



EIGHTEEN ZERO ONE

1801 NORTH MILITARY TRAIL | BOCA RATON, FL 33431

CLASS A OFFICE SPACE FOR LEASE



PEBB ENTERPRISES



BLANCA

WELCOME TO YOUR NEW OFFICE

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KEY FACTS AND FIGURES

Building Size	61,703 SF
Asking Rate	\$47.00 NNN
OPEX	\$17.77/SF
Available Space	3,945 RSF
Covered Structured Parking Garage at No Cost	5.38/1,000 SF
Building Features	<ul style="list-style-type: none">• On-site banking• Updated Lobby & Common Areas



LOCATION

IN THE HEART OF BOCA RATON

EIGHTEEN ZERO ONE is strategically positioned offering exceptional connectivity to I-95 and within close proximity to a wide array of dining, retail, and hospitality options.

1.8 miles to I-95

3.2 miles to Florida Turnpike

3.2 miles to Brightline Station*

4.8 miles to the beach

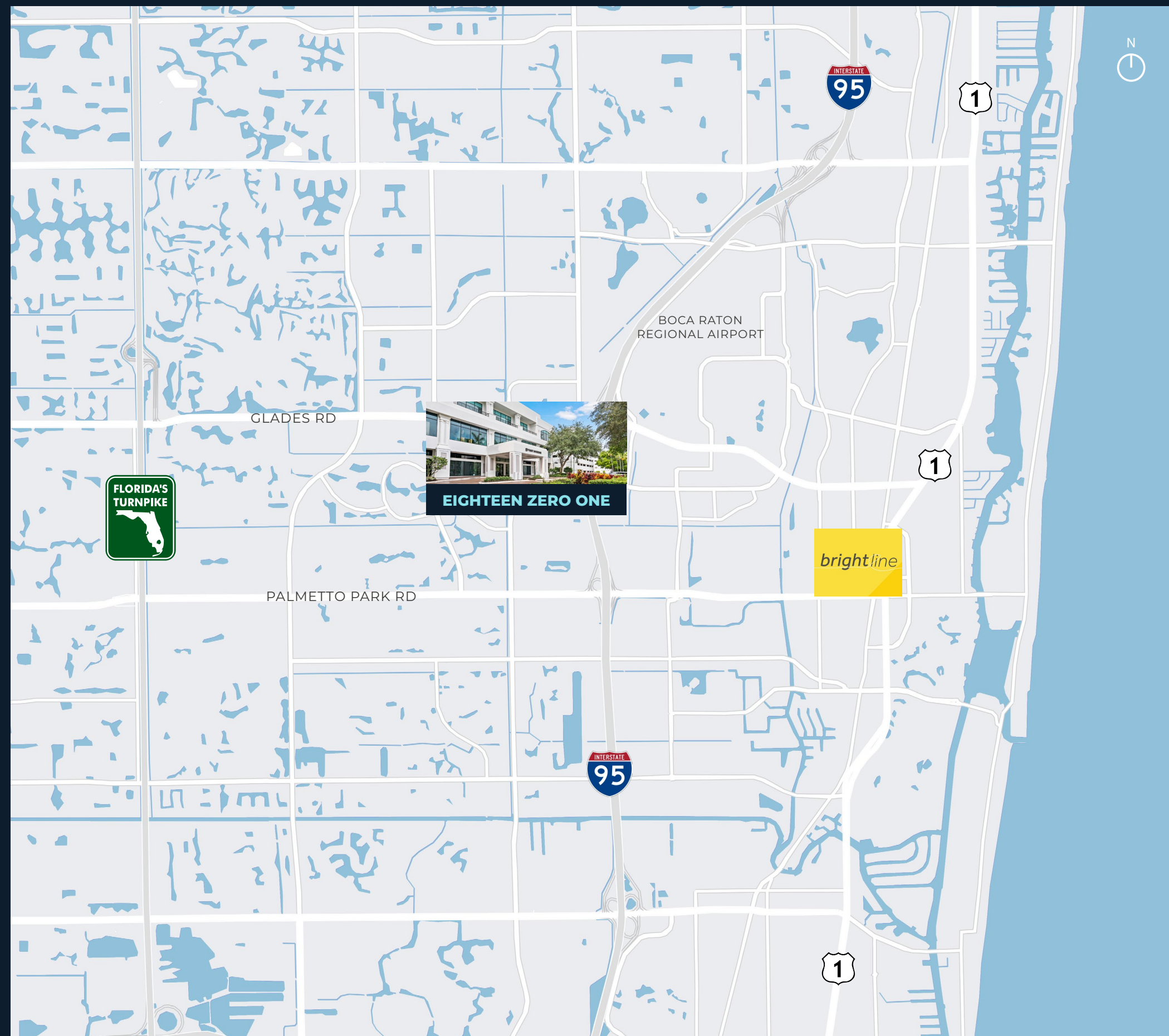
25 miles to Palm Beach Int. Airport

26 miles to Ft. Lauderdale-Hollywood Int. Airport

*Brightline is a highspeed train servicing:

Miami — Aventura — Fort Lauderdale — **Boca Raton** — West Palm Beach — Orlando

(Future Tampa station)



NEIGHBORHOOD

- Dining

1. Chipotle Mexican Grill

2. New York Prime

3. Seasons 52

4. Gallagher's Steakhouse

5. Houston's

6. Abe & Louie's

7. Raw Juce

8. Farmer's Table

9. The Cheesecake Factory

10. The Capital Grille

11. True Food Kitchen

12. Madame Tang's

13. The Blue Dog

14. Bazille

15. Maggiano's Little Italy

16. Moe's Southwest Grill

17. Toojay's

18. Hooters

19. El Camino

20. Stage Kitchen & Bar

21. Pubbelly Sushi

22. Motek

23. Meat Market Steakhouse

24. Narbona

25. Blueprint Cookies

26. Morton's The Steakhouse

27. Rocco's Tacos

28. Tap 42 Craft Kitchen & Bar

29. Ke-uH Restaurant

30. Sixty Vines

31. Just Salad
- Coffee/Bakery Shops

1. Crumbl

2. H&H Bagels

3. Starbucks

4. Panera Bread

5. Starbucks
- Wellness

1. IV Wellness Mobile

2. Restore Hyper Wellness

3. 4Ever Young

4. Vival Wellness
- Entertainment

1. Bowlero Bowling Alley
- Hotels

1. Sonesta Select

2. Wyndham

3. Renaissance

4. Boca Raton Marriot
- Residential

1. San Marino at Town Place
- Grocery

1. Joseph's Classic Market

2. Wild Fork

3. Publix Supermarket

4. Whole Foods
- Shopping

1. Towne Plaza

2. Town Center at Boca Raton

3. Playground Mall

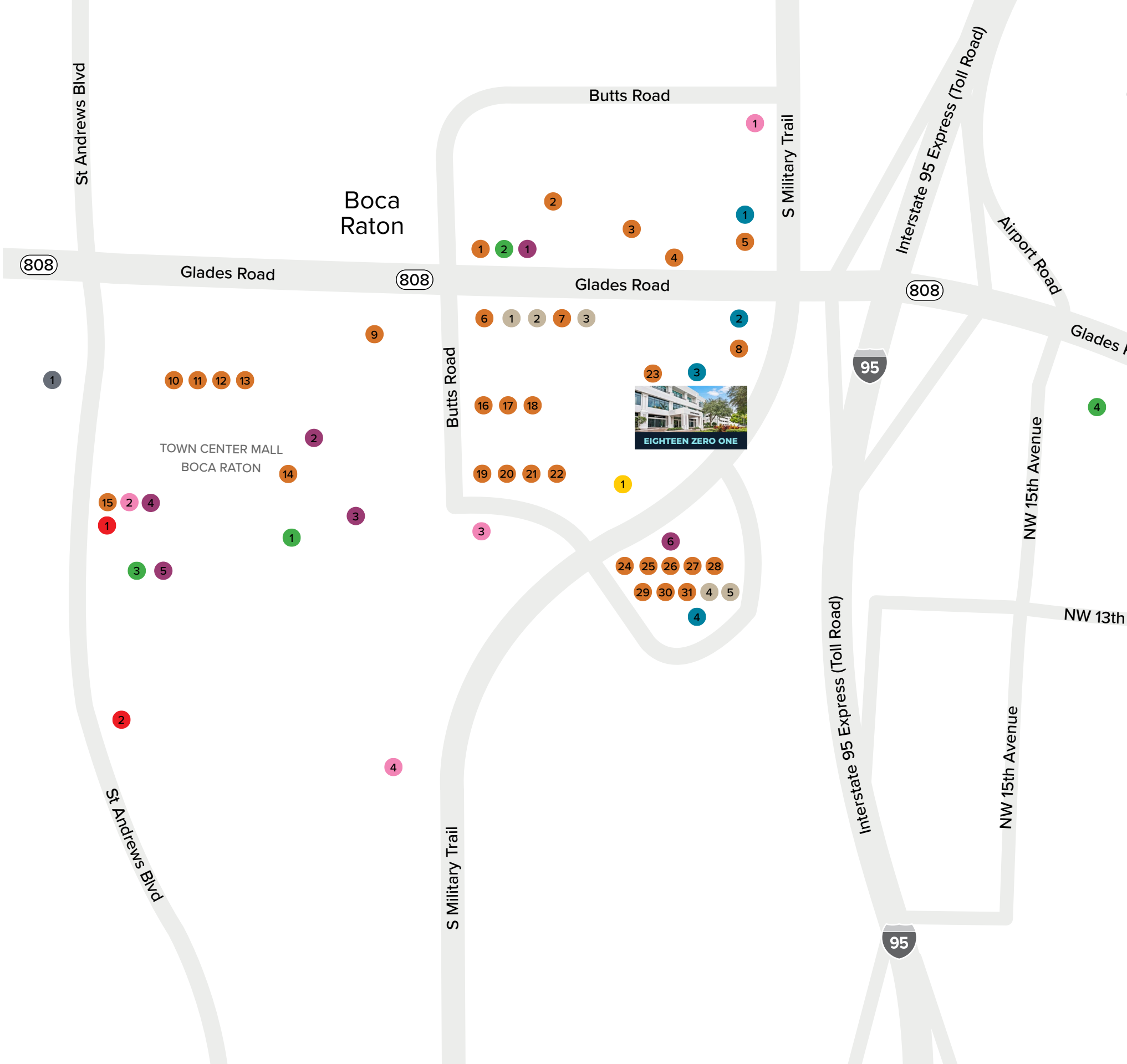
4. St. Andrews Plaza

5. Boca Village Square

6. Shops at Boca Center
- Pharmacy

1. CVS Pharmacy

2. Walgreens Pharmacy





WHOLE FOODS MARKET



MORTON'S STEAKHOUSE



RENAISSANCE BOCA RATON HOTEL



MOTEK



TAP 42 CRAFT KITCHEN



ORANGE THEORY FITNESS

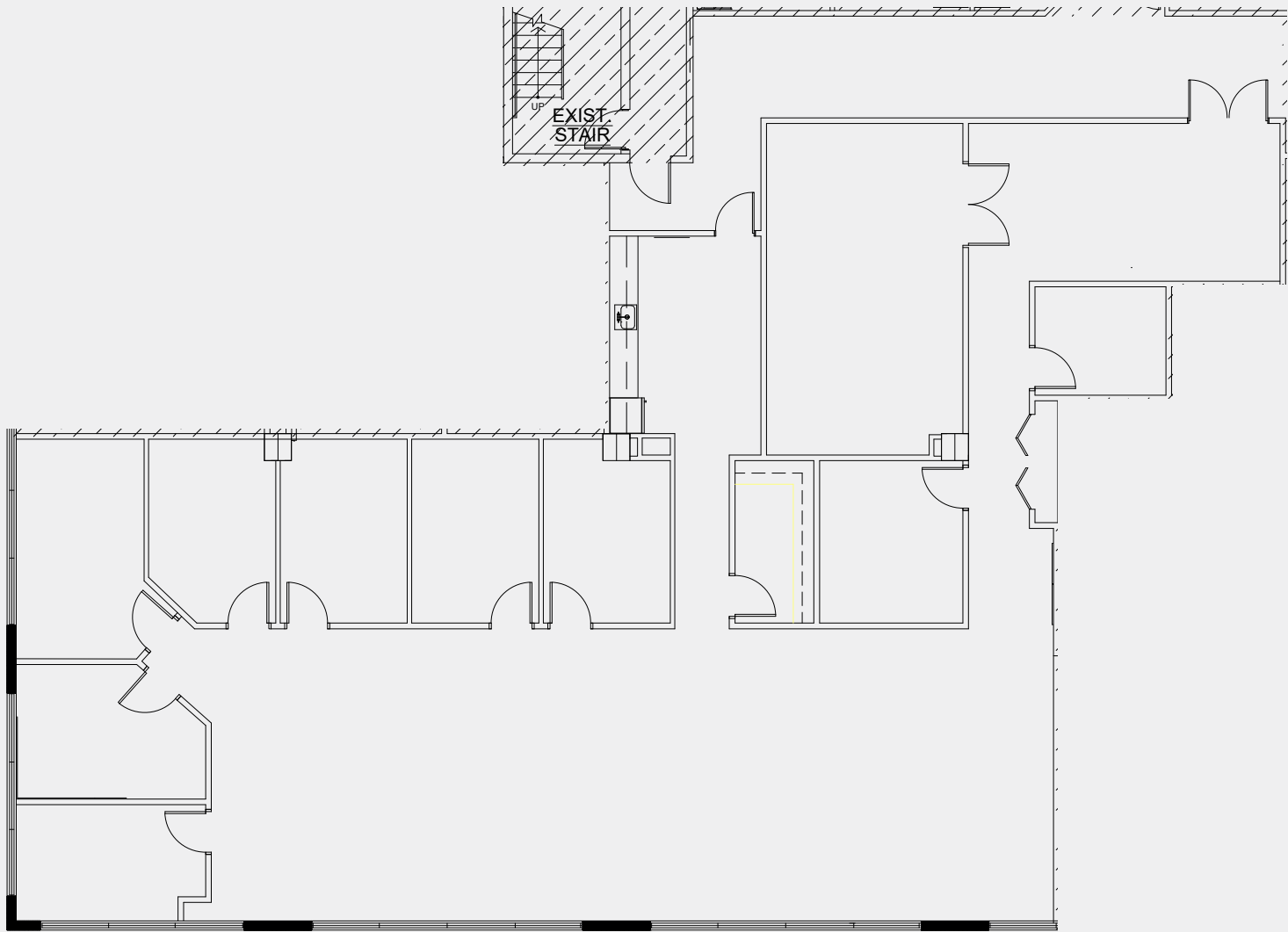
UNLOCK YOUR NEXT SPACE

Discover flexible leasing opportunities at EIGHTEEN ZERO ONE, a premier office destination in the heart of Boca Raton.

AVAILABLE NOW:

SUITE 150 - 3,945 RSF

SUITE 150 - 3,945 RSF



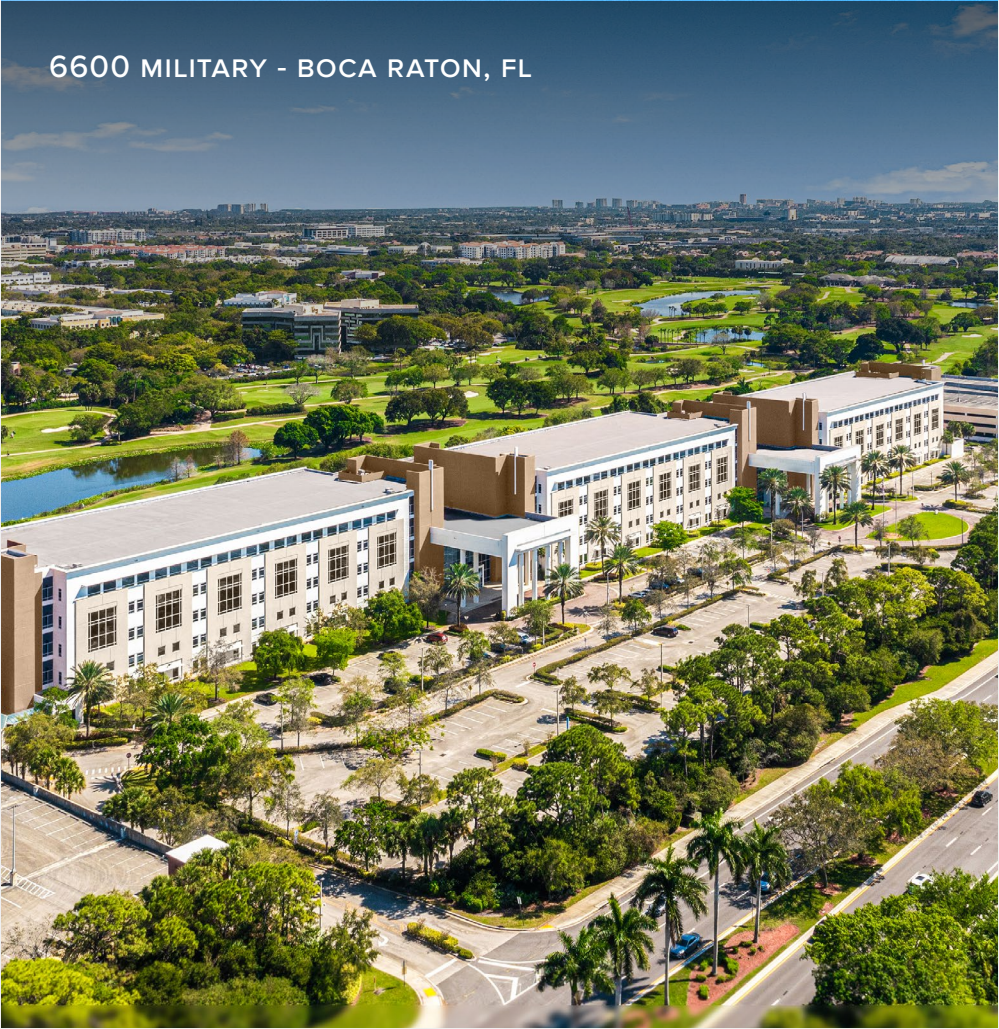
OWNERSHIP

OWNERSHIP YOU CAN COUNT ON

PEBB Enterprises is a private equity family office and leader in the acquisition and development of commercial open-air retail and suburban office properties.

52
YEARS IN BUSINESS

FAMILY OWNED
PRIVATE EQUITY &
LEADER IN ACQUISITION
& DEVELOPMENT





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