



BOCA
CENTER

Class A Office Space 368,000 SF

Tenant Lounge and Conference Center Completed.
Fitness Center coming soon!

COMPREHENSIVE
CAPITAL
IMPROVEMENTS



Tower I



Tower II



Tower III

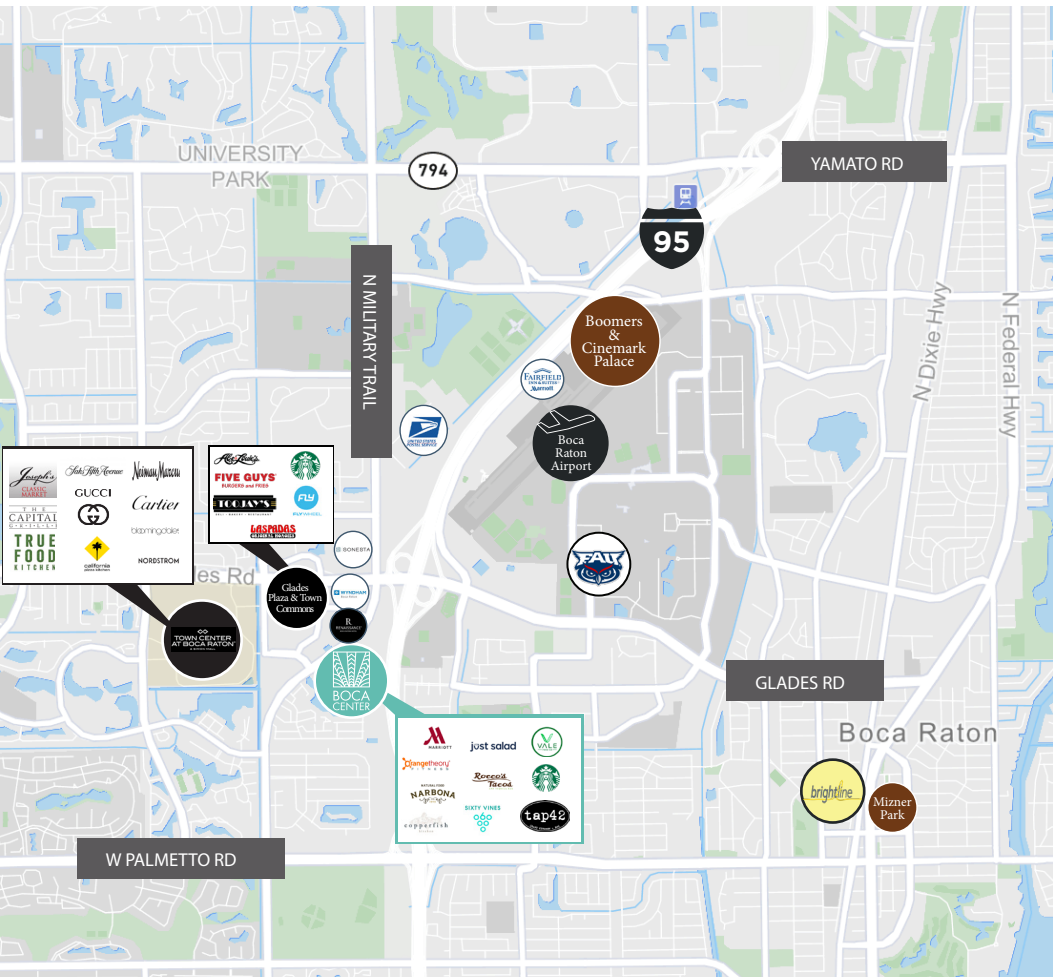


VANDERBILT
OFFICE PROPERTIES

CBRE

Boca Center provides tenants with unrivaled access, amenities and walkability!

The property is located at the epicenter of Boca Raton's highest concentration of dining and retail amenities with over 50 restaurants, 100 retailers, and 762 hotel rooms within a one-mile radius. Centrally located between the Palm Beach and Fort Lauderdale International Airports, the property has excellent access to the Boca Raton Tri Rail station, the Boca Raton Executive Airport, nearby hospital systems, Lynn University and Florida Atlantic University via Interstate 95, the Florida Turnpike, and Glades Road. It is also located one half-mile away from The Town Center at Boca Raton, one of the nation's highest volume, luxury-oriented, fortress super regional malls.



ON-SITE RESTAURANTS/SHOPS

- Starbucks
- Tap 42
- Morton's
- Narbona
- Sixty Vines
- Just Salad
- Rocco's Tacos
- Orange Theory
- Vale Food Co

RESTAURANTS WITHIN .5 MILES


- Houston's
- Seasons 52
- New York Prime
- Farmer's Table
- Abe & Louie's
- Chipotle
- Five Guys
- J. Alexander's
- Shake Shack
- P.F. Chang's
- The Capital Grille
- Cheesecake Factory
- Joseph's Market
- Laspadas
- Too Jay's


HIGH-END RETAIL

- Saks Fifth Avenue
- Nordstrom
- Bloomingdale's
- Neiman Marcus
- Apple
- Cartier
- Gucci
- Tesla
- Rolex
- Boss
- Tory Burch
- Crate & Barrel
- LaCoste
- Versace

HOTELS

- Marriott (on-site)
- Wyndham
- Renaissance
- Sonesta
- Fairfield Inn & Suites

 **Marriott Hotel On-site:** Integrated 256-room, 4.5 star recently renovated Marriott Hotel with a new full-service restaurant, guest lounge and 12 event spaces.

 **I-95 - 3 Minutes (0.9 Miles)**

Florida's Turnpike - 11 Minutes (3.5 Miles)

Brightline Station - 7 Minutes (3.6 Miles)

 **Boca Raton Airport - 6 Minutes (2.5 Miles)**

 **West Palm Beach Airport - 32 Minutes (26 Miles)**

 **Fort Lauderdale Airport - 38 Minutes (25 Miles)**

 **Miami International Airport - 60 Minutes (46 Miles)**



Building Renovations Completed!

Tower Lobbies
Corridors
Restrooms
Exterior and Landscape Refresh

Conference Facility
Tenant Lounge
Spec Suites in Progress

Fitness Center Coming Soon





Tower I

Address	5200 Town Center Circle Boca Raton, FL 33486
RBA	120,594
Availability	100% Leased
Rental Rate	\$53.00 NNN
Opex	\$20.86/includes electric & janitorial
Renovated	2008/2022
Stories	6
Structured Parking	Ratio 4/1,000



Tower II

Address	5100 Town Center Circle Boca Raton, FL 33486
RBA	103,024
Availability	Suite 430 - 2,598 SF Suite 440 - 3,125 SF
Renovated	2013/2022
Rental Rate	\$53.00 NNN
Opex	\$21.26/includes electric & janitorial
Stories	6
Structured Parking	Ratio 4/1,000

Tower III

Address	1800 N Military Trail Boca Raton, FL 33486
RBA	144,428
Availability	±2,925 - 32,446 SF
Rental Rate	\$47.00 NNN
Opex	\$20.59 /includes electric & janitorial
Year Built/Reno	2008/2022 Hurricane Impact Windows
Stories	4
Structured Parking	Ratio 4/1,000





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Tower I & II
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