



# FOUNTAIN SQUARE

CLASS A OFFICE SPACE  
WITH SPEC SUITES AVAILABLE



2600, 2650, 2700 North Military Trail  
Boca Raton, Florida 33431



IPCapital  
PARTNERS, LLC

CBRE



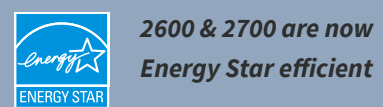
# HIGHLIGHTS

Property Address	2600, 2650, 2700 North Military Trail Boca Raton, FL 33431
Asking Rate	\$40.00 - \$42.00 NNN
OPEX	\$17.61/SF Includes electric & janitorial
Parking	873 free Surface Spaces are available. Canopy parking spaces are available.



# PROPERTY FEATURES

- + Class A office complex consisting of three separate buildings
- + Café providing healthy food choices located in the 2650 building
- + Outdoor eating and lounge area
- + Shared Conference Center
- + Numerous amenities and restaurants nearby
- + Minutes to I-95 and Florida's Turnpike
- + 0.7 miles from Glades Road
- + 1.5 miles from Yamato Road



 [Click Here to View Property Video](#)

# COMPLETED RENOVATIONS



New monument Signage



Landscape Refresh



Full Lobby Upgrades



Updated Common Area Corridors



Restroom Upgrades



Exterior Accent Paint



New Outdoor Seating & Canopy Covering

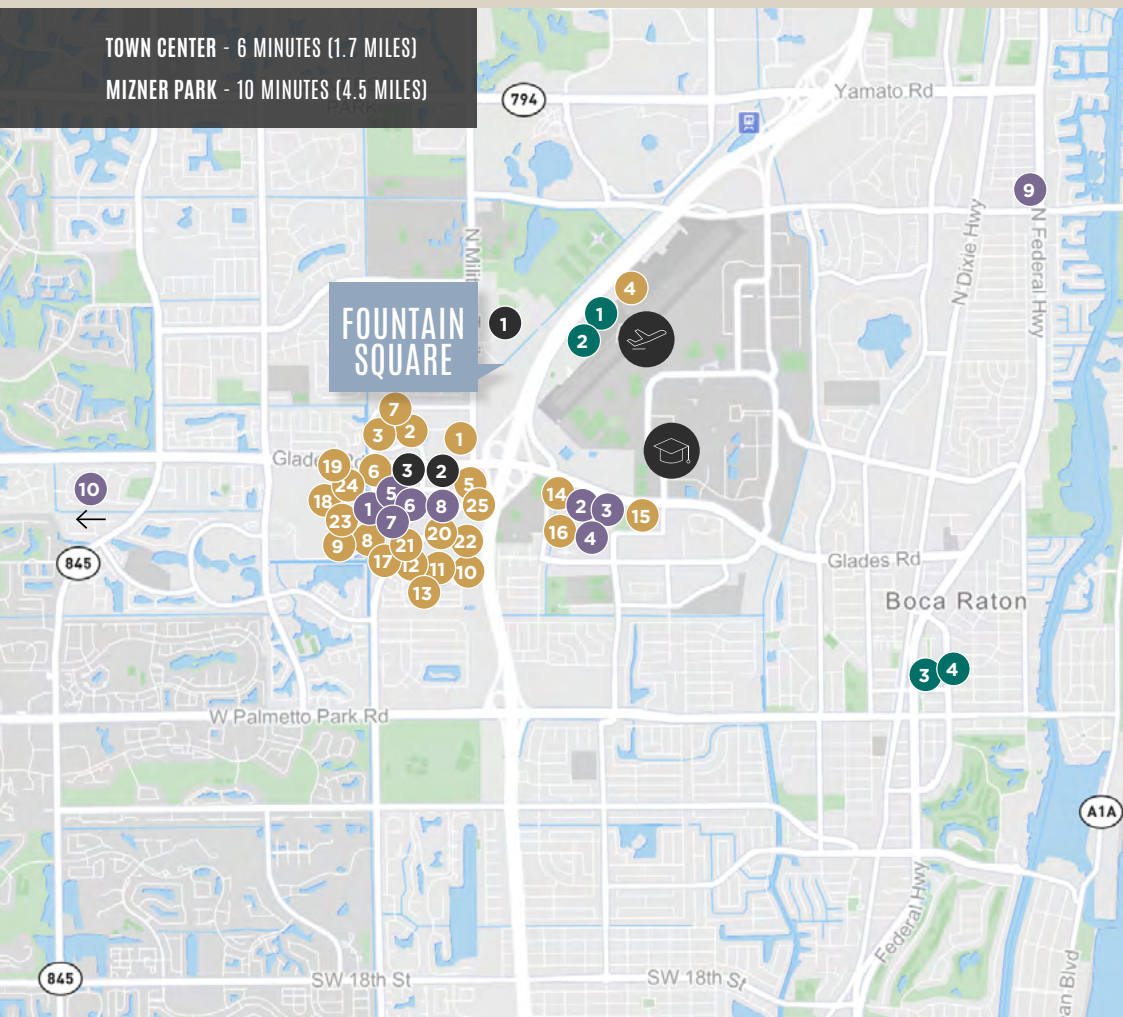


Conference Facility in 2650 Building

Fountain Square is located on Military Trail just north of Glades Road on the west side of I-95.

In addition to the new café providing healthy food choices located in the 2650 building, Fountain Square is located in an area with abundant amounts of amenities including many restaurants, services, banking, entertainment and a short drive to additional shopping and restaurants.

**TOWN CENTER - 6 MINUTES (1.7 MILES)**  
**MIZNER PARK - 10 MINUTES (4.5 MILES)**



### RESTAURANTS

1. Houston's
2. Seasons 52
3. New York Prime
4. La Condesa Mexican
5. Farmer's Table
6. Abe & Louie's
7. Chipotle
8. Hooters
9. Five Guys
10. Morton's Steakhouse
11. Sixty Vines
12. Rocco's Tacos
13. Tap 42 Boca
14. J. Alexander's
15. Shake Shack
16. P.F. Chang's
17. Starbucks
18. The Capital Grille
19. Cheesecake Factory
20. Motek Boca Raton
21. El Camino Boca Raton
22. Stage Kitchen & Bar
23. La Boulangerie
24. True Food
25. Meat Market

### ENTERTAINMENT

1. Cinemark Palace 20
2. Boomers! Boca Raton
3. iPic Mizner Park
4. Strike 10 Mizner Park

### SHOPPING

1. Town Center at Boca Raton
2. Whole Foods
3. Nordstrom's Rack
4. Barnes & Noble
5. Macy's
6. Bloomingdale's
7. Nordstrom Town Center
8. Sax Fifth Avenue
9. Publix
10. Best Buy

### BANKS & SERVICES

1. United States Post Office
2. Bank of America
3. Regions Bank

# FOUNTAIN SQUARE

2600, 2650, 2700 North Military Trail  
 Boca Raton, Florida 33431

## Contact Us

### John Criddle

Executive Vice President  
 +1 561 283 5176  
 john.criddle@cbre.com

### Joseph Freitas

Senior Vice President  
 +1 561 512 8844  
 joe.freitas@cbre.com

### Max Pawk

First Vice President  
 +1 561 393 1670  
 max.pawk@cbre.com

### Nicholas Mulligan

Associate  
 +1 561 393 1680  
 nicholas.mulligan@cbre.com

IP Capital  
 PARTNERS, LLC

CBRE