
Dining Options

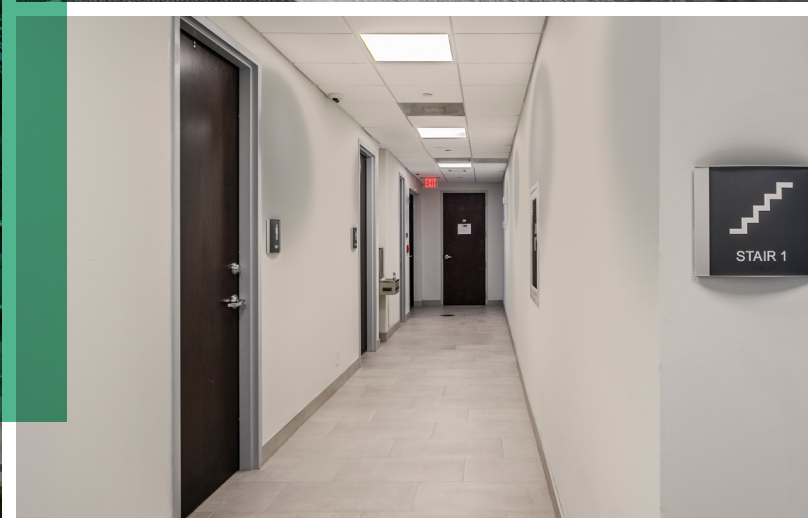
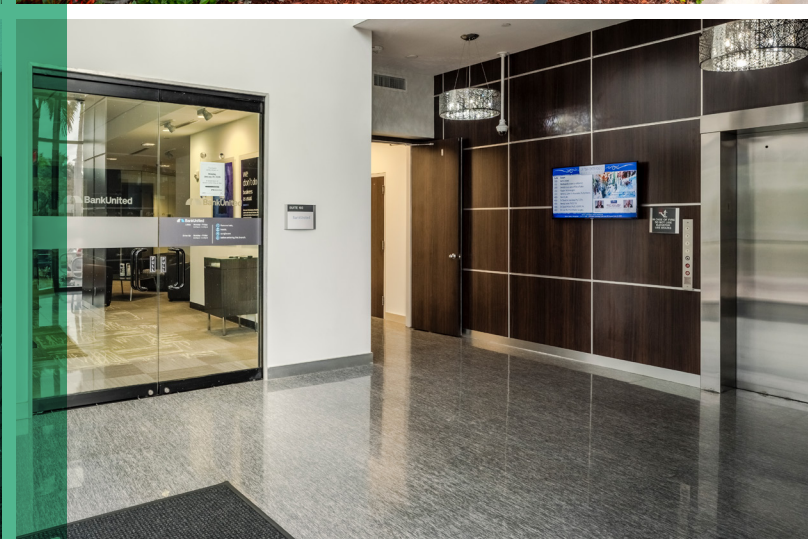


Flexible Office  
Layouts



Covered Parking  
Garage







# 5295

## LOCATION MAP



### Multifamily

- 1 Allure by Windsor  
282 Units
- 2 Aura Boca  
322 Units
- 3 Ceru  
284 Units
- 4 Avalon 850 Boca  
370 Units
- 5 Bell at Broken Sound  
270 Units
- 6 Amalta Broken Sound  
297 Units
- 7 10X Boca Raton  
398 Units
- 8 San Marco at Broken Sound  
335 Units
- 9 Mizner Court  
450 Units



Subject Property



Boca Raton Airport



Boca Raton Tri-Rail Station

### Restaurants

- 1 Wendy's
- 2 McDonald's
- 3 Starbucks

- 4 Miller's Ale House
- 5 Burton's Grill & Bar
- 6 The Habit Burger
- 7 Olive U
- 8 Prezzo
- 9 Fresh Kitchen
- 10 Bolay
- 11 Dunkin Donuts
- 12 Tucci's Pizza
- 13 American Social
- 14 Yard House
- 15 Kapow! Noodle Bar
- 16 Ruth's Chris Steak House
- 17 Seasons 52
- 18 Houston's
- 19 Gallagher's
- 20 J. Alexander's
- 21 P.F. Chang's

### Shopping/Entertainment

- 1 Costco
- 2 Aldi's
- 3 Publix
- 4 Walgreens
- 5 Life Time Fitness
- 6 LA Fitness
- 7 Cinemark Theaters
- 8 Boomers
- 9 Boca Raton Museum of Art
- 10 Mizner Park Amphitheater
- 11 Kendra Scott
- 12 Strike 10 Bowling
- 13 Sur La Table
- 14 Whole Foods Market
- 15 Nordstrom Rack
- 16 Barnes & Noble

### Legend and Amenities

#### Hotels

- 1 Embassy Suites
- 2 SpringHill Suites
- 3 Holiday Inn
- 4 TownePlace Suites
- 5 Hampton Inn
- 6 Sonesta Select
- 7 Wyndham Renaissance
- 8 Marriott



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