



FIRST HORIZON

EIGHTEEN ZERO ONE

CLASS A OFFICE SPACE FOR LEASE



WELCOME TO YOUR NEW OFFICE

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- 08 OWNERSHIP
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KEY FACTS AND FIGURES

Building Size 60,323 SF

Asking Rate \$45.00 NNN

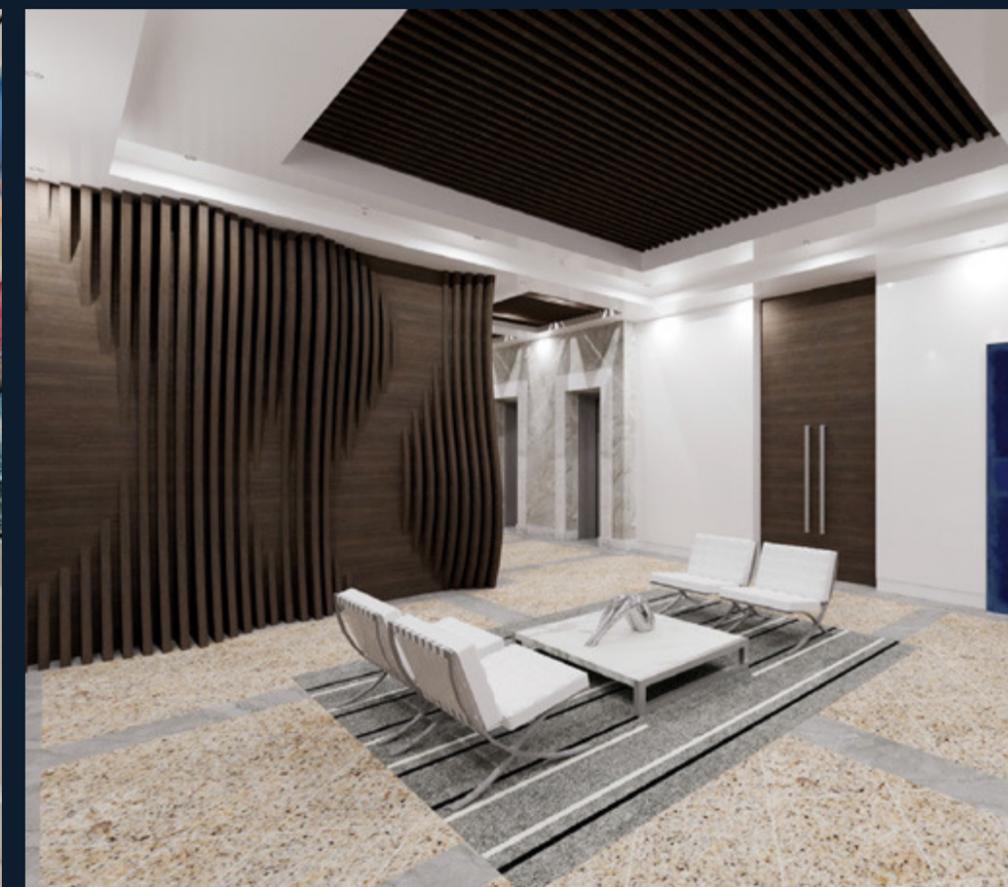
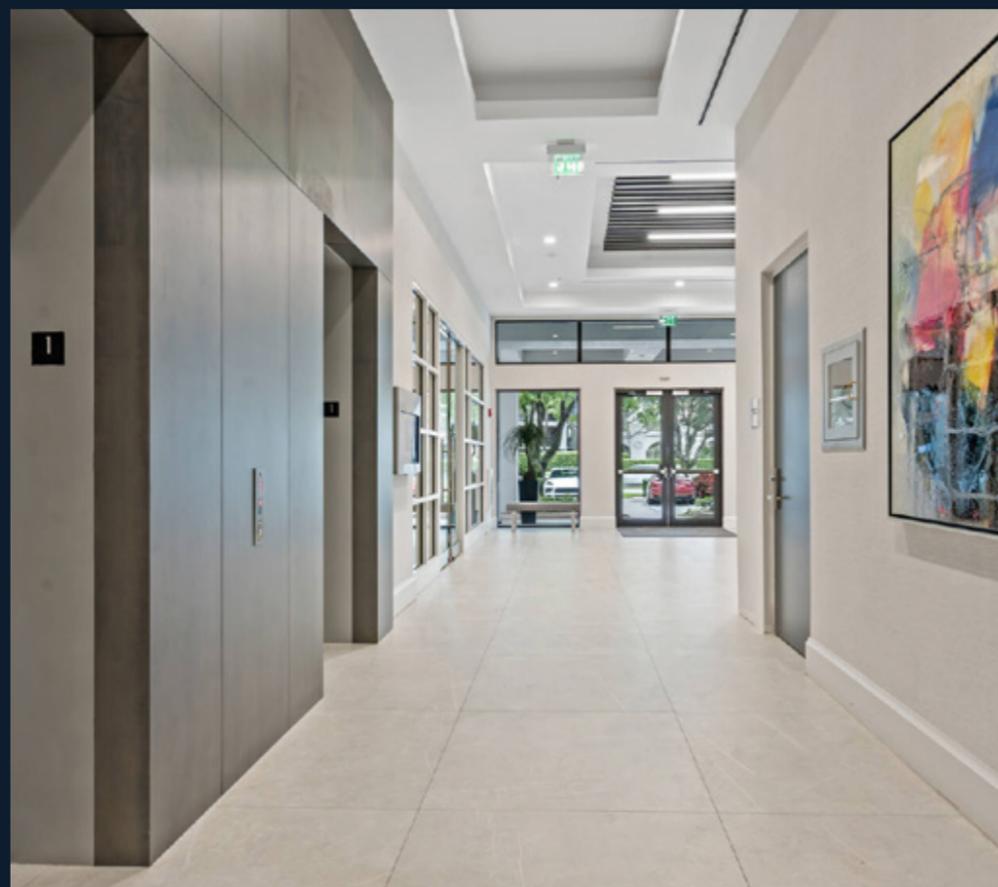
OPEX \$18.12/SF

Available Space 3,945 RSF

Covered Structured Parking Garage at No Cost 5/1,000 SF

Building Features

- 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

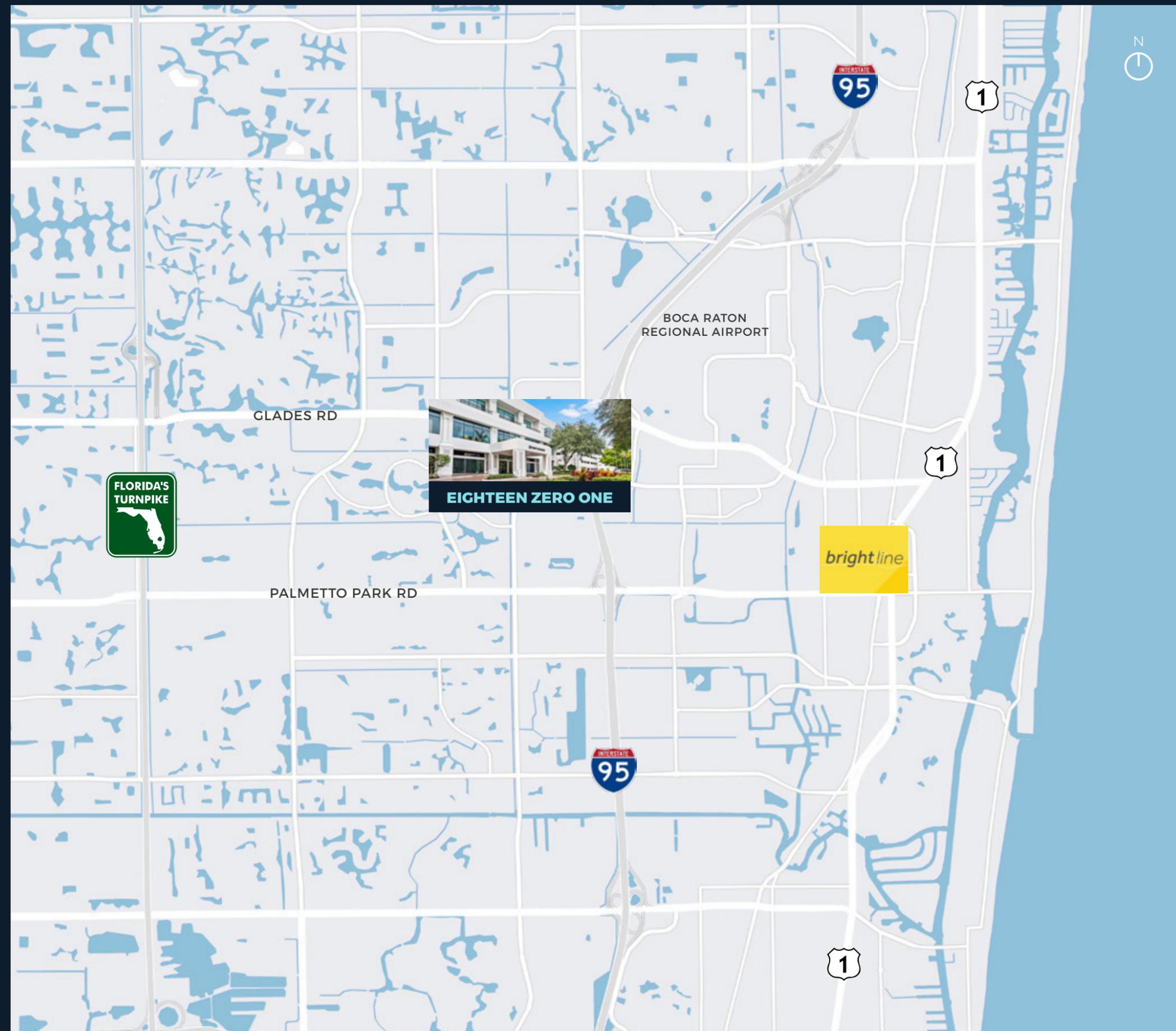
25 miles to Palm Beach Int. Airport

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

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

Wellness

1. IV Wellness Mobile
2. Restore Hyper Wellness
3. 4Ever Young
4. Vival Wellness

Entertainment

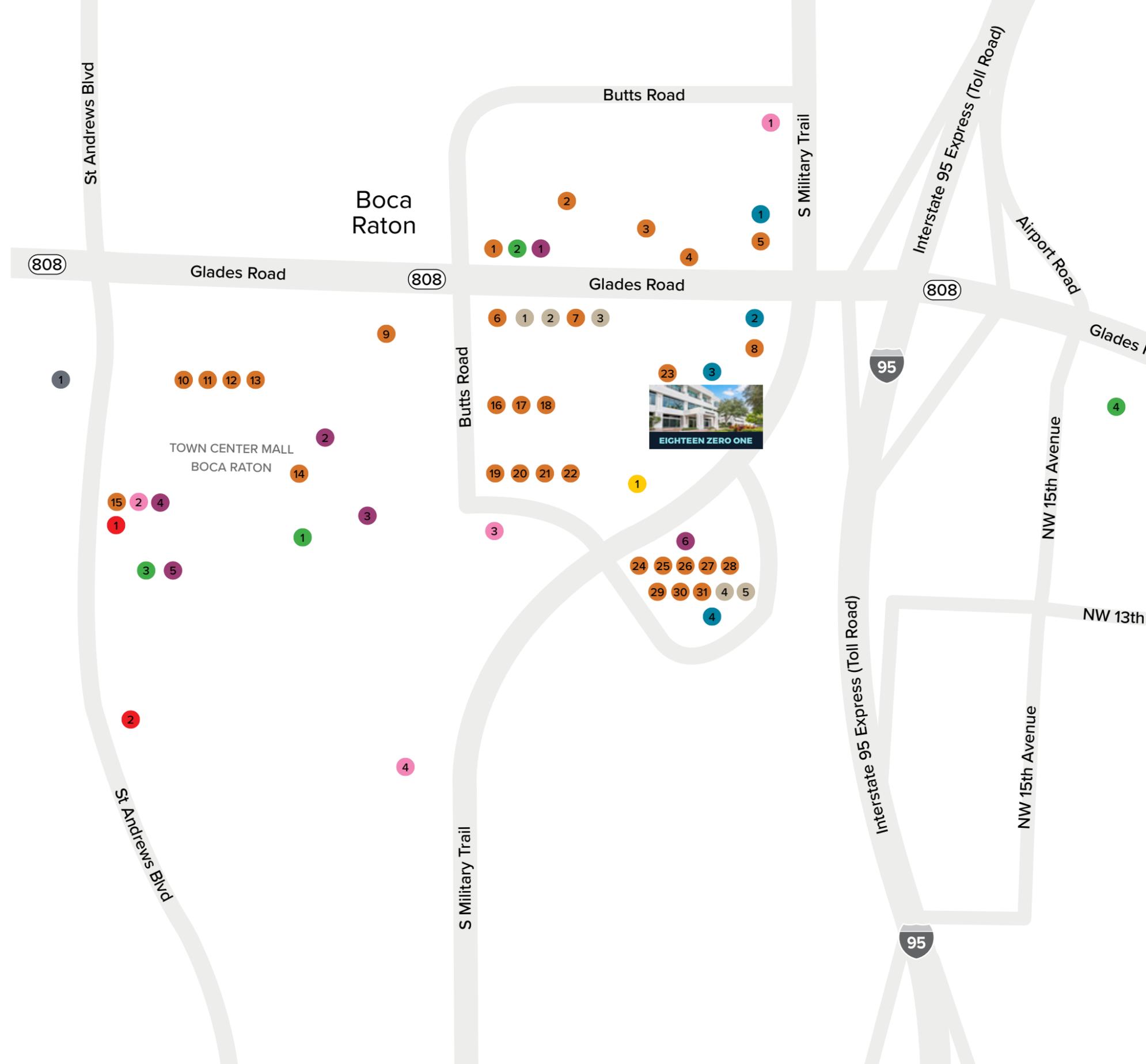
1. Bowlero Bowling Alley

Hotels

1. Sonesta Select
2. Wyndham
3. Renaissance
4. Boca Raton Marriot

Residential

1. San Marino at Town Place





WHOLE FOODS MARKET



MORTON'S STEAKHOUSE



RENAISSANCE BOCA RATON HOTEL



PUBBELLY SUSHI



TAP 42 CRAFT KITCHEN



ORANGE THEORY FITNESS

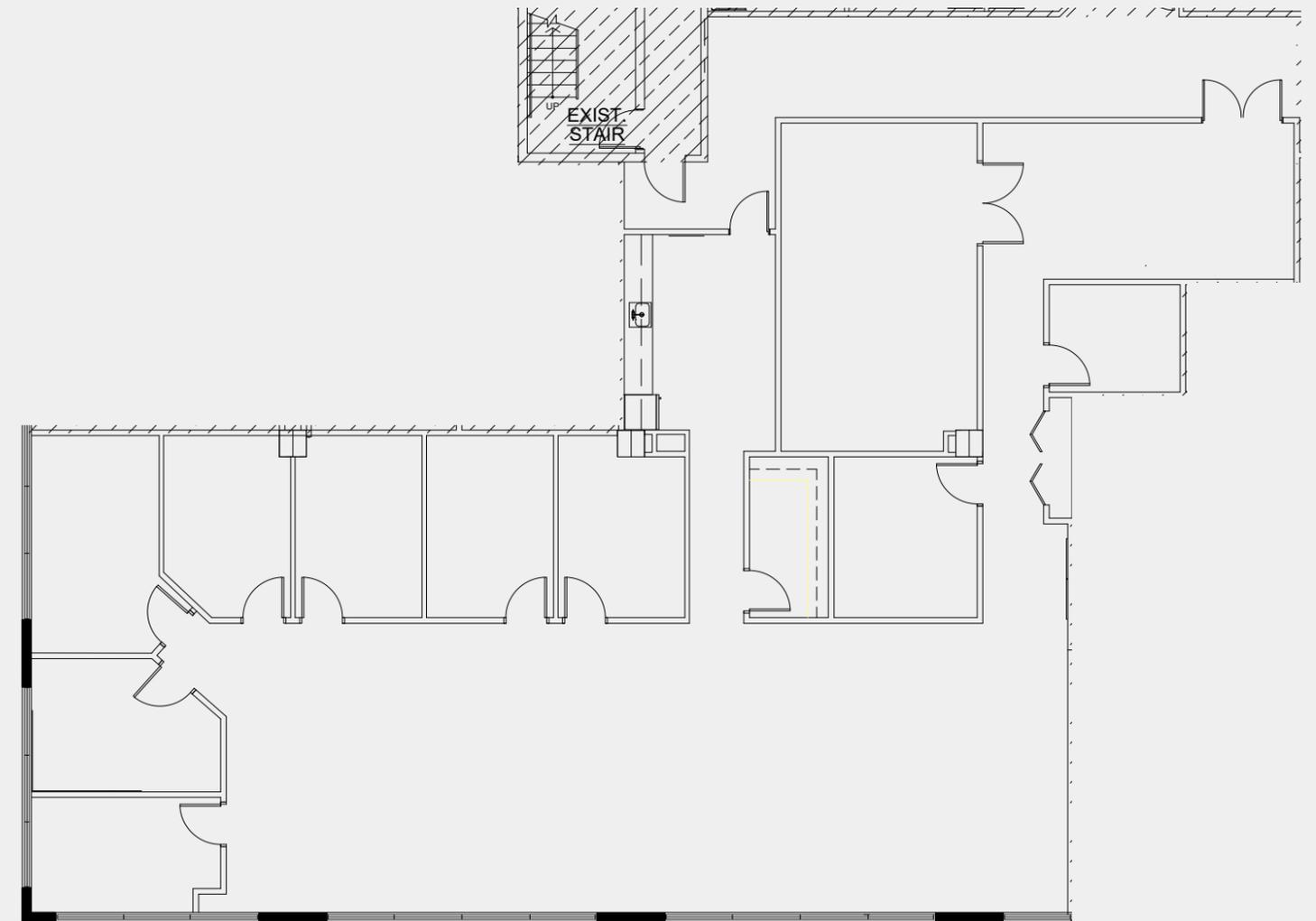
UNLOCK YOUR NEXT SPACE

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

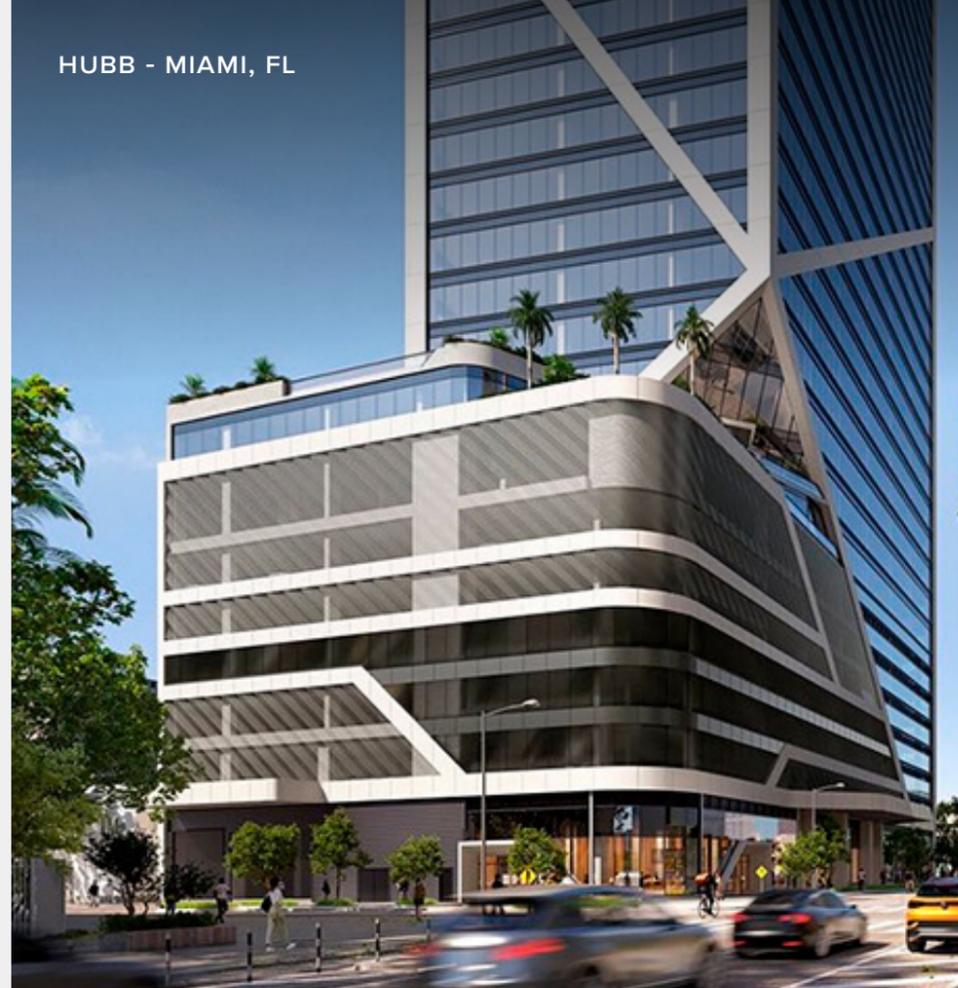
OWNERSHIP YOU CAN COUNT ON

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

HUBB - MIAMI, FL



THE SHOPPES AT THE HEART OF TRADITION - PORT ST. LUCIE, FL



BEACHWALK MARKET - ST. JOHNS, FL



BOCA CORPORATE CENTER - BOCA RATON, FL





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