

1801 THE BUILDING



1801 North Military Trail, Boca Raton, Florida 33431



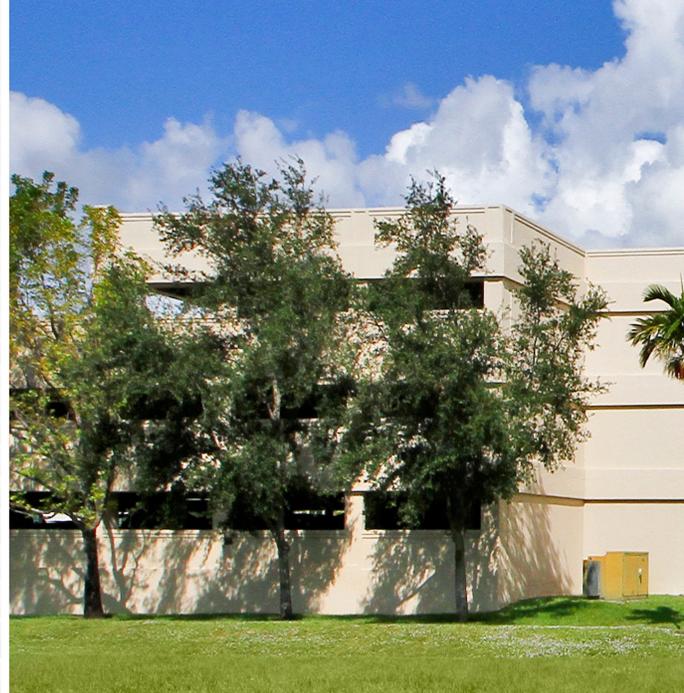
**LOBBY
RENOVATIONS
Q2 2020**



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CLASS A OFFICE SPACE FOR LEASE

Strategically located in the heart of the Boca Raton I-95/Glades Rd. intersection, it offers ready access to Florida's major traffic arteries while in close proximity to other corporate neighbors, hotels, restaurants, residential neighborhoods and services.



LOBBY REMODEL RENDERING



**LOBBY
REMODEL
Q2 2020**

AMENITIES



**ON-SITE
MANAGEMENT
& Security**



SECURITY CAMERAS
are located throughout
all lobby areas and the
parking garage for 24
hour monitoring



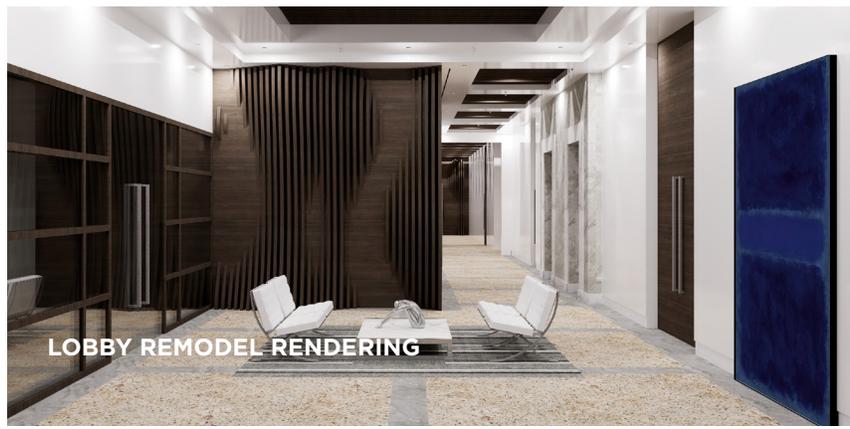
CARD ACCESS
for building and elevators
allowing after-hours
access to tenants



LUSH LANDSCAPING
with monument signage
available



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HIGHLIGHTS

Office Building	3 Stories /60,323 SF
Available Space	±3,454 - 16,434 SF
Asking Rates	\$30.00 NNN
OPEX	\$12.52/SF (2019) Inclusive of electric & janitorial
Parking	4.50/1,000 SF 52 surface spaces; 280 covered spaces
Year Built	1999



PARKING GARAGE

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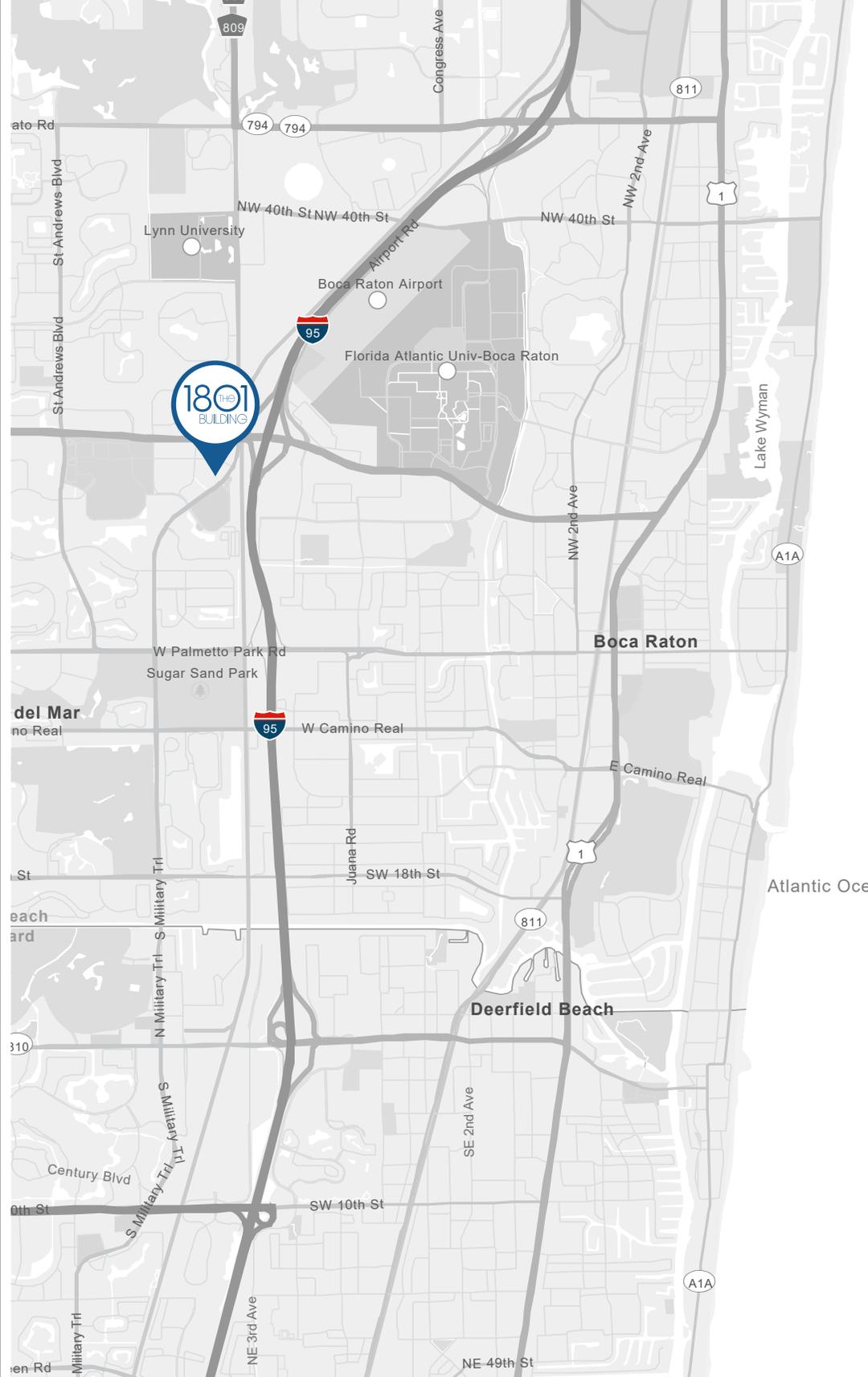
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Boca Raton, Florida 33431

Food & Beverage NEARBY

- Farmers Table
- Panera Bread
- Morton's Steakhouse
- BRIO Tuscan Grille
- Tap 42 Boca
- Rocco's Tacos
- Cafe 5150
- TooJay's Deli
- Hooters
- Sushi Masa & Thai
- Moe's Southwest Grill
- Laspanda's Original Hoagies
- Nick's New Haven Style Pizzeria & Bar
- Raw Juice
- Starbucks
- Abe & Louie's
- Houstons
- Seasons 52
- Madison's New Your Grill & Bar
- New Your Prime

At Boca Town Center

- Cheesecake Factory
- The Capital Grill
- Maggiano's Little Italy
- Blue Martinie Lounge
- Califonia Pizza Kitchen
- Grand Lux Cafe
- Starbucks
- La Granja



For more information, Please contact:

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