



282,170 SF Research Park
Large Block Availability

3600 - 3998 FAU Boulevard | Boca Raton, FL 33431

RESEARCH PARK

AT FLORIDA ATLANTIC UNIVERSITY

Derek Baker
Executive Vice President
Derek.Baker@Colliers.com
D 561.353.3638
C 954.501.1010

Gary A. Gottlieb, SIOR
Executive Vice President
Gary.Gottlieb@Colliers.com
D 561.353.3636
C 561.889.5707

Brooke Mosier
Vice President
Brooke.Mosier@Colliers.com
D 954.652.4633
C 561.512.3488





- Opportunity to become adjunct faculty at FAU, the #1 Doctoral Level undergraduate research university.
- Access to the FAU Research Cores, FAU Library resources and conference facilities.
- Use of the FAU Club for dining, entertaining clients, and for corporate events.
- Membership of the FAU recreation center at faculty/staff rates and preferred pricing for FAU athletics events.

- Collaborate with a community of entrepreneurs and academic researchers.
- Proximity and access to 30,000 motivated, diverse and talented undergraduate and graduate students available for internship and employment opportunities.
- Exclusive discounts on tuition for non-credit FAU Executive Education Professional Development Courses.

- Personalized orientation and relationship with FAU Career Development Center to access talented and motivated workforce.
- Personal connections and introductions to research faculty to explore equipment sharing, joint research funding opportunities and consulting.

- Easy access to I-95, with a new dedicated on/off ramp. Adjacent to Boca Raton Executive Airport, Tri-Rail and FAU Boca Raton Campus.



Building IC 1
3998 FAU Blvd
13,647 SF Available

Building IC 2
3848 FAU Blvd
6,642 SF Available



Building IC 4
3651 FAU Blvd
15,323 SF Available

FULLY LEASED:

- Building IC 3 | 3701 FAU Blvd
- Building IC 5 | 3731 FAU Blvd
- Building IC 6 | 3600 FAU Blvd



KEY PLAN

Drive Times

» **10** minutes to the Florida Turnpike/Glades

» **27** minutes to Fort Lauderdale

» **35** minutes to West Palm Beach

RESTAURANTS

- 1 Town Center Mall Restaurants (see aerial list bottom left)
- 2 Laspada's Hoagies, Abe & Louie's, Starbucks, Crumbl, Raw Juice, Five Guys, Moe's SW Grill, Hooters, Farmer's Table, El Camino, Red Pine
- 3 Narbona, Starbucks, Vale, Rocco's Tacos, Tap42, McDonald's, Sixty Vines, Morton's Steakhouse
- 4 Sushi Maki, Jamba Juice, J. Alexander's, Mario's Osteria, PF Changs, Shake Shack, Whole Foods Market
- 5 Subway, Bobby's Market & Grill
- 6 Wendy's
- 7 Bombay, 5-Spice Asian Street Market, Peace A Pizza, 3Natives, Miller's Ale House, Dunkin', Palm Beach Bagel
- 8 The Grille, Bluefin Sushi
- 9 McDonald's, Jamba Juice, Shish Grill, Starbucks
- 10 Panera Bread
- 11 The Melting Pot, Pavilion Grille, Dunkin', Tucci's Pizza
- 12 Positano Italian, Souvlaki Time
- 13 La Villetta, How Ya Doughn Pizza
- 14 Jimmy C's Italian Deli
- 15 The Hen and the Hog, Le Rivage, Starbucks, Orion Fresh Mediterranean
- 16 La Condesa Mexican

RETAIL

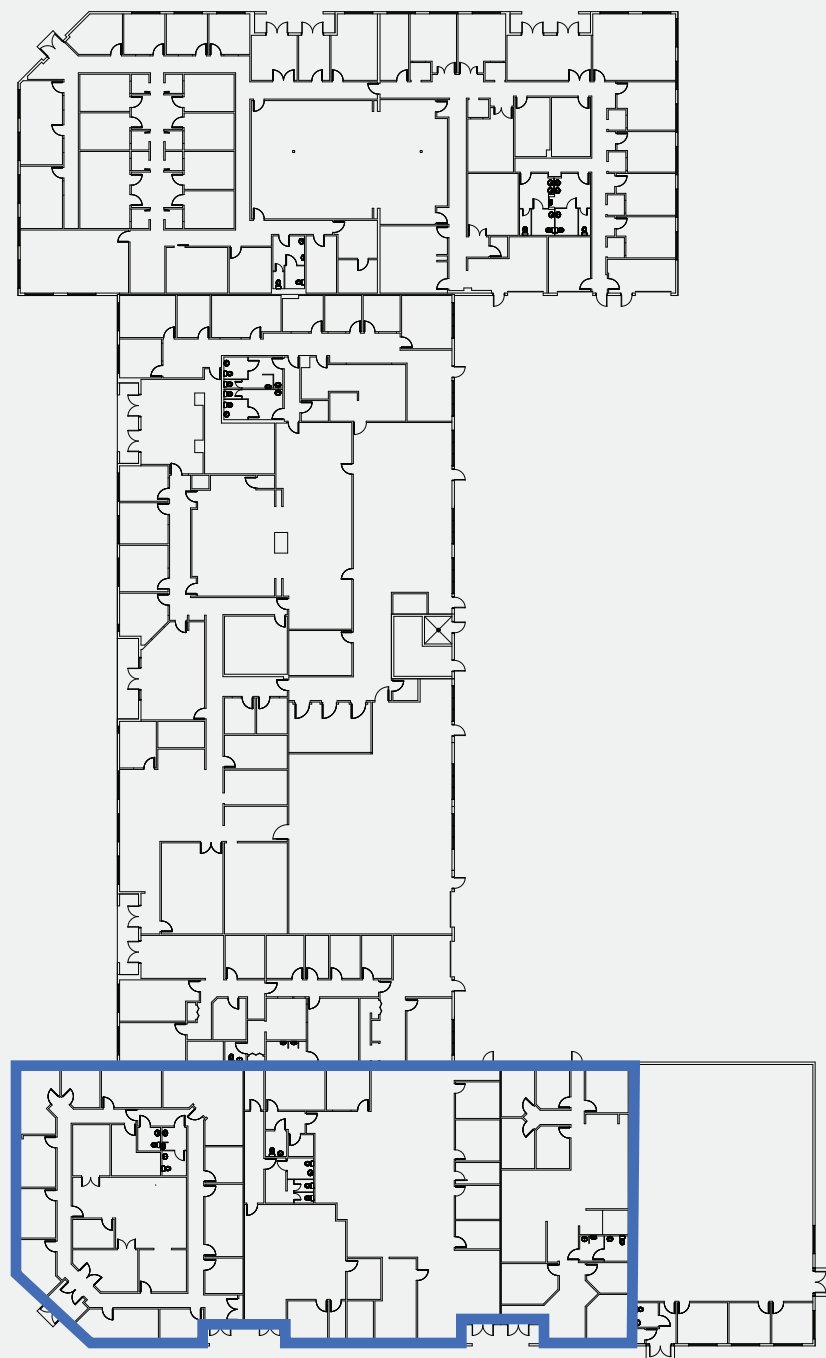
- 1 Town Center Mall (see aerial list bottom left)
- 2 Kitchen Renovations, Chico's, Total Wine, Orangetheory Fitness, Raise the Bar
- 3 Michael's, Nordstrom Rack, Etiquette Boutique
- 4 CVS, Kwic Stopp
- 5 Baer's Furniture, Your Patio Store
- 6 Verizon, 9Round Kickboxing Fitness
- 7 LA Fitness
- 8 Aldi, Patio.com
- 9 Walgreens, Boca Raton Bridal, Crown Wine & Spirits
- 10 Publix
- 11 City Furniture, Cinemark Bistro, Boomers



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|---------------------------|-----------------------------------|----------------------------------|
| 1 Chick-fil-A | 11 Petrossian | 21 Tobu |
| 2 C.V.I.CHE 105 | 12 Popeye's Chicken | 22 True Food Kitchen |
| 3 eBar at Nordstrom | 13 Pressed Juicery | 23 Popeye's Chicken |
| 4 Forty Carrots | 14 Pummarola Pastificio Pizzeria | 24 Pressed Juicery |
| 5 Joseph's Classic Market | 15 Shake Shack | 25 Pummarola Pastificio Pizzeria |
| 6 Limani Grille | 16 Starbucks | |
| 7 Madame Tang's | 17 The Blue Dog Cookhouse and Bar | |
| 8 Maggie Mcfly's | 18 The Capital Grille | |
| 9 Maoz Vegetarian | 19 The Harvest Patio | |
| 10 Mariposa | 20 The Juicy Bubbles | |

- | | | |
|-----------------------|----------------------|-------------------|
| 1 Abercrombie & Fitch | 11 LensCrafters | 21 Warby Parker |
| 2 American Eagle | 12 Macy's | 22 Bloomingdale's |
| 3 Anthropologie | 13 Neiman Marcus | |
| 4 Banana Republic | 14 Nike's | |
| 5 Champs Sports | 15 Nordstrom | |
| 6 Chico's | 16 Ray-Ban | |
| 7 Express | 17 Saks Fifth Avenue | |
| 8 Foot Locker | 18 Talbots | |
| 9 Gap | 19 UGG | |
| 10 Journeys | 20 Vera Bradley | |

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|------------------|
| 1 Baptist Health |
| 2 brightline |



RESEARCH PARK

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Building IC 1
3998 FAU Blvd

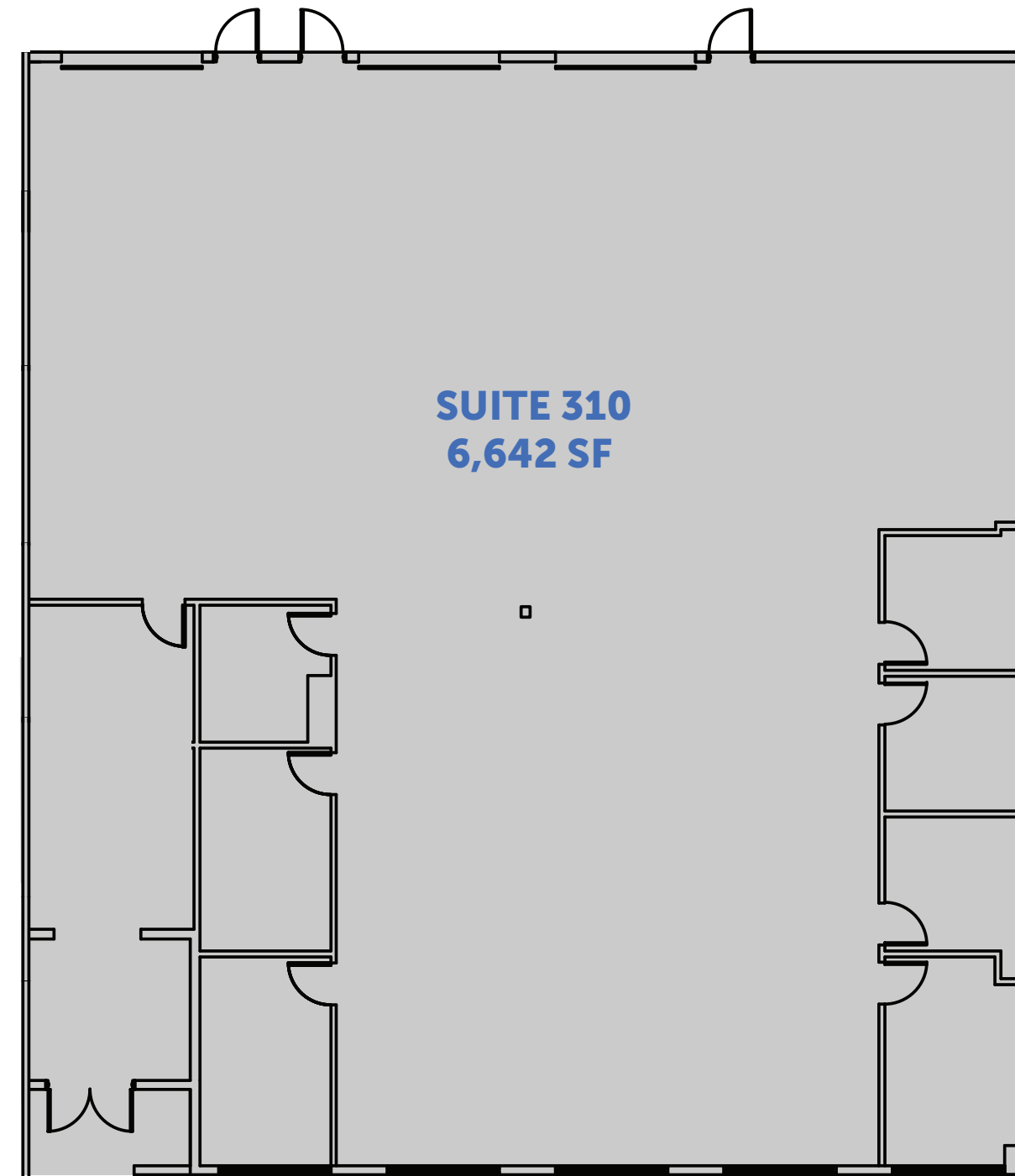
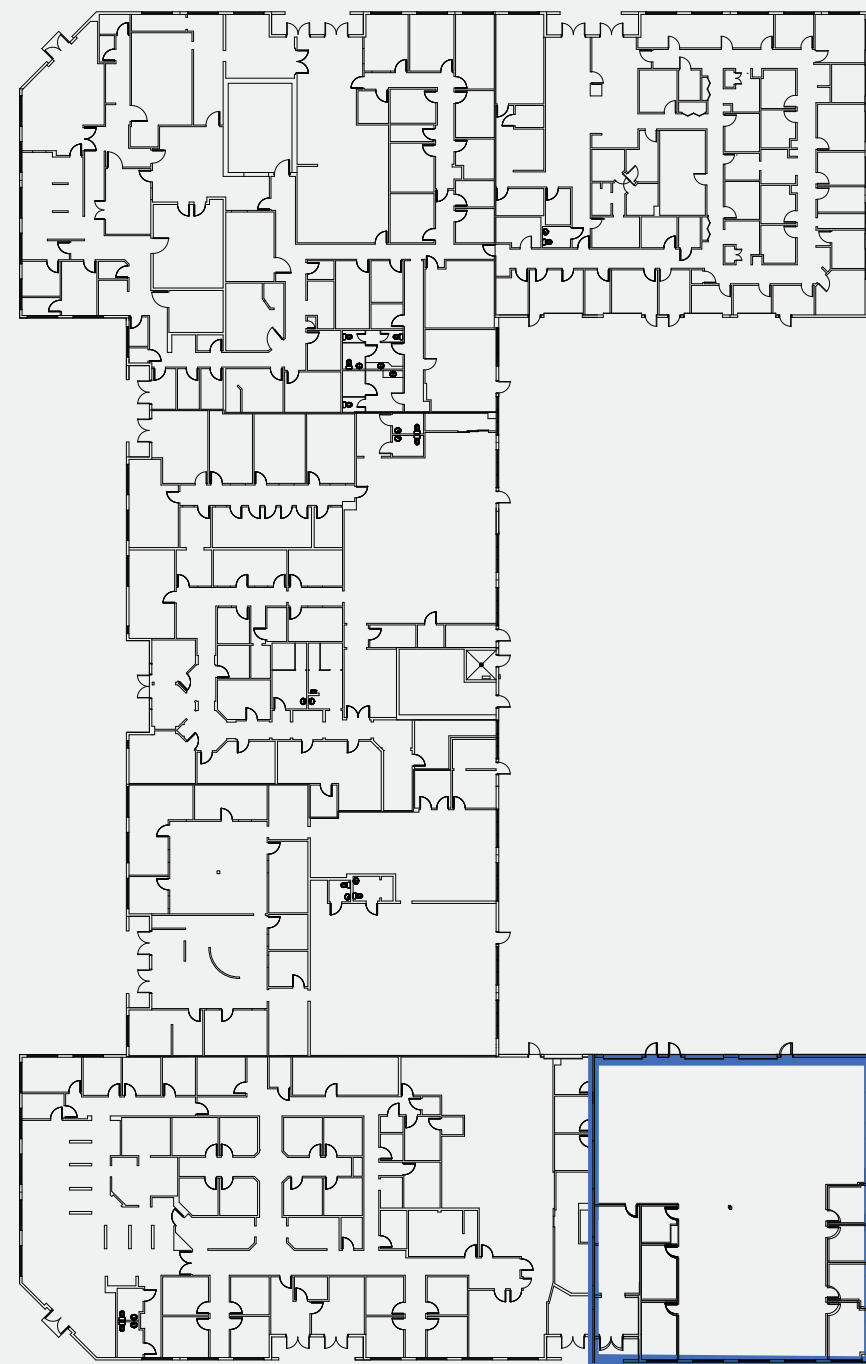
\$26.00/NNN Rate | \$9.16 OpEx

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SUITE 310
6,642 SF



RESEARCH PARK

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Building IC 2
3848 FAU Blvd

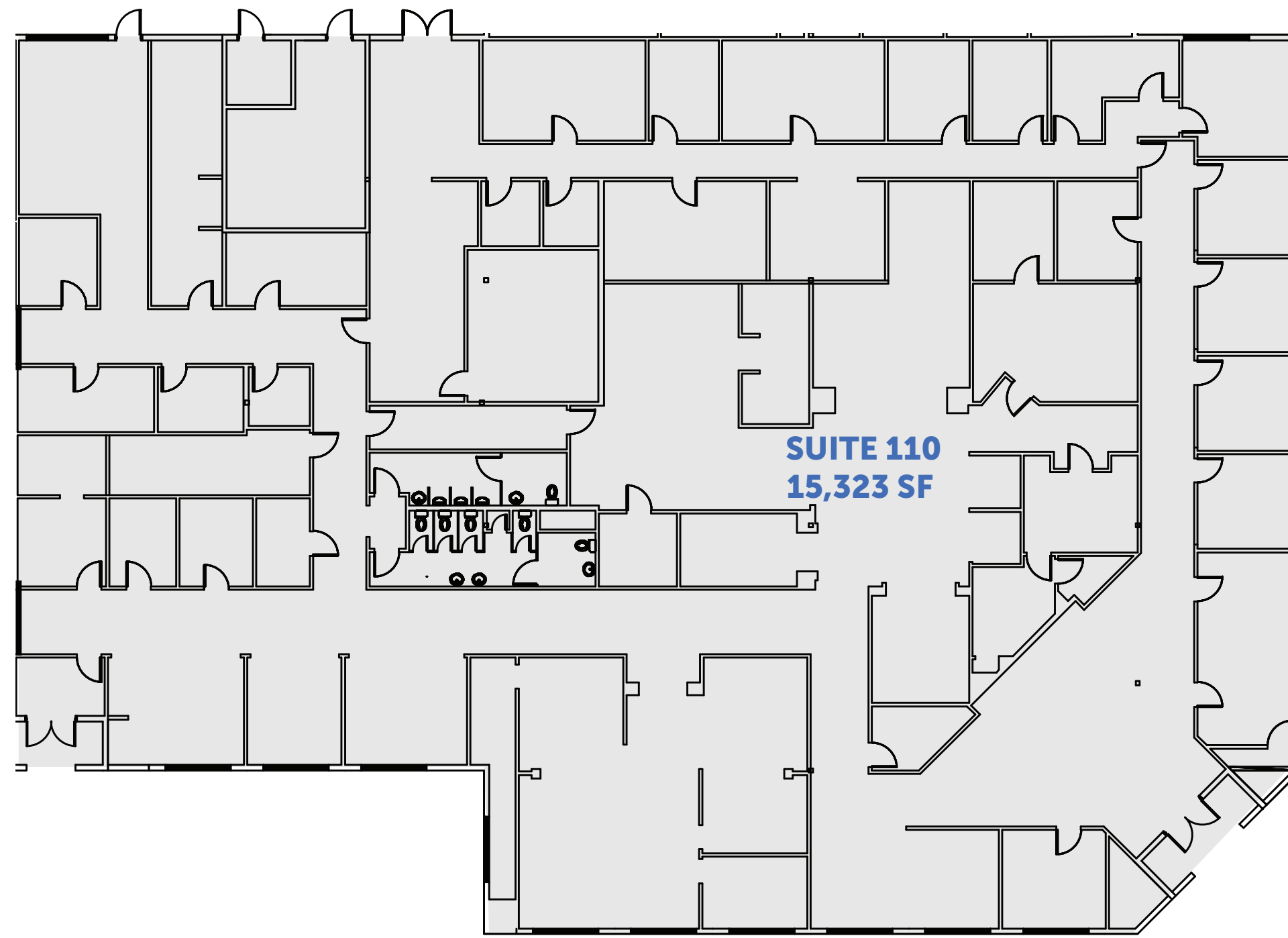
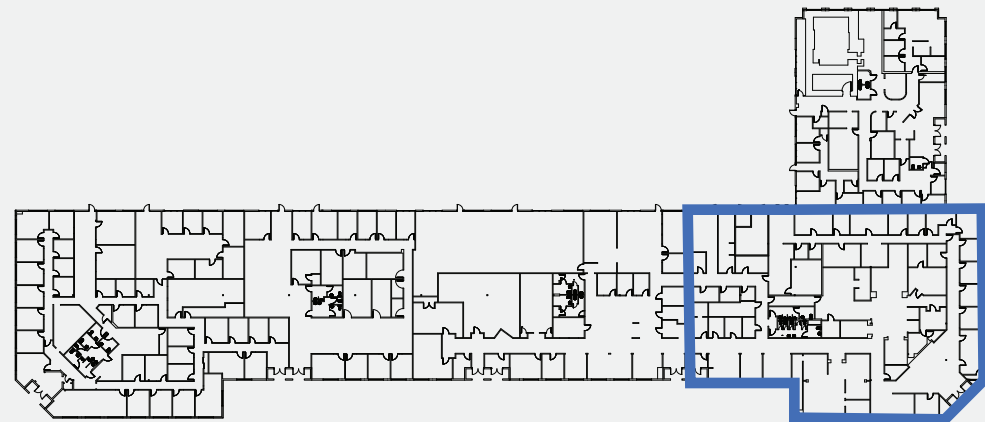
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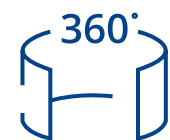
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SUITE 110
15,323 SF



Click the floor plan above to view virtual tour.



RESEARCH PARK

AT FLORIDA ATLANTIC UNIVERSITY

Building IC 4
3651 FAU Blvd

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PEBB ENTERPRISES



BANYAN
DEVELOPMENT



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UNIVERSITY

