

1675

MIDTOWN

FOR LEASE



1675 N Military Trl, Boca Raton, FL 33486

CBRE



HIGHLIGHTS

Property Address 1675 N Military Trl, Boca Raton, FL 33486

2024 OPEX \$15.00

Parking Abundant structured parking available

Floor	SF	Rate	Availability
Ground (Bank Branch) ATM Access on the Front of Building ATM Drive through	3,300 SF	\$60.00 Net	Now
Suite 650 - Spec Suite	2,723 SF	\$43.00 NNN	Now
Suite 660 - Spec Suite	3,245 SF	\$43.00 NNN	Now
7th (Penthouse w/ Balcony Access)	±1,200 SF ±5,796 SF	\$41.00 NNN	Now

BOCA RATON DEMOGRAPHICS



CURRENT POPULATION

1 MILE 9,425
3 MILE 100,841
5 MILE 253,467



PROJECTED AVERAGE H.H. INCOME (2026)

1 MILE \$110,251
3 MILE \$137,657
5 MILE \$123,931



DAYTIME POPULATION

1 MILE 20,510
3 MILE 150,914
5 MILE 315,995



AVERAGE HOUSEHOLD INCOME

1 MILE \$97,979
3 MILE \$122,842
5 MILE \$109,978



PROPERTY OVERVIEW

- Structured parking garage
- Hurricane impact windows
- Private patio access available
- Centrally located between Boca Center & Glades Plaza providing quick access to top dining options
- Located between Palm Beach International Airport and Fort Lauderdale International Airport and minutes from Boca Executive Airport



RENOVATED LOBBY



COMMON AREA



TENANT SPACE



TENANT SPACE



TENANT SPACE



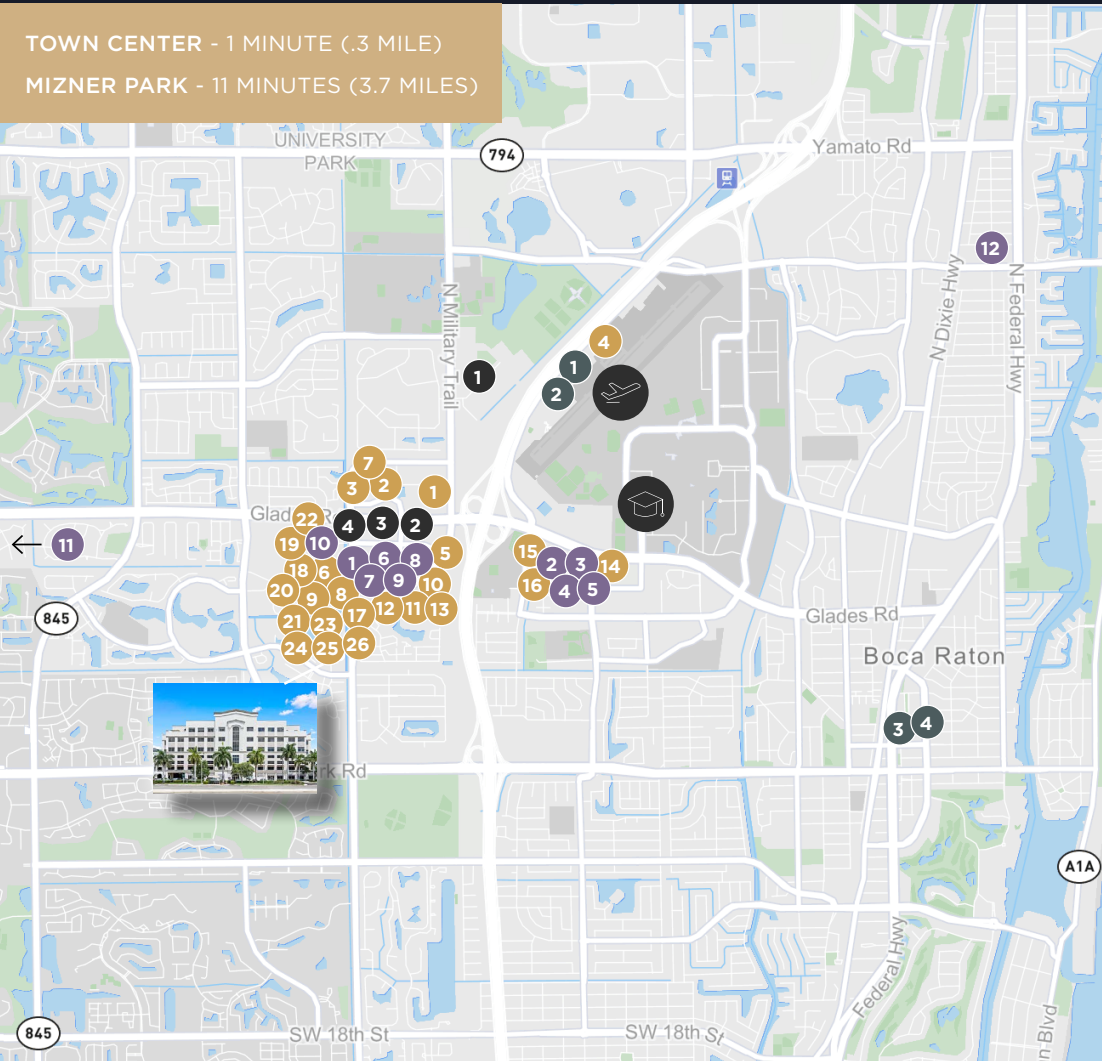
TENANT SPACE

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MIDTOWN

NEW OWNERSHIP | NEW MANAGEMENT | NEW LEASING

TOWN CENTER - 1 MINUTE (.3 MILE)
MIZNER PARK - 11 MINUTES (3.7 MILES)



RESTAURANTS

1. Houston's
2. Seasons 52
3. New York Prime
4. Tilted Kilt Pub & Eatery
5. Farmer's Table
6. Abe & Louie's
7. Chipotle
8. Hooters
9. Five Guys
10. Morton's Steakhouse
11. BRIO Tuscan Grille
12. Rocco's Tacos
13. Tap42 Boca
14. J. Alexander's
15. Shake Shack
16. P.F. Chang's
17. Starbucks
18. Grand Lux Cafe
19. The Capital Grille
20. Zinburger
21. California Pizza Kitchen
22. Cheesecake Factory
23. El Camino
24. Fiolina Ristorante
25. Pubblely Sushi
26. Meat Market

ENTERTAINMENT

1. Cinemark Palace 20
2. Boomers! Boca Raton
3. iPic Mizner Park
4. Strike10

SHOPPING

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

BANKS & SERVICES

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

CONTACT US

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