# Eighteen ZERO ONE



### New Ownership

1801 North Military Trail Boca Raton, FL 33431





# 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.



## Highlights

Asking Rates \$35.00 NNN

OPEX \$12.52/SF (2022)

Inclusive of electric & janitorial

Office Building 3 Stories /60,323 SF

Available Space ±5,213 SF

4.50/1,000 SF
Parking 52 surface spaces

280 covered spaces

Year Built 1999

## Building Renovations <sup>2022</sup>



Main Lobby



1<sup>st</sup> & 2<sup>nd</sup> Floor Restrooms



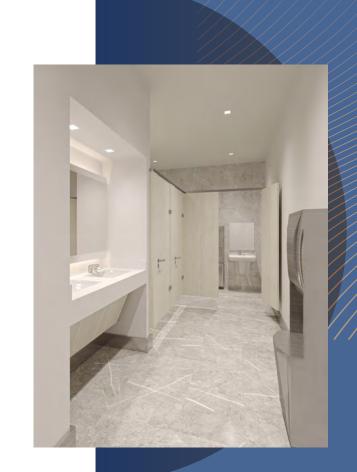
1<sup>st</sup> & 2<sup>nd</sup> Floor Common Area Hallways



Exterior Signage



Landscape Refresh







### Food & Beverage Nearby

Farmers Table

Panera Bread

Morton's Steakhouse

Tap 42 Boca

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

Houston's

Seasons 52

Madison's New York Grill

& Bar

New York Prime

**Boca Town Center** 

Cheesecake Factory

The Capital Grill

Maggiano's Little Italy

California Pizza Kitchen

Grand Lux Cafe

La Granja

#### Contact Us

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