

FOR LEASE

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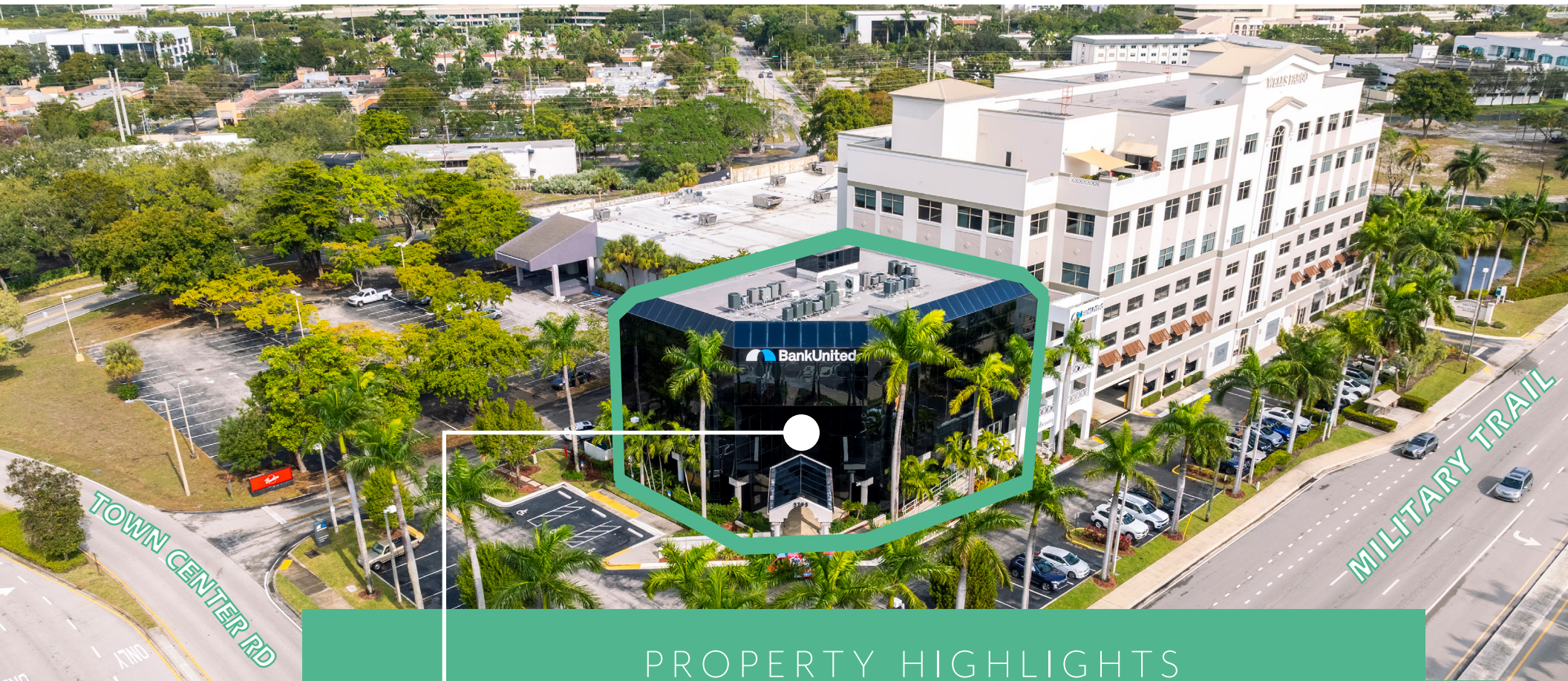
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TOWN CENTER RD
BOCA RATON, FL

5295

5295
TOWN
CENTER
ROAD

Colliers



PROPERTY HIGHLIGHTS

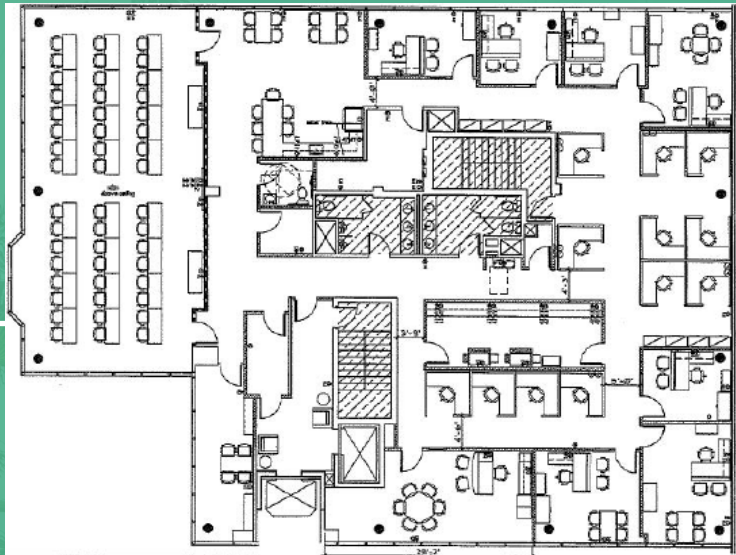
- + **Prime Location:** Situated at the hard corner of Town Center Road and Military Trail in Boca Raton, one of the area's most prestigious addresses.
- + **Whole Floor to Yourself (7,777 SF):** A rare opportunity to lease the entire third floor, providing complete privacy as the sole tenant in a unique, efficiently-sized space.
- + **Flexible Floor Plans:** Options to demise third floor to perfectly tailor to your space requirements.
- + **Class A Boutique Office Space:** High-quality, well-designed office space offering a premium environment for businesses.
- + **Panoramic Views & Flexible Layout:** Floor-to-ceiling windows provide breathtaking views and natural light, with an ideal layout for windowed offices around the suite, offering flexibility and productivity.



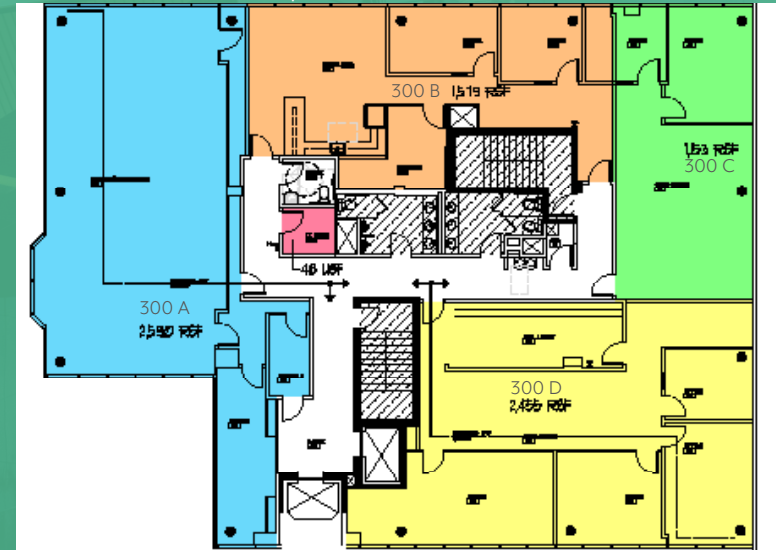
AVAILABILITY

FLOOR	SUITE	SQUARE FOOTAGE	AVAILABLE	PRICE PSF	CAM
Full 3rd Floor	300	7,777 SF (DIVISIBLE)	Now	\$28.00	\$19.46 (net of electric)
Partial 3rd Floor	300 A	2,590 SF	Flexible	\$28.00	\$19.46 (net of electric)
Partial 3rd Floor	300 B	1,579 SF	Flexible	\$28.00	\$19.46 (net of electric)
Partial 3rd Floor	300 C	1,153 SF	Flexible	\$28.00	\$19.46 (net of electric)
Partial 3rd Floor	300 D	2,455 SF	Flexible	\$28.00	\$19.46 (net of electric)

Full 3rd Floor (Suite 300):



Partial 3rd Floor Options:



[Click Here for Virtual Tour](#)



Floor-to-Ceiling
Windows



Minutes to the
Town Center Mall



Walk to The Shops
at Boca Center



Surrounded by
Dining Options

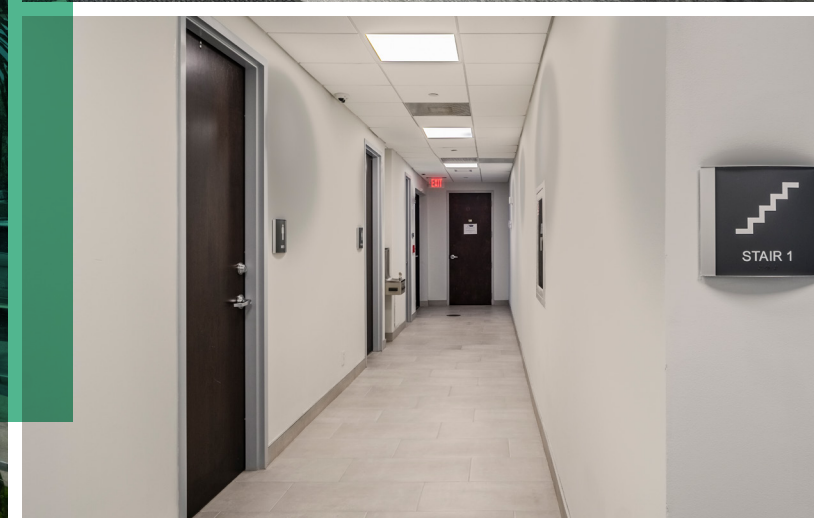


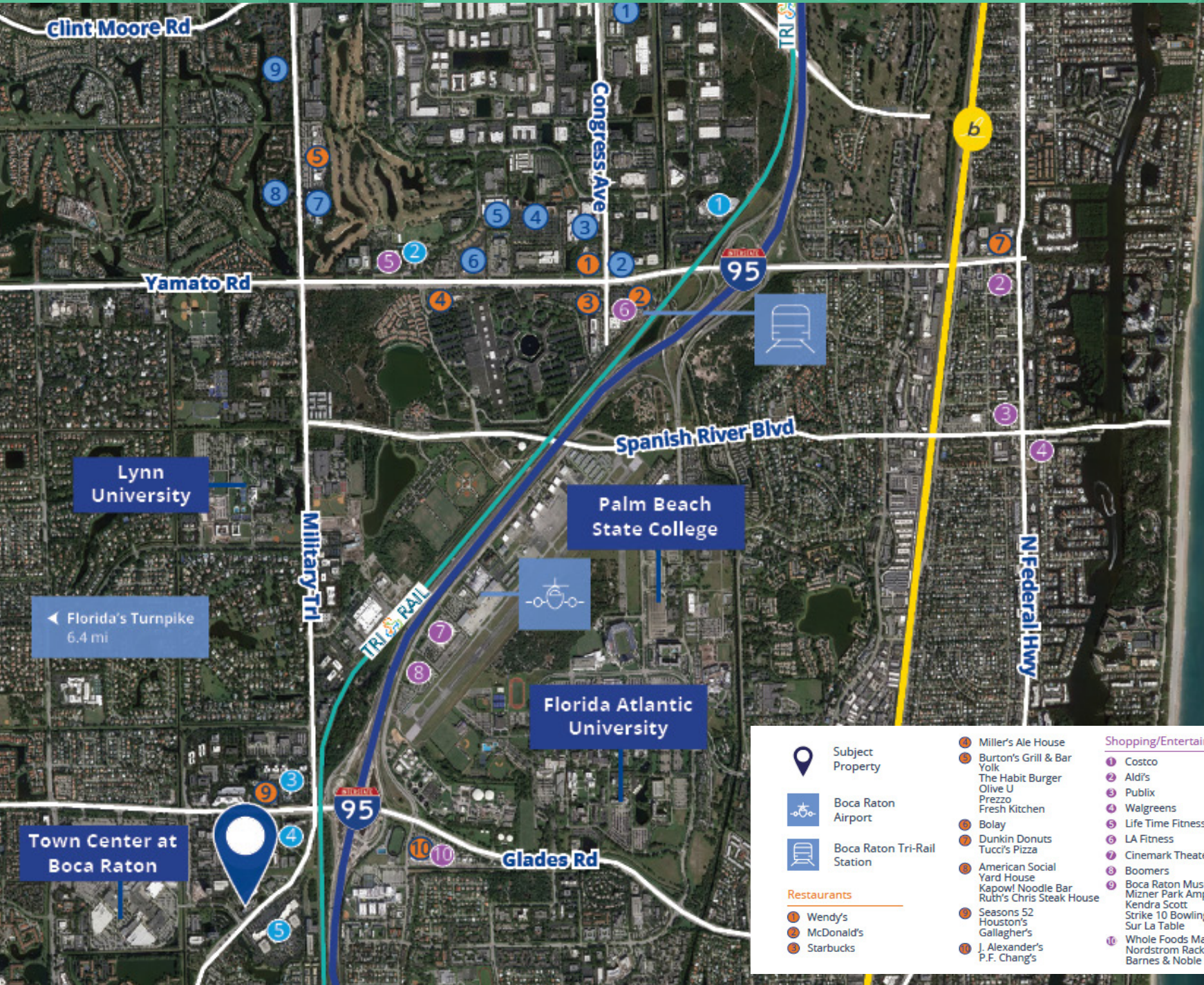
Flexible Office
Layouts



Covered Parking
Garage







Multifamily	
1	Allure by Windsor 282 Units
2	Aura Boca 322 Units
3	Ceru 284 Units
4	Avalon 850 Boca 370 Units
5	Bell at Broken Sound 270 Units
6	Amalta Broken Sound 297 Units
7	10X Boca Raton 398 Units
8	San Marco at Broken Sound 335 Units
9	Mizner Court 450 Units

- Subject Property
 - Boca Raton Airport
 - Boca Raton Tri-Rail Station
- Restaurants**
- 1 Wendy's
 - 2 McDonald's
 - 3 Starbucks

- 1 Miller's Ale House
- 2 Burton's Grill & Bar
Yolk
The Habit Burger
Olive U
Prezzo
Fresh Kitchen
- 3 Bolay
- 4 Dunkin Donuts
Tucci's Pizza
- 5 American Social
Yard House
Kapow! Noodle Bar
Ruth's Chris Steak House
- 6 Seasons 52
Houston's
Gallagher's
- 7 J. Alexander's
P.F. Chang's

- Shopping/Entertainment**
- 1 Costco
 - 2 Aldi's
 - 3 Publix
 - 4 Walgreens
 - 5 Life Time Fitness
 - 6 LA Fitness
 - 7 Cinemark Theaters
Boomers
 - 8 Boca Raton Museum of Art
Mizner Park Amphitheater
Kendra Scott
Strike 10 Bowling
Sur La Table
 - 9 Whole Foods Market
Nordstrom Rack
Barnes & Noble

- Legend and Amenities**
- Hotels**
- 1 Embassy Suites
SpringHill Suites
Holiday Inn
TownePlace Suites
 - 2 Hampton Inn
 - 3 Sonesta Select
 - 4 Wyndham Renaissance
 - 5 Marriott

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