

SUBLEASE AVAILABLE



1800NMILITARYTRL

DESIGNED TO WORK. BUILT TO IMPRESS

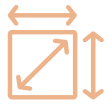
BOCA RATON, FLORIDA 33431

CBRE

SUITE 475

Space Highlights

Fully finished, high-end office space offering a mix of open and private offices, complemented by a modern kitchen and a gym with locker rooms in office.



8,724 SF
Available



JAN 2029
Sublease Term



WITHELD
Rate



\$20.59
Opex



Building Amenities



Tenant Lounge &
Conference Center

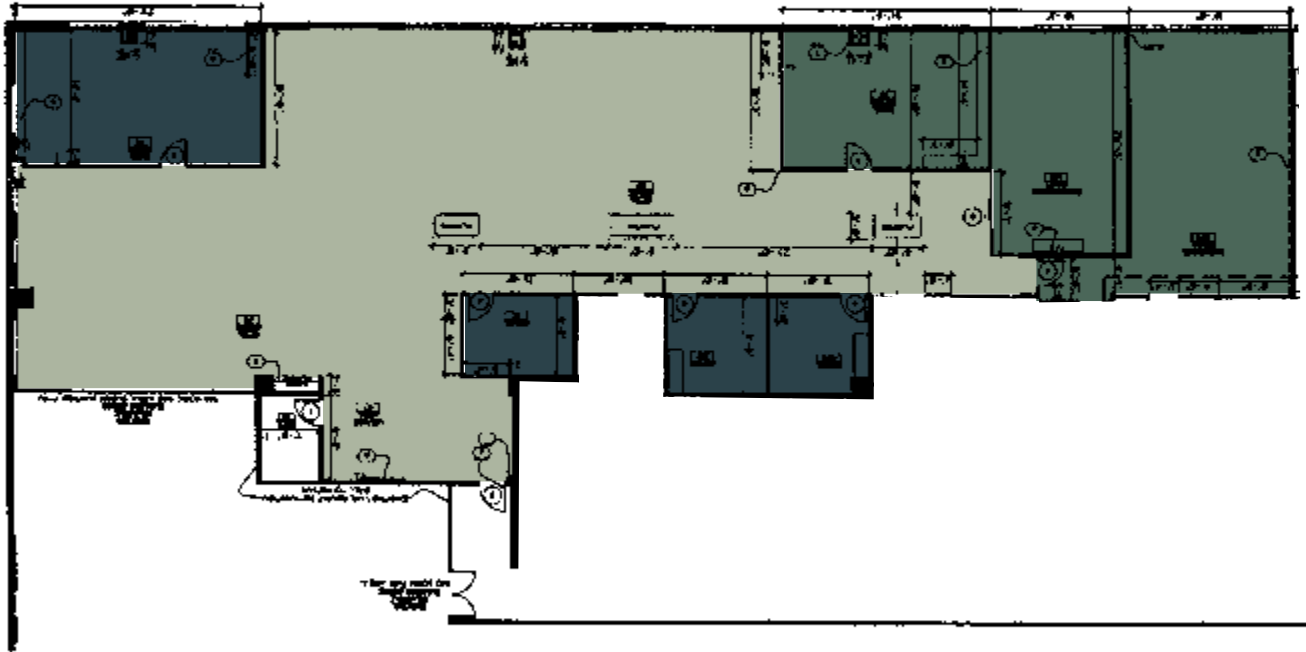


Fitness Center
Coming Soon



FLOORPLAN

Suite 475 - 8,724 SF



OPEN OFFICES



CONFERENCE ROOMS



PRIVATE OFFICES



In-Suite Private Gym
(Not Shown on Floorplan)



VIRTUAL TOUR

Explore Suite 475 in 3D with the Matterport Virtual Tour.
If viewing the brochure online, click [here](#) for a virtual tour.

AREA OVERVIEW

The property is located at the epicenter of Boca Raton's highest concentration of dining and retail amenities with over 50 restaurants, 100 retailers, and 762 hotel rooms within a one-mile radius.

Centrally located between the Palm Beach and Fort Lauderdale International Airports, the property has excellent access to the Boca Raton Tri Rail station, the Boca Raton Executive Airport, nearby hospital systems, Lynn University and Florida Atlantic University via Interstate 95, the Florida Turnpike, and Glades Road.

It is also located one half-mile away from The Town Center at Boca Raton, one of the nation's highest volume, luxury-oriented, fortress super regional malls.



BOCA CENTER
Office Building

1

MARRIOTT HOTEL
On-site

5

FLORIDA'S TURNPIKE
11 Minutes (3.5 Miles)

2

INTERSTATE 95
3 Minutes (0.9 Miles)

6

WEST PALM BEACH AIRPORT
32 Minutes (26 Miles)

3

BOCA RATON AIRPORT
6 Minutes (2.5 Miles)

7

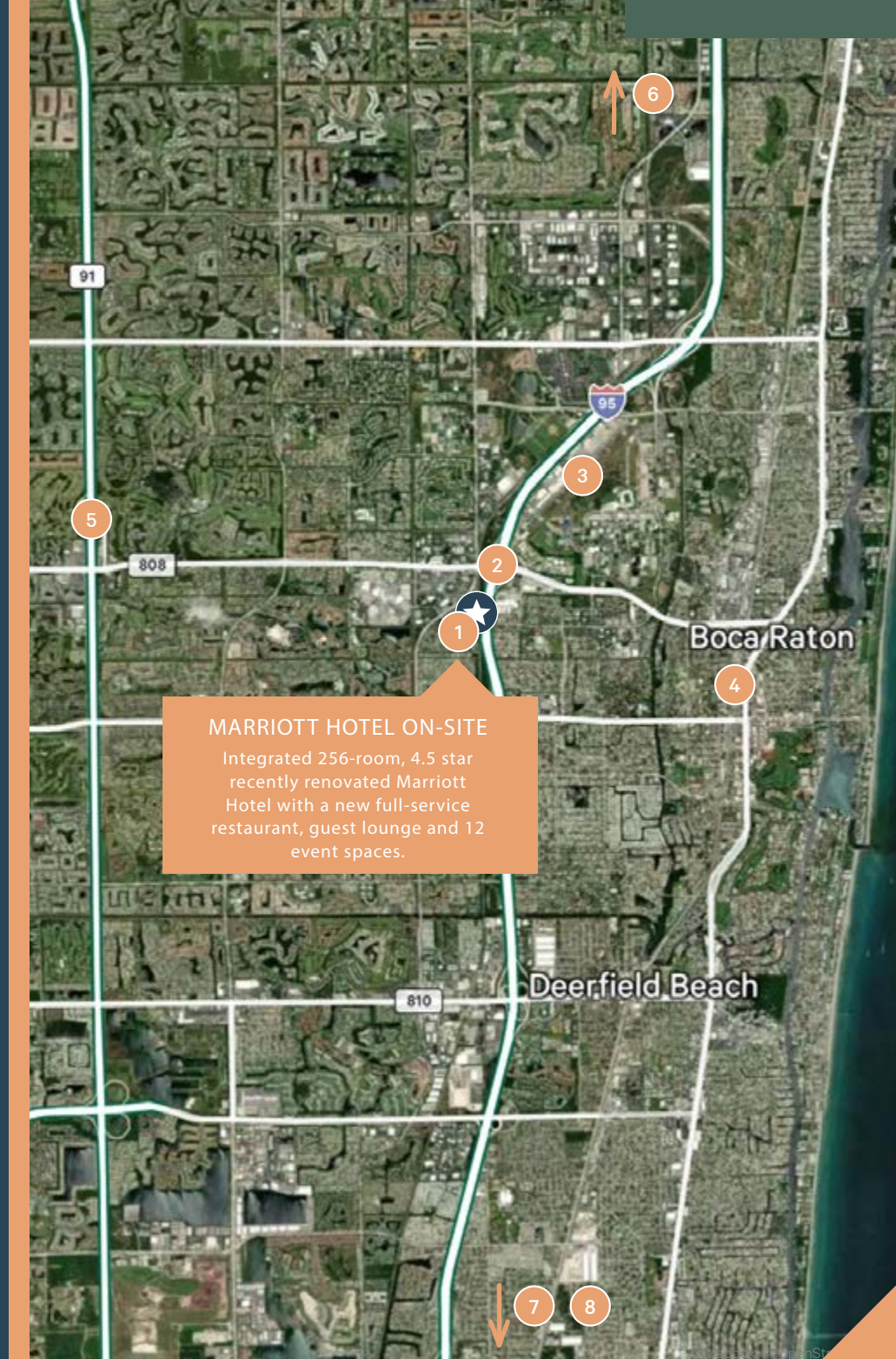
FORT LAUDERDALE AIRPORT
38 Minutes (25 Miles)

4

BRIGHTLINE STATION
7 Minutes (3.6 Miles)

8

MIAMI INTERNATIONAL AIRPORT
60 Minutes (46 Miles)



ON-SITE RESTAURANTS / SHOPS

- Starbucks
- Tap 42
- Morton's
- Narbona
- Sixty Vines
- Just Salad
- Rocco's Tacos
- Orange Theory
- Vale Food Co

RESTAURANTS WITHIN 0.5 MILES

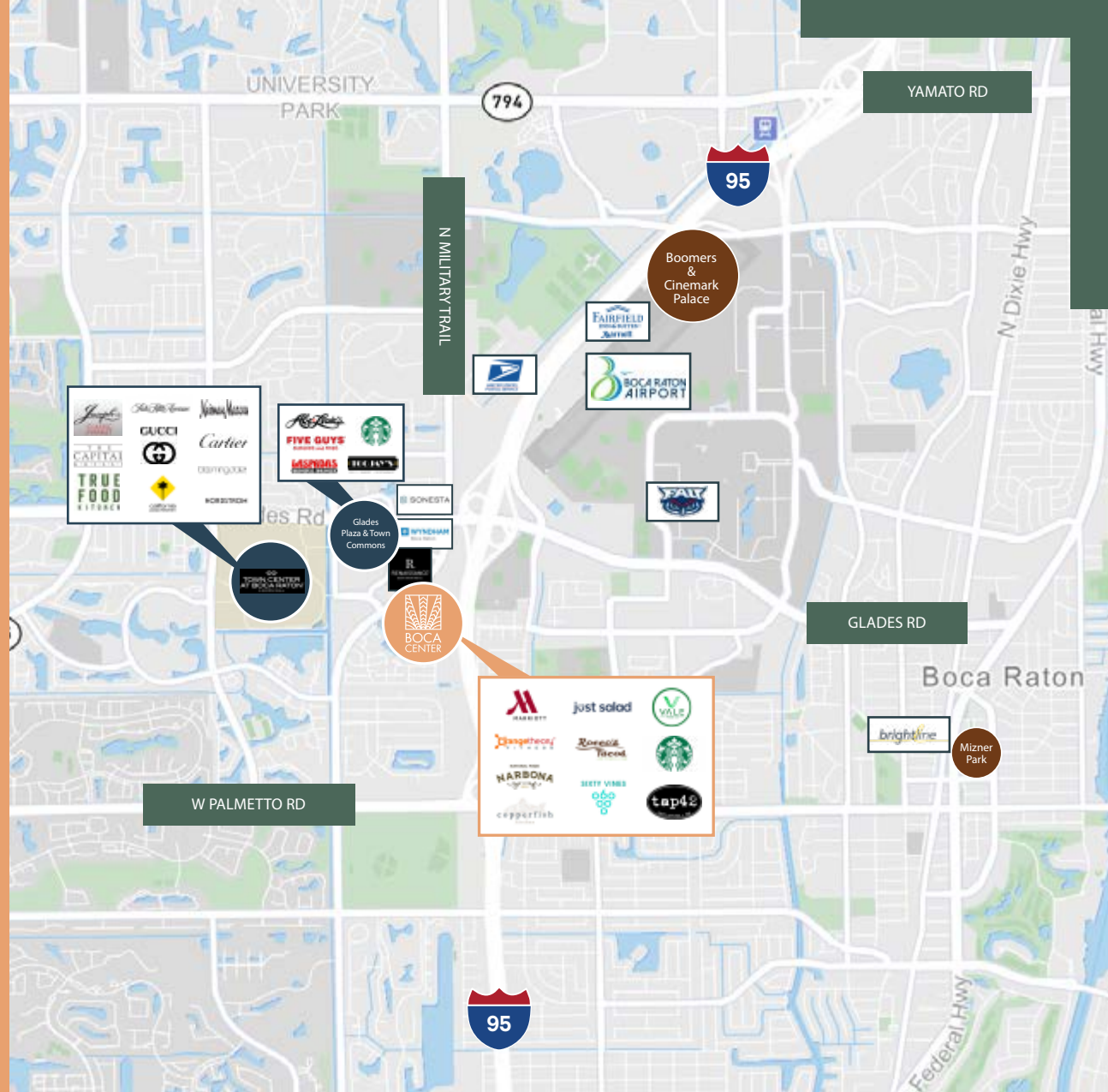
- Houston's
- Seasons 52
- New York Prime
- Farmer's Table
- Abe & Louie's
- Chipotle
- Five Guys
- J. Alexander's
- Shake Shack
- P.F. Chang's
- The Capital Grille
- Cheesecake Factory
- Joseph's Market
- Laspadas
- Too Jay's

HIGH-END RETAIL

- Saks Fifth Avenue
- Nordstrom
- Bloomingdale's
- Neiman Marcus
- Apple
- Cartier
- Gucci
- Tesla
- Rolex
- Boss
- Tory Burch
- Crate & Barrel
- LaCoste
- Versace

HOTELS

- Marriott (on-site)
- Wyndham
- Renaissance
- Sonesta
- Fairfield Inn & Suites



3-MILE demographics

108,282

POPULATION

\$164,984

AVG. HOUSEHOLD INCOME

76.1%

16+ IN LABOR FORCE



1800 N Military Trail

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BOCA RATON, FLORIDA 33431

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CBRE

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