

Office space available

## For Sublease

## 5000 T-Rex Avenue, Suite 300 Boca Raton, FL 33431

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### Sublease Space

- 16,726 SF Available
- Sublease Rate: Contact for pricing
- Sublease Term: Long-Term and Short-Term solutions available
- Plug-and-play: Furniture negotiable

### Property Features and Amenities

- Newly renovated conference center includes state-of-the-art A/V equipment, catering kitchen, business center, and private restrooms
- Premier fitness studio with private locker rooms, showers, and towel service; available 7 days a week
- On-site accredited private daycare
- Category 5 hurricane resistant
- Dedicated tenant services coordinator to meet tenant needs including exclusive tenant events and discounts
- Two coffee shops - Marcel Brewer's, with adjacent lakeside patio seating, and JAVA, with adjacent courtyard seating

# 5000 T-Rex Ave | Floor Plan



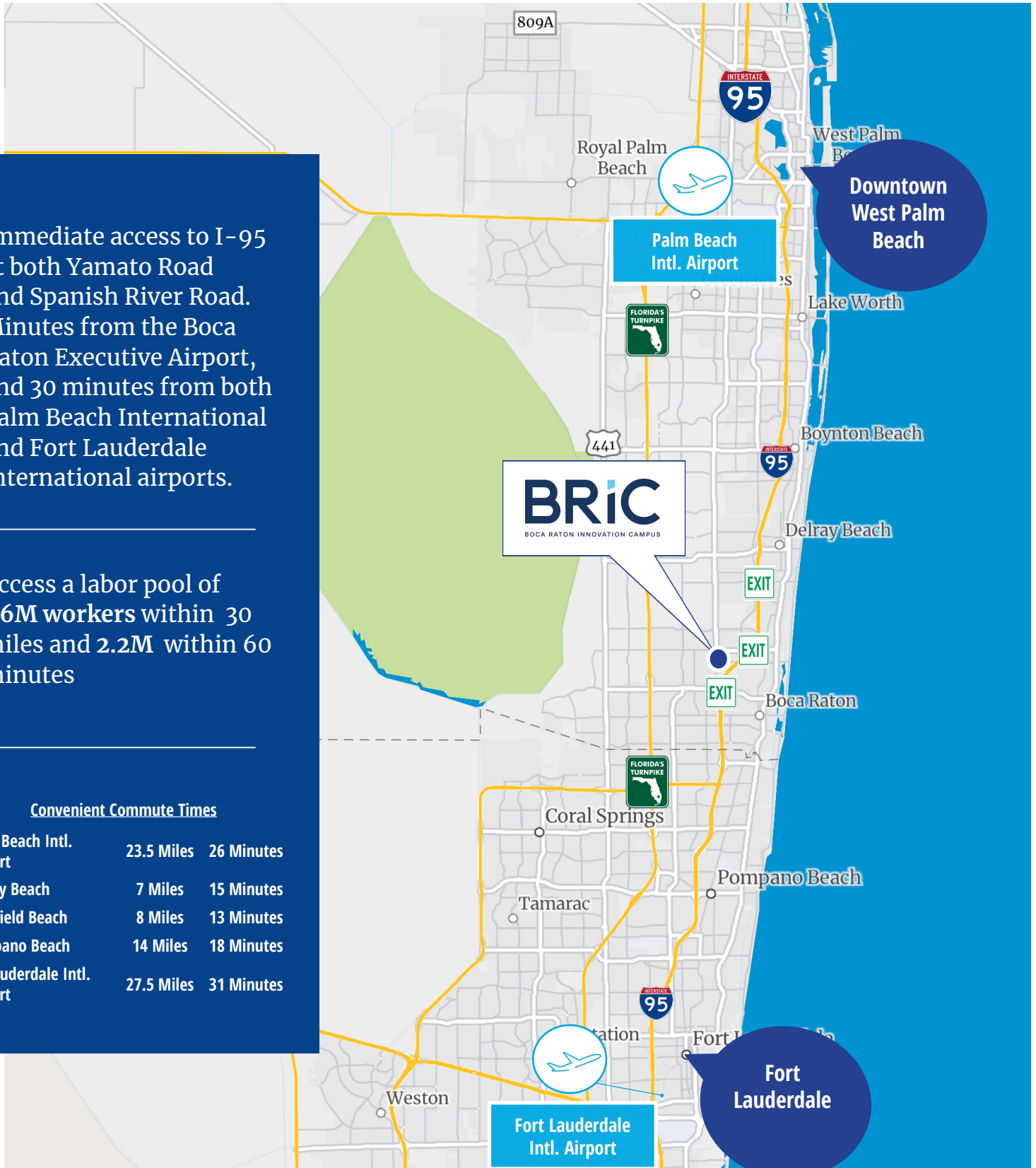
# 5000 T-Rex Ave | Aerial Map

Immediate access to I-95 at both Yamato Road and Spanish River Road. Minutes from the Boca Raton Executive Airport, and 30 minutes from both Palm Beach International and Fort Lauderdale International airports.

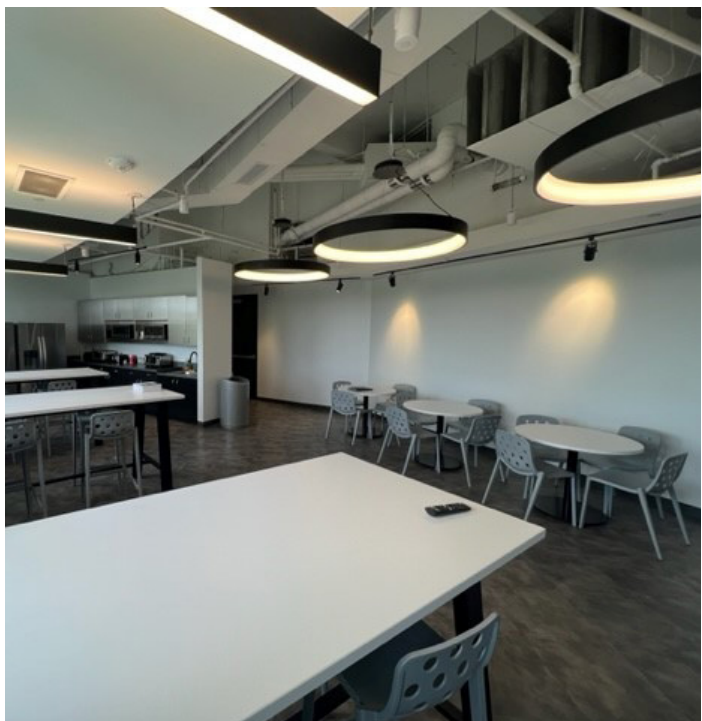
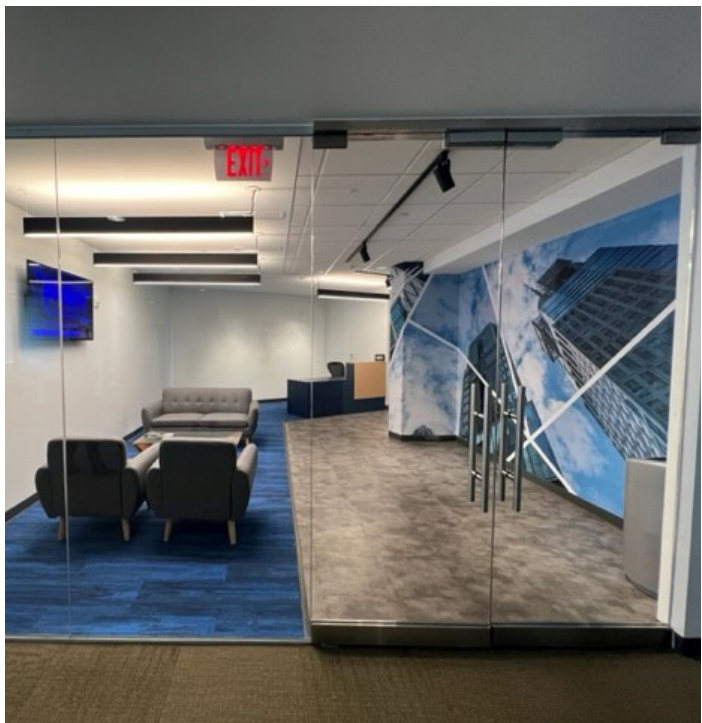
Access a labor pool of 1.6M workers within 30 miles and 2.2M within 60 minutes

## Convenient Commute Times

Palm Beach Intl. Airport	23.5 Miles	26 Minutes
Delray Beach	7 Miles	15 Minutes
Deerfield Beach	8 Miles	13 Minutes
Pompano Beach	14 Miles	18 Minutes
Ft. Lauderdale Intl. Airport	27.5 Miles	31 Minutes



# 5000 T-Rex Ave | Photos



# 5000 T-Rex Ave | Area Retailers



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