308,212 SF Research Park
Large Block Availability

3600 - 3998 FAU Boulevard | Boca Raton, FL 33431

RESEARCH PARK

AT FLORIDA ATLANTIC UNIVERSITY

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PEBB ENTERPRISES

BANYAN DEVELOPMENT

Colliers

- Opportunity to become adjunct faculty at FAU, the #1 Doctoral Level undergraduate research university.
- Access to the FAU Research Cores, FAU Library resources and conference facilities.
- Use of the FAU Club for dining, entertaining clients, and for corporate events.
- Membership of the FAU recreation center at faculty/staff rates and preferred pricing for FAU athletics events.

- Collaborate with a community of entrepreneurs and academic researchers.
- Proximity and access to 30,000 motivated, diverse and talented undergraduate and graduate students available for internship and employment opportunities.
- Exclusive discounts on tuition for non-credit FAU Executive Education Professional Development Courses.

- Personalized orientation and relationship with FAU Career Development Center to access talented and motivated workforce.
- Personal connections and introductions to research faculty to explore equipment sharing, joint research funding opportunities and consulting.

- Easy access to I-95, with a new dedicated on/off ramp. Adjacent to Boca Raton Executive Airport, Tri-Rail and FAU Boca Raton Campus.

Building IC 1
3998 FAU Blvd
8,686 SF Available

Building IC 2
3848 FAU Blvd
6,938 SF Available

Building IC 3
3701 FAU Blvd
11,055 SF Available

Building IC 4
3651 FAU Blvd
15,323 SF Available

Building IC 6
3600 FAU Blvd
16,792 SF Available

FULLY LEASED:

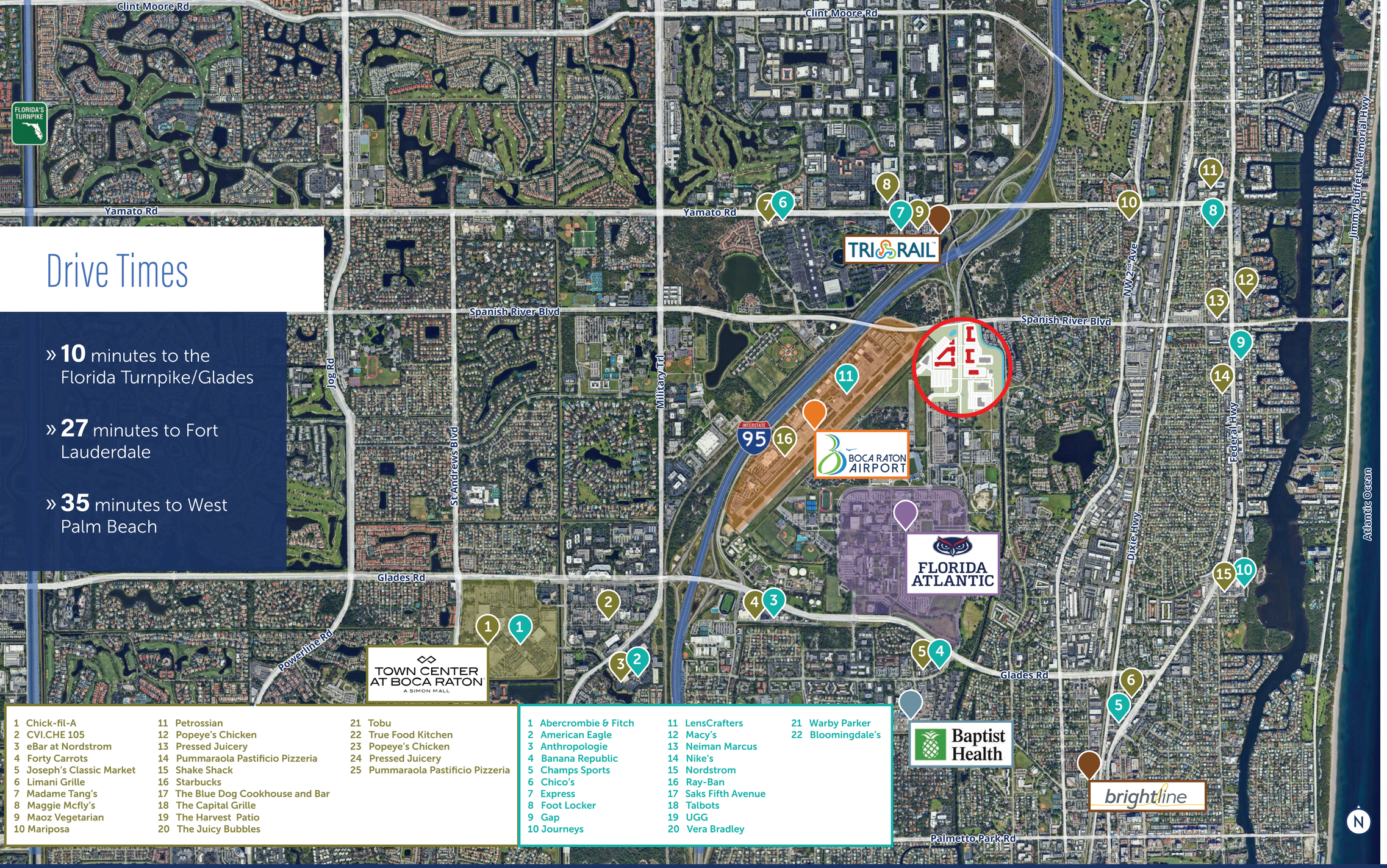
- Building IC 5 | 3731 FAU Blvd

Drive Times

» **10** minutes to the Florida Turnpike/Glades

» **27** minutes to Fort Lauderdale

» **35** minutes to West Palm Beach



1 Chick-fil-A
2 CVI.CHE 105
3 eBar at Nordstrom
4 Forty Carrots
5 Joseph's Classic Market
6 Limani Grille
7 Madame Tang's
8 Maggie Mcfly's
9 Maoz Vegetarian
10 Mariposa
11 Petrossian
12 Popeye's Chicken
13 Pressed Juicery
14 Pummaraola Pastificio Pizzeria
15 Shake Shack
16 Starbucks
17 The Blue Dog Cookhouse and Bar
18 The Capital Grille
19 The Harvest Patio
20 The Juicy Bubbles
21 Tobu
22 True Food Kitchen
23 Popeye's Chicken
24 Pressed Juicery
25 Pummaraola Pastificio Pizzeria

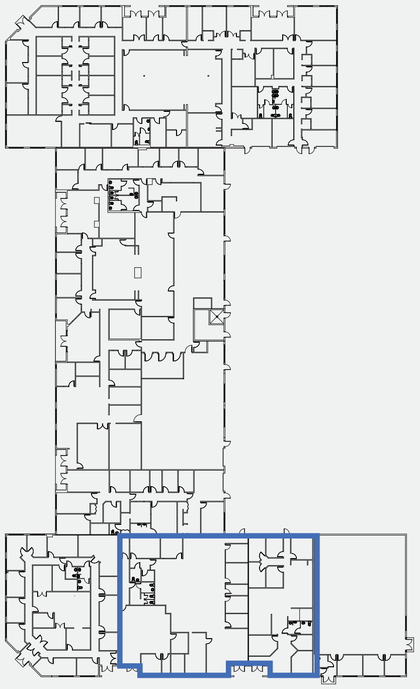
1 Abercrombie & Fitch
2 American Eagle
3 Anthropologie
4 Banana Republic
5 Champs Sports
6 Chico's
7 Express
8 Foot Locker
9 Gap
10 Journeys
11 LensCrafters
12 Macy's
13 Neiman Marcus
14 Nike's
15 Nordstrom
16 Ray-Ban
17 Saks Fifth Avenue
18 Talbots
19 UGG
20 Vera Bradley
21 Warby Parker
22 Bloomingdale's

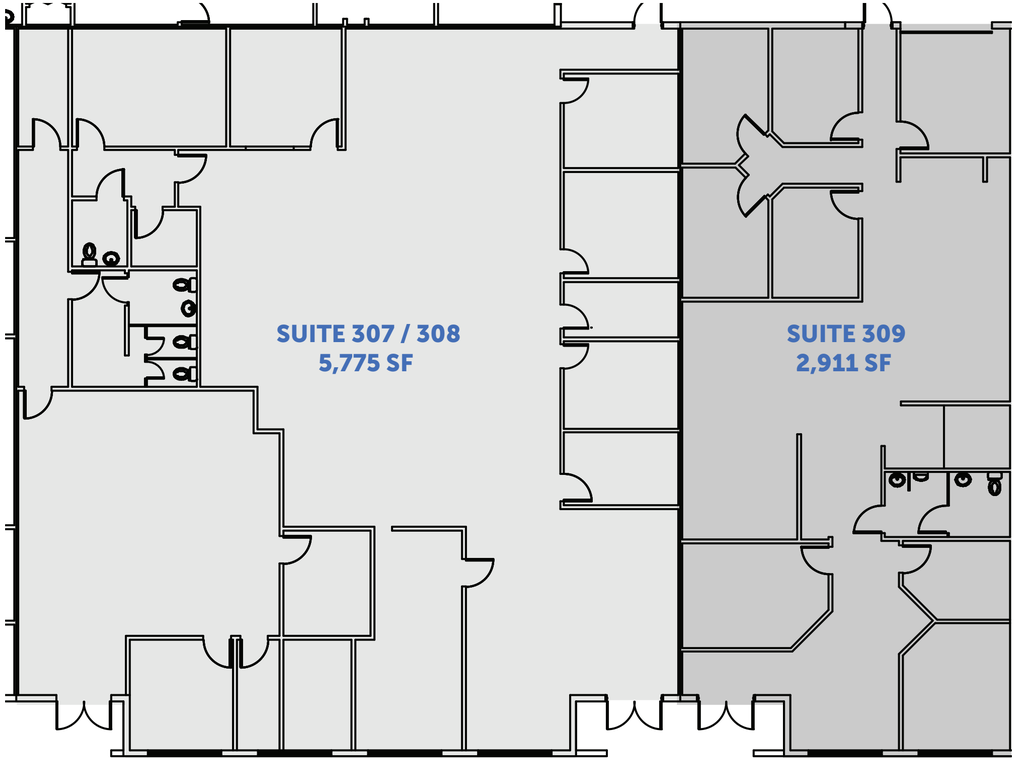
RESTAURANTS

1 Town Center Mall Restaurants (see aerial list bottom left)
2 Laspada's Hoagies, Abe & Louie's, Starbucks, Crumbl, Raw Juice, Five Guys, Moe's SW Grill, Hooters, Farmer's Table, El Camino, Red Pine
3 Narbona, Starbucks, Vale, Rocco's Tacos, Tap42, McDonald's, Sixty Vines, Morton's Steakhouse
4 Sushi Maki, Jamba Juice J. Alexander's, Mario's Osteria, PF Changs, Shake Shack, Whole Foods Market
5 Subway, Bobby's Market & Grill
6 Wendy's
7 Bombay, 5-Spice Asian Street Market, Peace A Pizza, 3Natives, Miller's Ale House, Dunkiń, Palm Beach Bagel
8 The Grille, Bluefin Sushi
9 McDonald's, Jamba Juice, Shish Grill, Starbucks
10 Panera Bread
11 The Melting Pot, Pavilion Grille, Dunkiń, Tucci's Pizza
12 Positano Italian, Souvlaki Time
13 La Villetta, How Ya Doughin Pizza
14 Jimmy C's Italian Deli
15 The Hen and the Hog, Le Rivage, Starbucks, Orion Fresh Mediterranean
16 La Condesa Mexican

RETAIL

1 Town Center Mall (see aerial list bottom left)
2 Kitchen Renovations, Chico's, Total Wine, Orangetheory Fitness, Raise the Bar
3 Michael's, Nordstrom Rack, Etiquette Boutique
4 CVS, Kwic Stopp
5 Baer's Furniture, Your Patio Store
6 Verizon, 9Round Kickboxing Fitness
7 LA Fitness
8 Aldi, Patio.com
9 Walgreens, Boca Raton Bridal, Crown Wine & Spirits
10 Publix
11 City Furniture, Cinemark Bistro, Boomers





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$25.00/NNN Rate | $9.90 OpEx

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PEBB ENTERPRISES

BANYAN DEVELOPMENT

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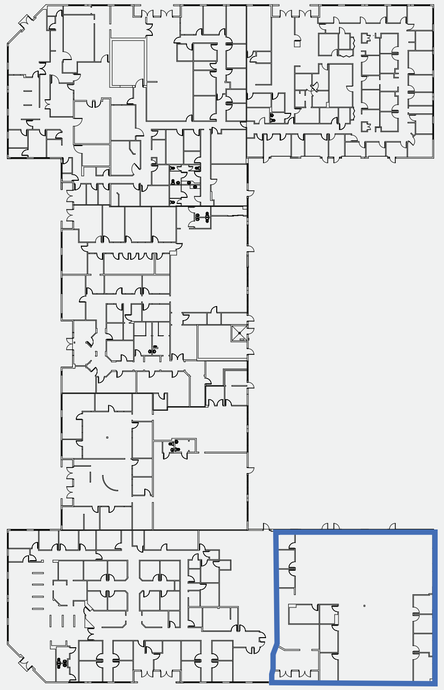

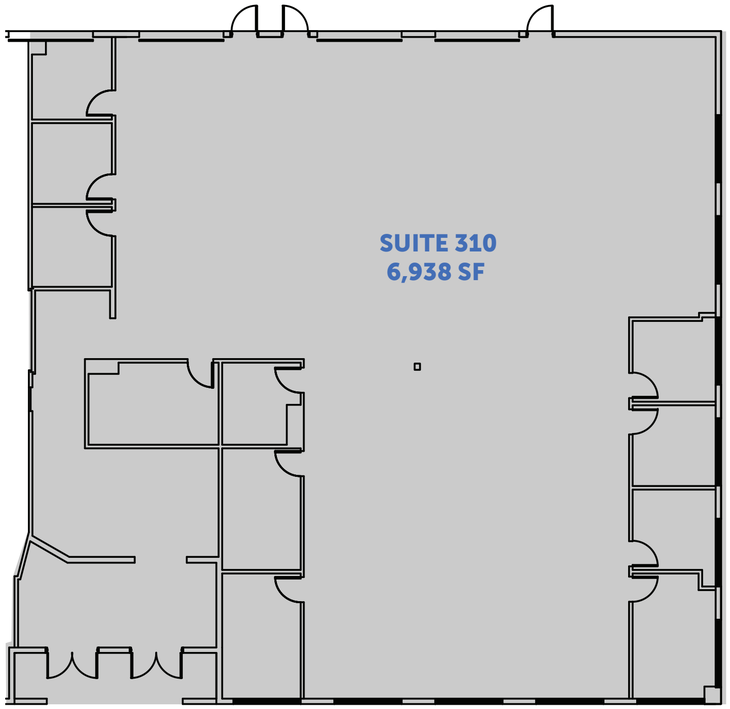

RESEARCH PARK

AT FLORIDA ATLANTIC UNIVERSITY

Building IC 2
3848 FAU Blvd

$25.00/NNN Rate | $9.95 OpEx

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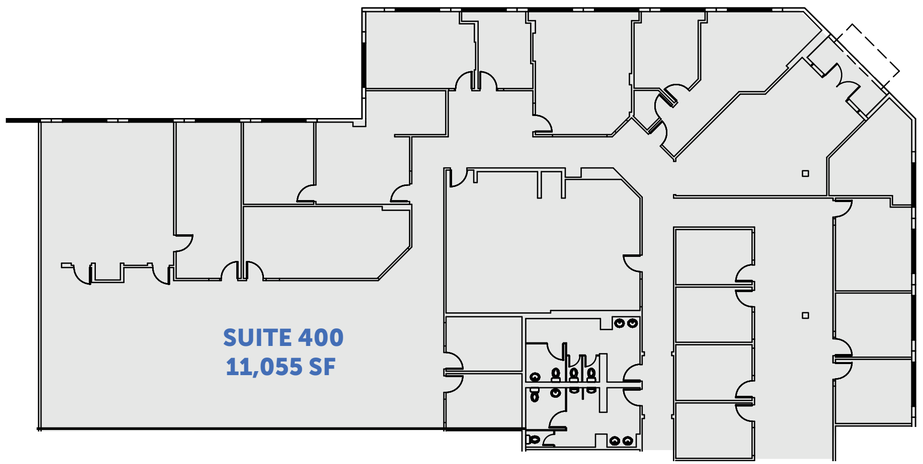

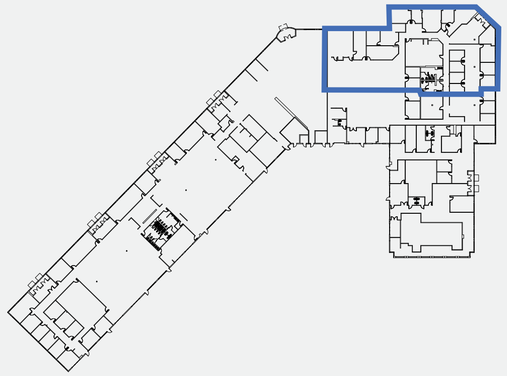

RESEARCH PARK

AT FLORIDA ATLANTIC UNIVERSITY

Building IC 3
3701 FAU Blvd

$25.00/NNN Rate | $9.63 OpEx

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BANYAN DEVELOPMENT

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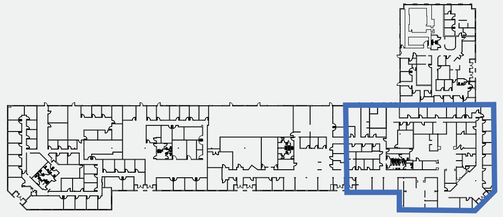

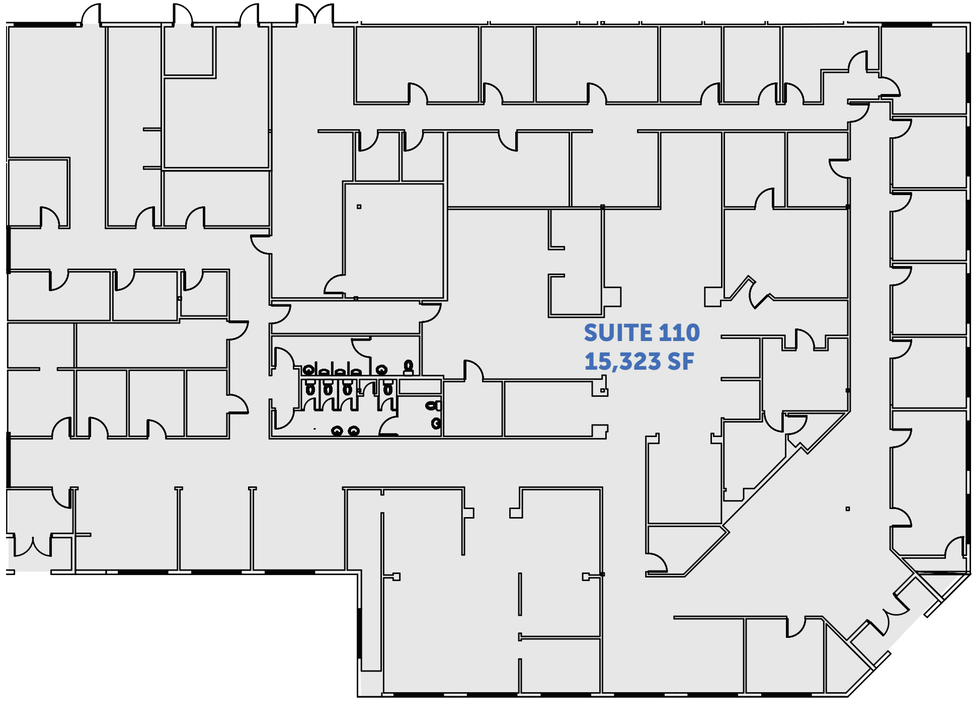

RESEARCH PARK

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Building IC 4
3651 FAU Blvd

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360˚ Click the floor plan above to view virtual tour.

RESEARCH PARK

AT FLORIDA ATLANTIC UNIVERSITY

Building IC 6
3600 FAU Blvd

$25.00/NNN Rate | $12.07 OpEx

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