

FOR LEASE



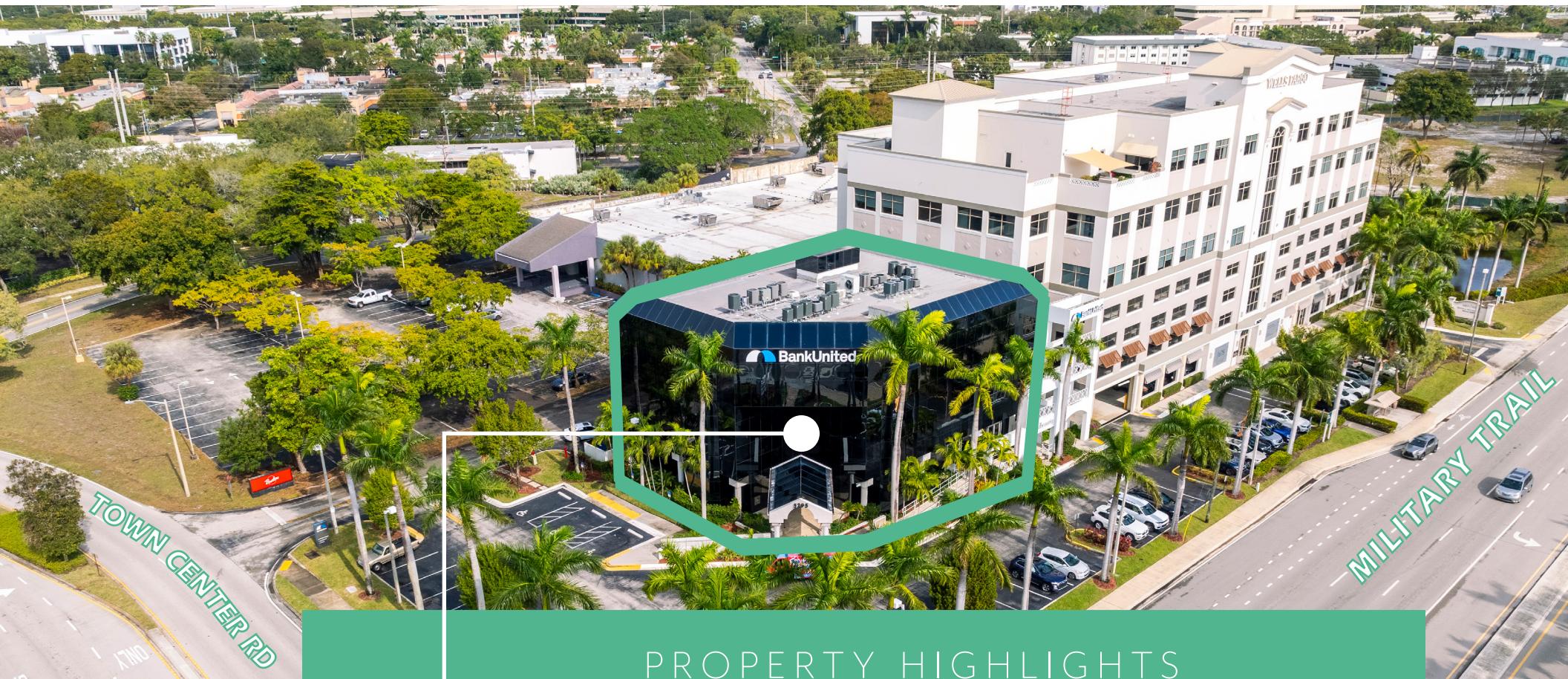
BankUnited

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TOWN CENTER RD
BOCA RATON, FL

Colliers



PROPERTY HIGHLIGHTS

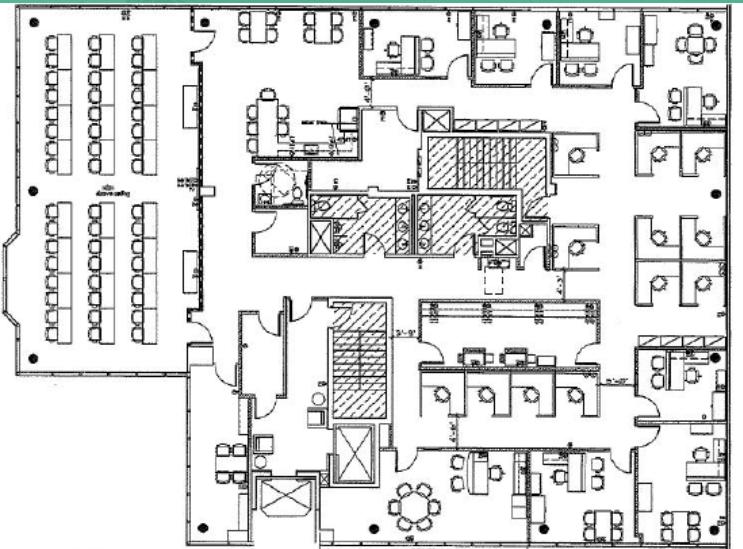
- + **Prime Location:** Situated at the hard corner of Town Center Road and Military Trail in Boca Raton, one of the area's most prestigious addresses.
- + **Whole Floor to Yourself (7,777 SF):** A rare opportunity to lease the entire third floor, providing complete privacy as the sole tenant in a unique, 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

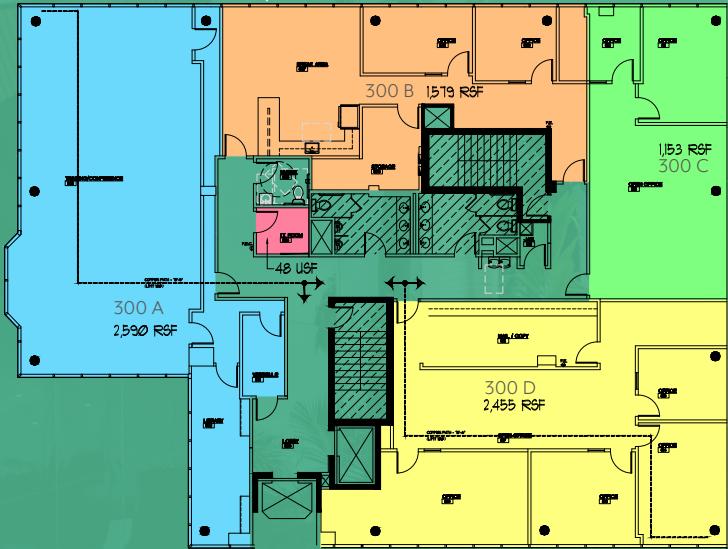
FLOOR	SUITE	SQUARE FOOTAGE	AVAILABLE	PRICE PSF	CAM
Full 3rd Floor	300	7,777 SF (DIVISIBLE)	Now	\$28.00	\$15.77 (net of electric)
Partial 3rd Floor	300 A	2,590 SF	Flexible	\$28.00	\$15.77 (net of electric)
Partial 3rd Floor	300 B	1,579 SF	Flexible	\$28.00	\$15.77 (net of electric)
Partial 3rd Floor	300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



Click Here for Virtual Tour

Partial 3rd Floor Options:



Floor-to-Ceiling
Windows



Minutes to the
Town Center Mall



Walk to The Shops
at Boca Center



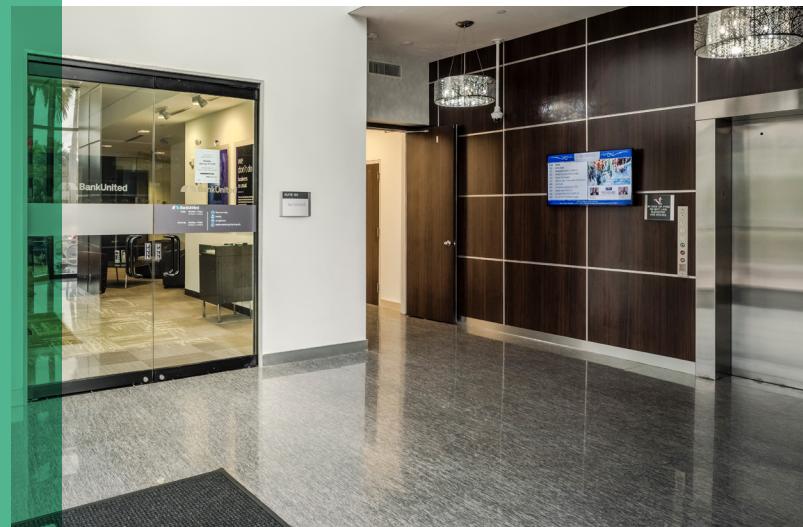
Surrounded by
Dining Options



Flexible Office
Layouts



Covered Parking
Garage



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LOCATION MAP



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