



EIGHTEEN ZERO ONE

CLASS A OFFICE SPACE FOR LEASE



PEBB ENTERPRISES

BLANCA

WELCOME TO YOUR NEW OFFICE



CLICK TO JUMP TO SECTION

- 03 THE PROPERTY
- 04 LOCATION
- 05 NEIGHBORHOOD
- 07 AVAILABILITIES
- 08 OWNERSHIP
- 09 LEASING



KEY FACTS AND FIGURES

Building Size	60,323 SF
Asking Rate	\$45.00 NNN
OPEX	\$18.12/SF
Available Space	3,945 RSF
Covered Structured Parking Garage at No Cost	5/1,000 SF
Building Features	<ul style="list-style-type: none">• On-site banking• Updated Lobby & Common Areas



LOCATION

IN THE HEART OF BOCA RATON

EIGHTEEN ZERO ONE is strategically positioned offering exceptional connectivity to I-95 and within close proximity to a wide array of dining, retail, and hospitality options.

1.8 miles to I-95

3.2 miles to Florida Turnpike

3.2 miles to Brightline Station*

4.8 miles to the beach

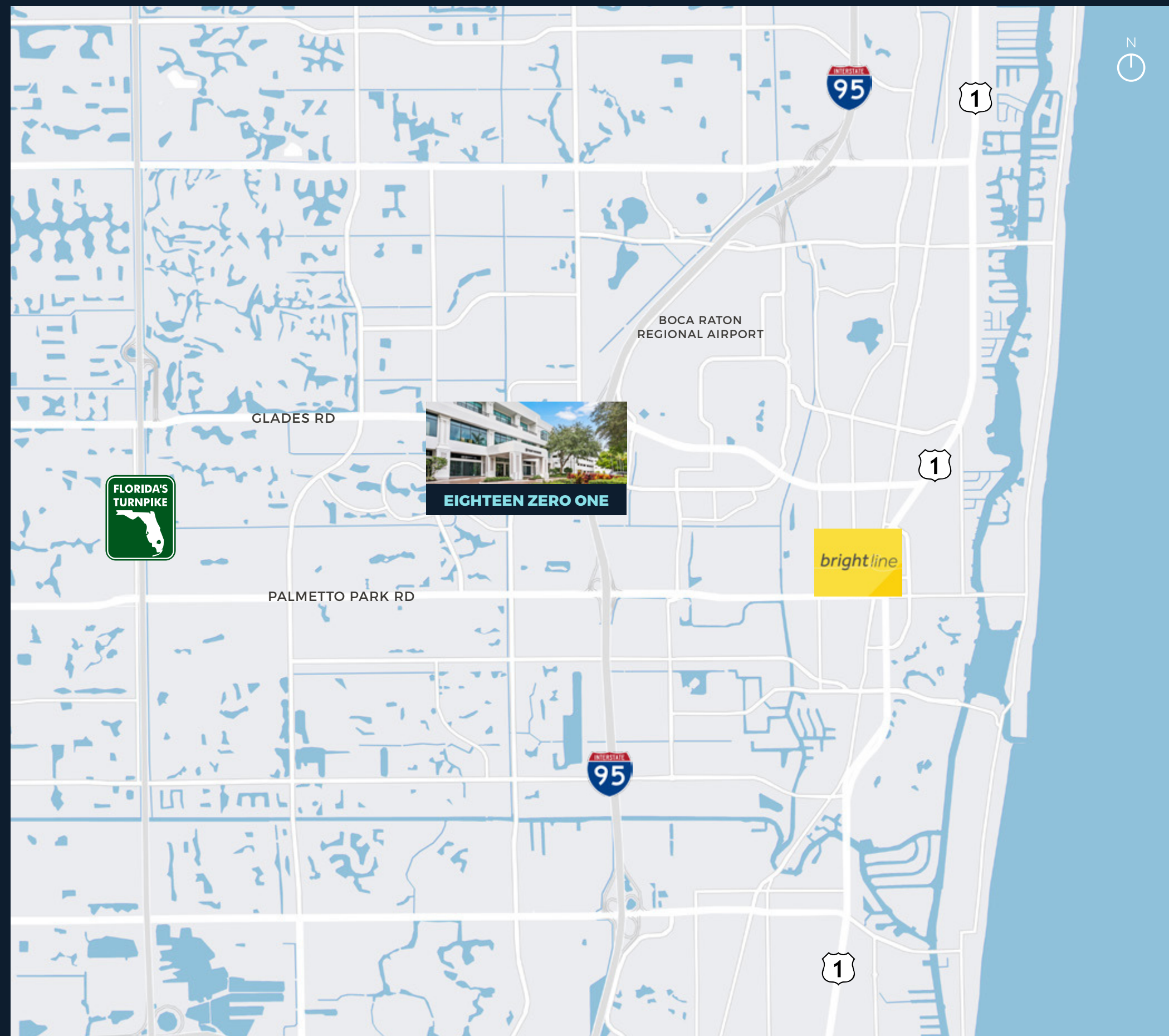
25 miles to Palm Beach Int. Airport

26 miles to Ft. Lauderdale-Hollywood Int. Airport

*Brightline is a highspeed train servicing:

Miami — Aventura — Fort Lauderdale — **Boca Raton** — West Palm Beach — Orlando

(Future Tampa station)



NEIGHBORHOOD

- Dining

1.

Chipotle Mexican Grill

2.

New York Prime

3.

Seasons 52

4.

Gallaghers Steakhouse

5.

Houston's

6.

Abe & Louie's

7.

Raw Juce

8.

Farmer's Table

9.

The Cheesecake Factory

10.

The Capital Grille

11.

True Food Kitchen

12.

Madame Tang's

13.

The Blue Dog

14.

Bazille

15.

Maggiano's Little Italy

16.

Moe's Southwest Grill

17.

Toojay's

18.

Hooters

19.

El Camino

20.

Stage Kitchen & Bar

21.

Sushi

22.

Fiorlina

23.

Meat Market Steakhouse

24.

Narbona

25.

Copperfish Kitchen

26.

Morton's The Steakhouse

27.

Rocco's Tacos

28.

Tap 42 Craft Kitchen & Bar

29.

Ke-uH Restaurant

30.

Sixty Vines

31.

Just Salad

Coffee/Bakery Shops

1.

Crumbl

2.

H&H Bagels

3.

Starbucks

4.

Panera Bread

5.

Starbucks

Wellness

1.

IV Wellness Mobile

2.

Restore Hyper Wellness

3.

4Ever Young

4.

Vival Wellness

Entertainment

1.

Bowlero Bowling Alley

Hotels

1.

Sonesta Select

2.

Wyndham

3.

Renaissance

4.

Boca Raton Marriot

Residential

1.

San Marino at Town Place

Grocery

1.

Joseph's Classic Market

2.

Wild Fork

3.

Publix Supermarket

4.

Whole Foods

Shopping

1.

Towne Plaza

2.

Town Center at Boca Raton

3.

Playground Mall

4.

St. Andrews Plaza

5.

Boca Village Square

6.

Shops at Boca Center

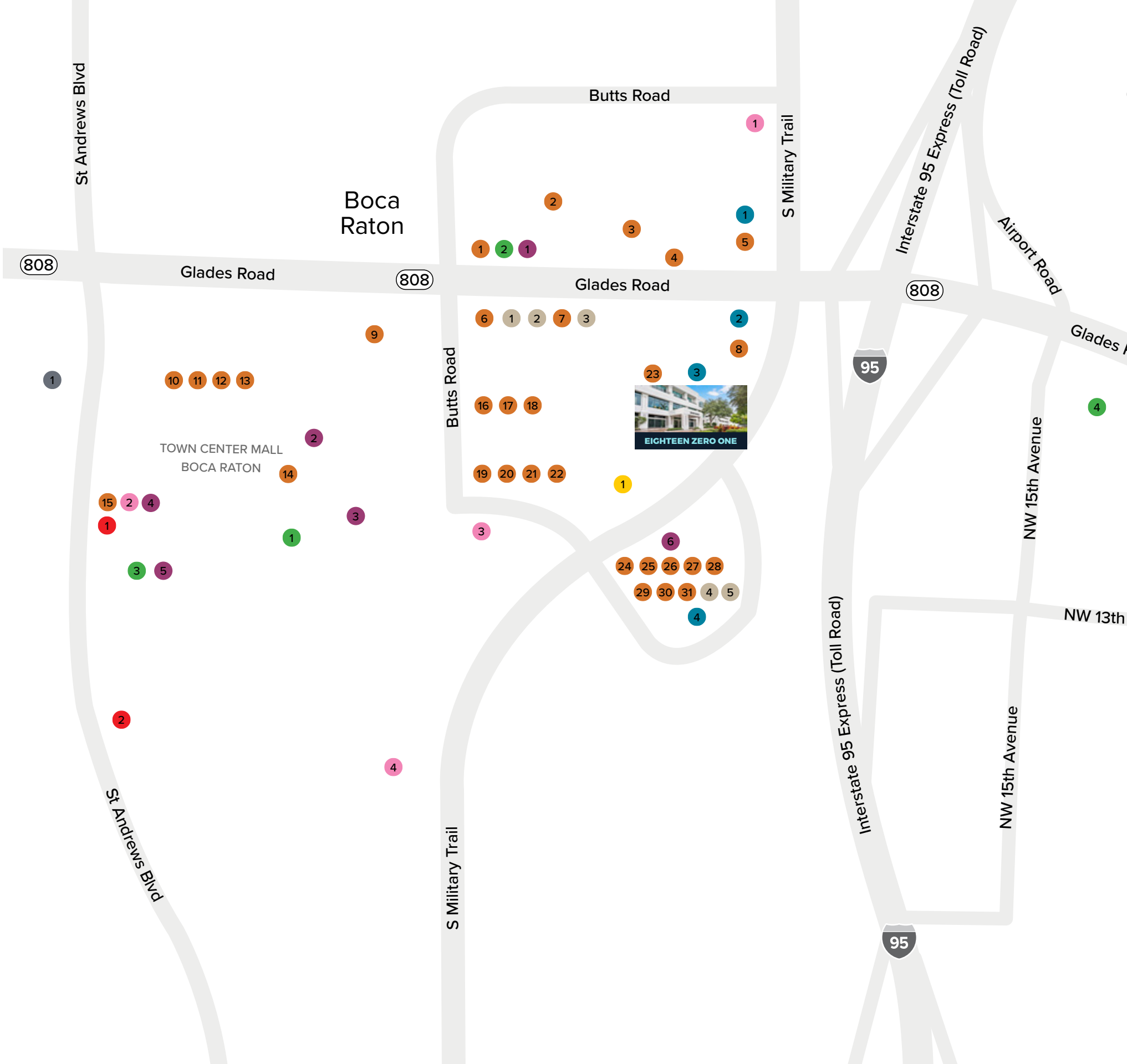
Pharmacy

1.

CVS Pharmacy

2.

Walgreens Pharmacy





WHOLE FOODS MARKET



MORTON'S STEAKHOUSE



RENAISSANCE BOCA RATON HOTEL



PUBBELLY SUSHI



TAP 42 CRAFT KITCHEN



ORANGE THEORY FITNESS

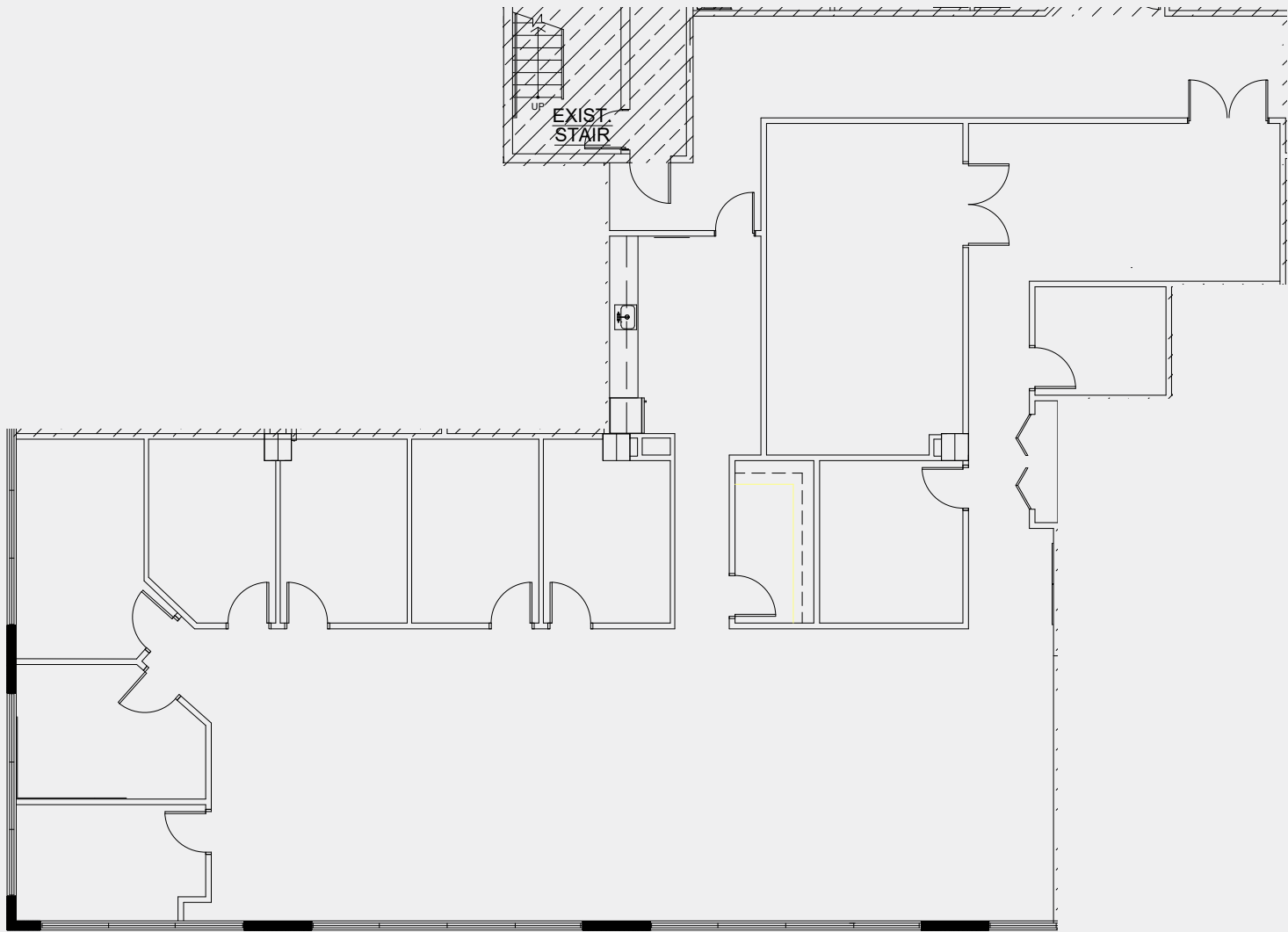
UNLOCK YOUR NEXT SPACE

Discover flexible leasing opportunities at EIGHTEEN ZERO ONE, a premier office destination in the heart of Boca Raton.

AVAILABLE NOW:

SUITE 150 - 3,945 RSF

SUITE 150 - 3,945 RSF



OWNERSHIP

OWNERSHIP YOU CAN COUNT ON

PEBB Enterprises is a private equity family office and leader in the acquisition and development of commercial open-air retail and suburban office properties.

52
YEARS IN BUSINESS

FAMILY OWNED
PRIVATE EQUITY &
LEADER IN ACQUISITION
& DEVELOPMENT





For Office Leasing Information Please Contact:

Andrew Ackerman
954.980.5116
andrew.ackerman@blancacre.com

Christina Stine Jolley
954.395.2112
christina.jolley@blancacre.com

Blanca Commercial Real Estate, Inc.
Licensed Real Estate Broker | [Blancacre.com](https://www.blancacre.com)

201 East Las Olas Boulevard, Suite 1050
Ft. Lauderdale, FL 33301

DISCLAIMER: No warranty of representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price rental or other conditions, withdrawal without notice, and to any special conditions imposed by our clients.