

901 PENINSULA

901 PENINSULA CORPORATE CIRCLE · BOCA RATON, FL 33487



Property Video

OFFICE | FOR LEASE

CBRE



901 Peninsula is 310,000 SF of Class-A office space on a gated 18.3-acre campus in Boca Raton. Three wings converge at a soaring 45-ft atrium, enabling seamless multi-tenant conversion or full-campus occupation. Located less than ½ mile from I-95, midway between Fort Lauderdale and Palm Beach International airports.

310,000
TOTAL SF

±150,000 SF
OFFICE OPPORTUNITY
IMMEDIATELY AVAILABLE

18.3 Acres
GATED CAMPUS

1,293
PARKING SPACES

PROPERTY OVERVIEW

- + **Building**
Three-story, tri-winged Class A. Tilt-up concrete and glass. 14-ft slab-to-slab ceilings. 8-ft hurricane impact windows. Owner-occupied since 2000.
- + **Power**
3 bi-fuel Cummins generators — full electrical + HVAC. One unit can power the entire building. Up to 30 days of diesel on site.
- + **HVAC**
Two 572-ton chillers with stainless steel air handlers. Each independently handles the full facility heat load providing uninterpreted climate control.
- + **Data Center**
Cat-5 rated shell. AT&T, Crown Castle & Lumen providers. FM200 suppression, VESDA, Cisco Meraki wireless, full UPS coverage.
- + **Security**
24/7 security team. Armed officers 16 hrs/day Mon–Fri. Interior + exterior video monitoring, badge access, vehicle patrols.
- + **Parking**
1,293 surface spaces. 4 EV charging stations.



LEASING HIGHLIGHTS



OFFICE SPACE

±150,000 SF Immediately Available



POWER HVAC REDUNDANCY

3 bi-fuel generators — up to 30 days runtime



DATA CENTER

21,000 SF, Cat-5 rated shell, raised floor



FITNESS CENTER

Over 6,000 SF, YMCA-managed since 2001



CAFÉ & CAFETERIA

7,000 SF — Sodexo full-service + Starbucks café



DAYCARE

8,000 SF + 6,200 SF playground, YMCA-operated



GAME ROOM — SKY DECK

Over 2,500 SF: pool table, ping-pong, shuffleboard & more



±150,000 SF

OFFICE
OPPORTUNITY



WELLNESS AMENITIES

+ FITNESS CENTER — YMCA@901

Over 6,000 SF managed by YMCA South Palm Beach County since 2001. Yoga, spin, boxing, Zumba, and personal training. Full locker rooms and showers.

+ BIKE & PEDESTRIAN PATHS

City of Boca Raton's El Rio Trail — 5-mile waterfront path to Glades Rd. Circular lakeside path wraps the campus.

+ DAYCARE — YMCA OPERATED

Licensed for 87 children, infant through Pre-K across 5 classrooms. Staff average 13 years YMCA experience. CPR-certified, Florida-licensed teachers.

+ MOTHERS ROOM & WELLNESS SUITE

Private lactation space and 3-room wellness suite with waiting area. Onsite health services including blood pressure monitoring.



CONFERENCE CENTER + VIDEO STUDIO

+ CONFERENCE CENTER

18-seat boardroom with Cisco A/V and Crestron amplifiers. 7 conference rooms, capacity 20–220, with tracking cameras and full mic arrays.

+ VIDEO STUDIO

Professional 2-walled green screen cyclorama with voiceover booth and grid lighting — broadcast-quality production without leaving the building.

+ FULFILLMENT & MAIL SERVICES

70–80K pieces/month capacity. Meter mail, laminating, binding, mail merge, certified mail, and outgoing package management.



CAFE, GAME ROOM + ATRIUM

+ FULL-SERVICE CAFETERIA

Managed by Sodexo. Breakfast and lunch with Grill, Deli & Specialty Chefs. Salad bar, full beverages, event catering. Capacity 800.

+ THE MEETING GROUNDS

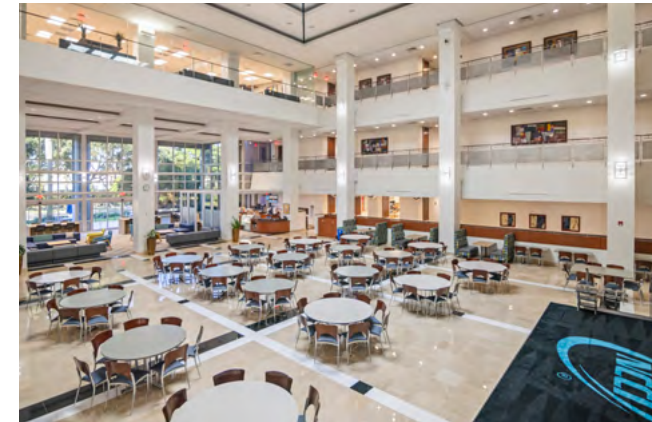
Starbucks-style beverages and snacks in the atrium — open to all tenants for informal collaboration.

+ GAME ROOM — SKYDECK

Over 2,500 SF: ping-pong, pool table, Foosball, air hockey, shuffleboard, outdoor patio. No parallel in the Boca submarket.

+ ATRIUM

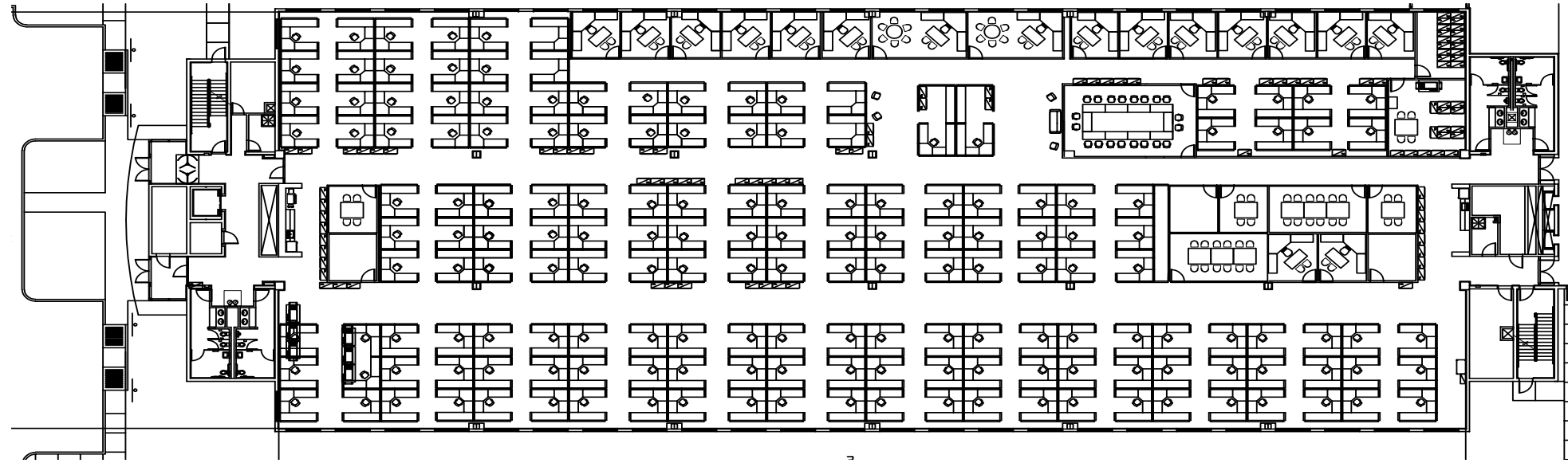
45-ft ceilings, impact skylights, 15-panel Absen video wall, podium and full sound system. All-hands meetings to 800 guests.



FLOOR PLANS - EAST WING

1ST FLOOR

33,543 SF



17
OFFICES

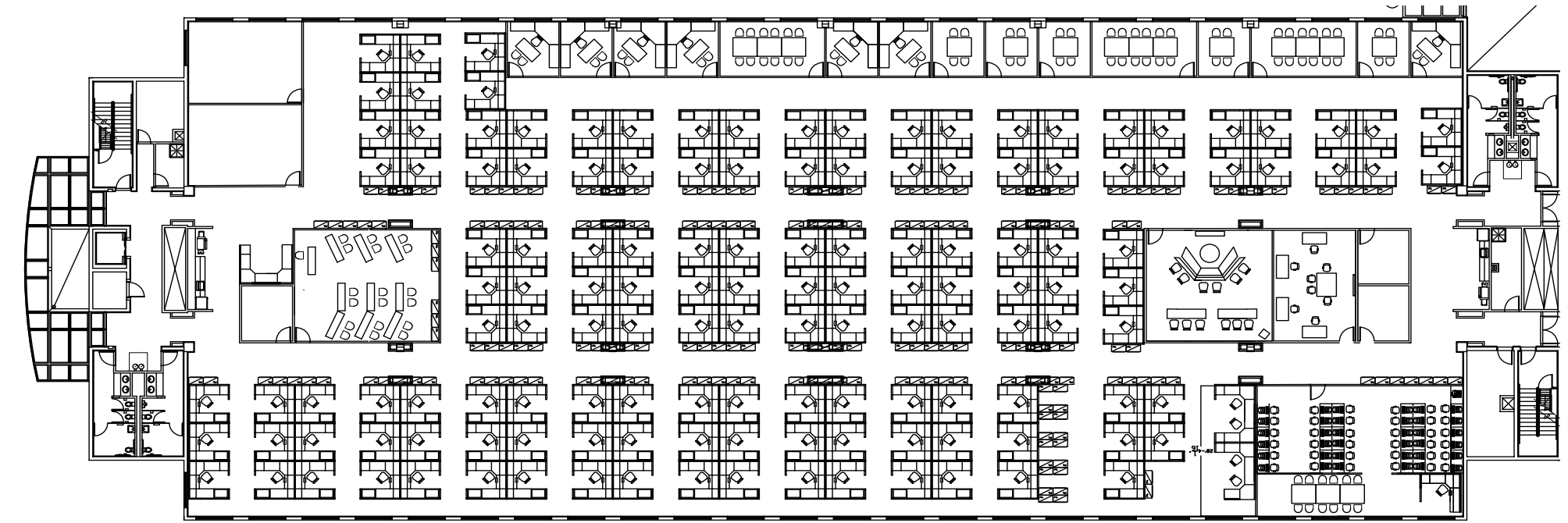
166
WORKSTATIONS

7
CONF. ROOMS

2
KITCHENETTES

2ND FLOOR

34,516 SF



9
OFFICES

146
WORKSTATIONS

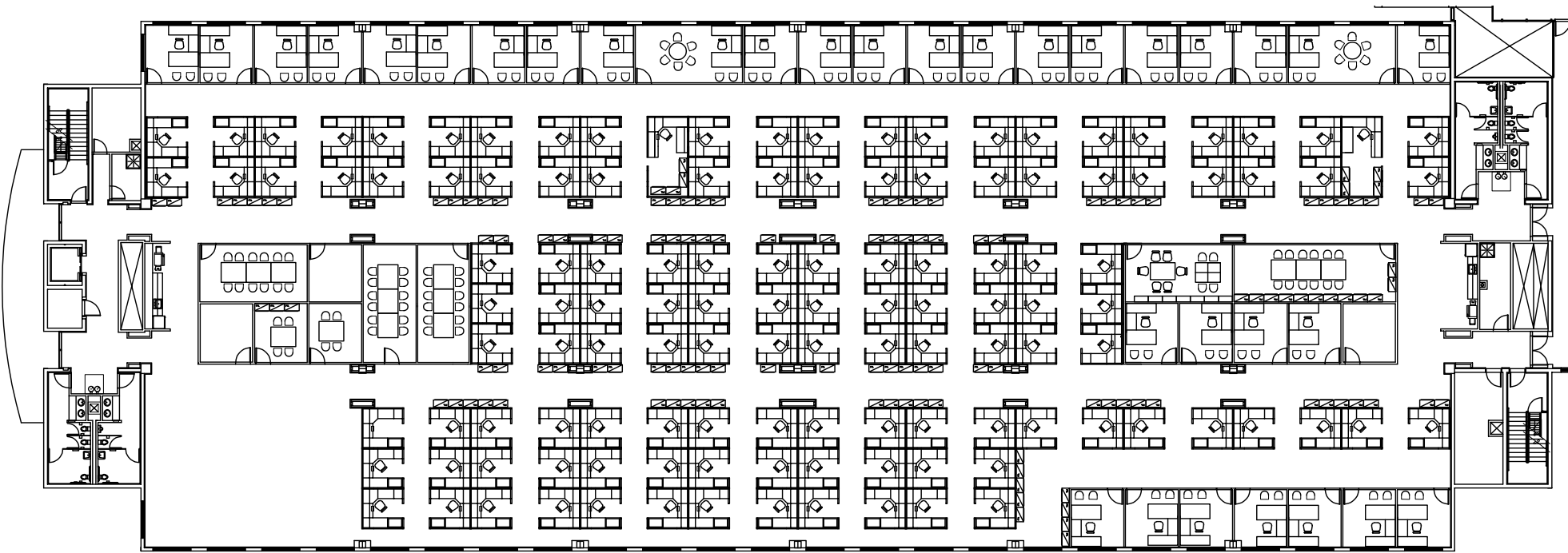
11
CONF. ROOMS

2
KITCHENETTES

FLOOR PLANS - EAST WING

3RD FLOOR

34,517 SF



33
OFFICES

118
WORKSTATIONS

7
CONF. ROOMS

2
KITCHENETTES



AMENITIES MAP

RETAIL/RESTAURANTS

- 01 Burtons Grill & Bar of Boca Raton
- 02 The Habit Burger Grill
- 03 Bento Asian Kitchen + Sushi
- 04 Prezzo - Boca Raton
- 05 Fresh Kitchen
- 06 The Fresh Market
- 07 Proper Ice Cream
- 08 Miller's Ale House
- 09 The Grille on Congress
- 10 Dunkin'
- 11 Starbucks
- 12 CVS
- 13 Walgreens
- 14 Publix
- 15 Bolay
- 16 OrangeTheory
- 17 Barrel of Monks Brewing
- 18 Pet Supermarket
- 19 McDonald's
- 20 LA Fitness
- 21 Carmela Coffee Company

HOTELS

- 01 Embassy Suites by Hilton Boca Raton
- 02 SpringHill Suites by Marriott Boca Raton
- 03 Holiday Inn Suites by Marriott Boca Raton
- 04 Hampton Inn Boca Raton

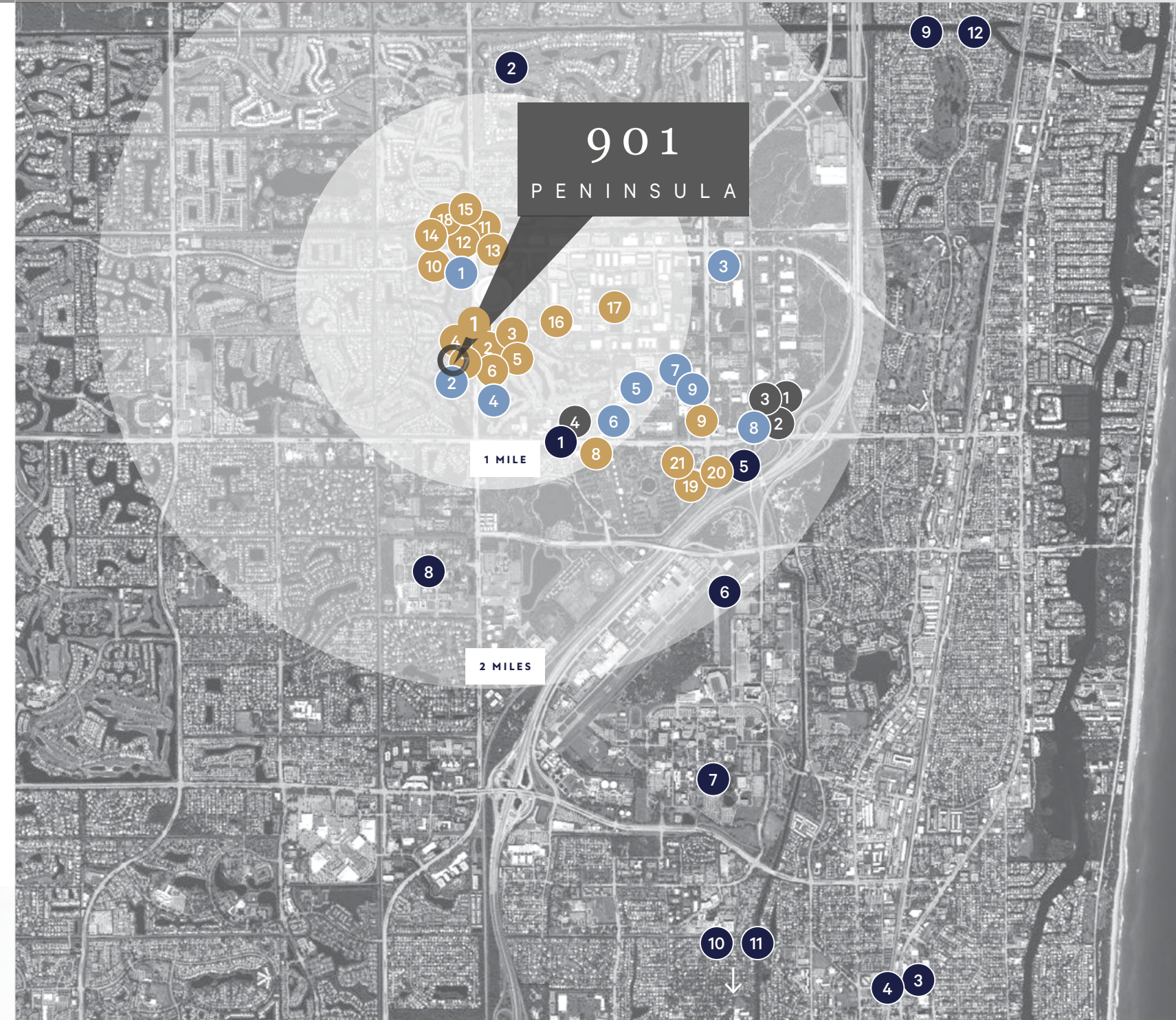
POINTS OF INTEREST

- 01 The Old Course of Broken Sound
- 02 Bocaire Country Club
- 03 Mizner Park
- 04 Brightline Station
- 05 Tri Rail Station
- 06 Boca Raton Executive Airport
- 07 Florida Atlantic University (FAU)
- 08 Lynn University
- 09 West Palm Airport
- 10 Fort Lauderdale Airport
- 11 Pompano Beach
- 12 Delray Beach

MULTIFAMILY

- 01 Mizner Court
450 Units
- 02 San Marco at Broken Sound
335 Units
- 03 Allure By Windsor
282 Units
- 04 10X Boca Raton
398 Units
- 05 Bell at Broken Sound
270 Units
- 06 Amalta Broken Sound
297 Units
- 07 Avalon 850 Boca
370 Units
- 08 Aura Boca
322 Units
- 09 Ceru
284 Units

3,008 Units delivered in the past 4 years within the Park of Broken Sound





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For More Information Contact:

Jeffrey M. Kelly
Executive Vice President
+1 561 866 9313
jeffrey.kelly@cbre.com

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

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

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

