OFFICES @

THE ECLIPSE

Boca Raton

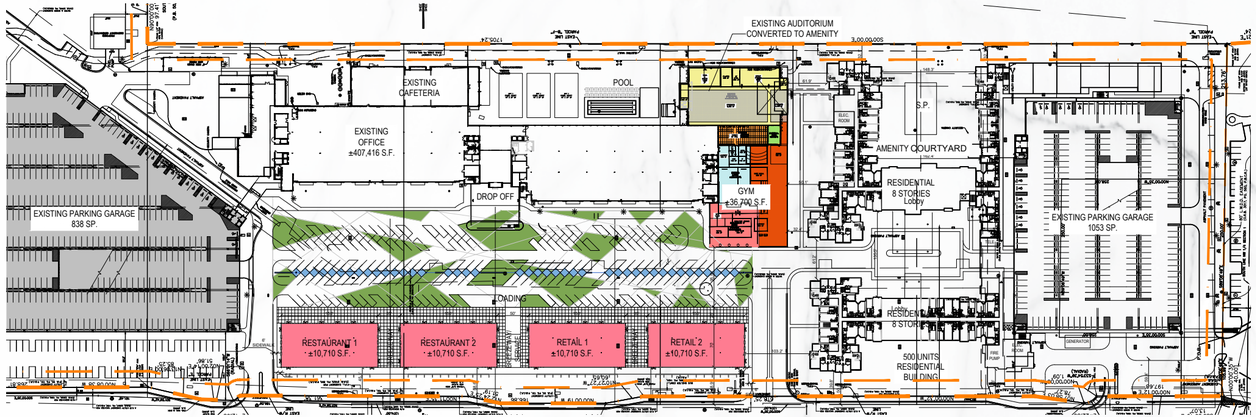
OFFICE | FOR LEASE

BH GROUP

PEBB ENTERPRISES

CBRE

Site Plan



Lobby Renderings

MAIN LOBBY RENDERING

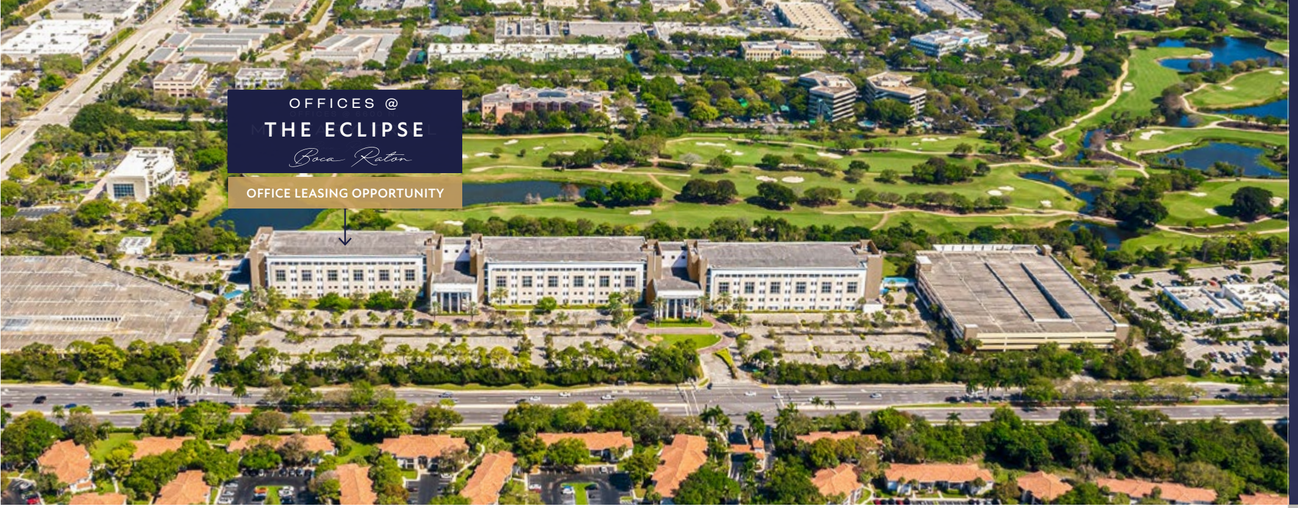
$10M+

RENOVATIONS

NORTH LOBBY RENDERING

Office & Retail Rendering

Multifamily Rendering



On-Site Amenities

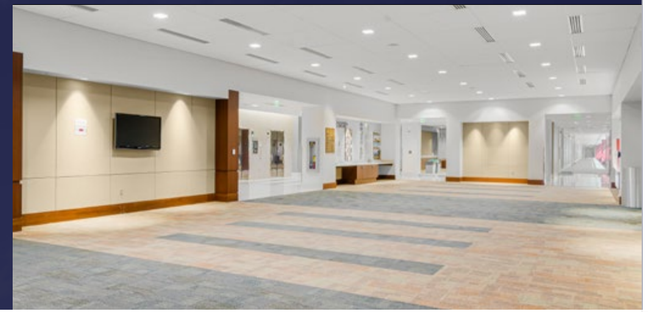
The LEED Silver-certified office buildings are fully equipped with backup generators, include hurricane impact window, high-speed elevators and abundant structured parking. The property provides Tenant's with an outdoor patio, first class gym and conference center. In addition to the onsite amenities, Tenants are provided walkability to the adjacent 65,000 square foot Park Place retail development offering numerous retail and dining options such as: Fresh Market, Burtons Grill, The Habit Burger Grill, Fresh Kitchen, Carmela Coffee Company, Chipotle, Prezzo, Bento and Raw Juice.

PROPERTY HIGHLIGHTS

Location

The Offices at the Eclipse is a Class A state-of-the-art property located in the highly coveted Boca Raton Submarket on the highly trafficked corner of Clint Moore Road and N. Military Trail. Built in 2008 as the global headquarters for Office Depot, the 29-acre company in Boca Comprises of three, five-story office buildings connected by glass atriums overlooking the Old Course at Broken Sound Golf Club and two parking garages. The property is only minutes from the Boca Raton Executive Airport, Downtown Boca/Mizner Park, Interstate 95 (between Congress and Yamato interchanges) and Florida's Turnpike.

PROPERTY HIGHLIGHTS



PRICING

PSF	$40.00 NNN
Opex	$13.87

Ceiling Heights

10' drop ceiling
13.5' slab to slab

ISP/Fiber

We have Verizon & AT&T currently, but there is extra piping and space to add whomever a tenant wants for ISP

Maintain 24/7 Security

On-site and there are cameras at every entry

Dry Cleaning

Pickup/drop off available

BUILDING HIGHLIGHTS

- Comprises of three, five-story office buildings connected by glass atriums overlooking the Old Course at Broken Sound Golf Club and two parking garages.
- Built in 2008 as the global headquarters for Office Depot.
- Generator - North Tower can run for 1.5 weeks before requiring a refill. (10,000 Gallons off road diesel Tank)
- Training rooms located on the ground floor of the North Building.
- State-of-the-art Gym with lockers rooms and showers.

Conference Center

High-Speed Elevators

Green Space

Outdoor Patio

Hurricane Impact Windows

EED Silver-Certified Fully Equipped with Backup Generators

Abundant Structured Parking 3.8 per 1,000

First Class Gym

Floorplans - 3rd Floor Spec Suites

SUITE 303
2,920 SF

SUITE 301
5,146 SF

NORTH

OFFICES @

THE ECLIPSE

Boca Raton

Boca Raton

Boca Raton, known by locals simply as "Boca," truly has it all.

The city features five miles of beautiful beaches and 47 parks – including two golf courses – making it an ideal destination for families and outdoor recreation lovers.

And, when it comes to culture and entertainment, Boca Raton does not disappoint. Here you'll find the world-class Boca Raton Museum of Art, open air concerts at the Mizner Park Amphitheater, the renowned annual Festival of the Arts BOCA, and some of the best dining in South Florida.

For some retail therapy, Mizner Park, the famous open-air shopping and dining plaza, the glittery Town Center Mall, and countless boutique shops are ready and waiting.

Boca Raton is a great place to Live, Work, Play.

47

Parks

05

Miles of Beaches

34

Golf Courses in Boca Raton

(8 are municipal courses)

50,000 SF of Retail Space

OFFICES @

THE ECLIPSE

Boca Raton

Unparalleled Amenities

In addition to the on-site amenities, tenants are provided walkability to the adjacent 65,000 square foot Park Place retail development offering numerous retail and dining options.

Retail/Restaurants

01 Burtons Grill & Bar of Boca Raton
02 The Habit Burger Grill
03 Bento Asian Kitchen + Sushi
04 Prezzo - Boca Raton
05 Fresh Kitchen
06 The Fresh Market
07 Proper Ice Cream
08 Miller's Ale House
09 The Grille on Congress
10 Dunkin'
11 Starbucks
12 CVS
13 Walgreens
14 Publix
15 Bolay
16 Orangetheory
17 Barrel of Monks Brewing
18 Pet Supermarket
19 McDonald's
20 LA Fitness
21 Carmela Coffee Company

Hotels

01 Embassy Suites by Hilton Boca Raton
02 SpringHill Suites by Marriott Boca Raton
03 Holiday Inn Suites by Marriott Boca Raton
04 Hampton Inn Boca Raton

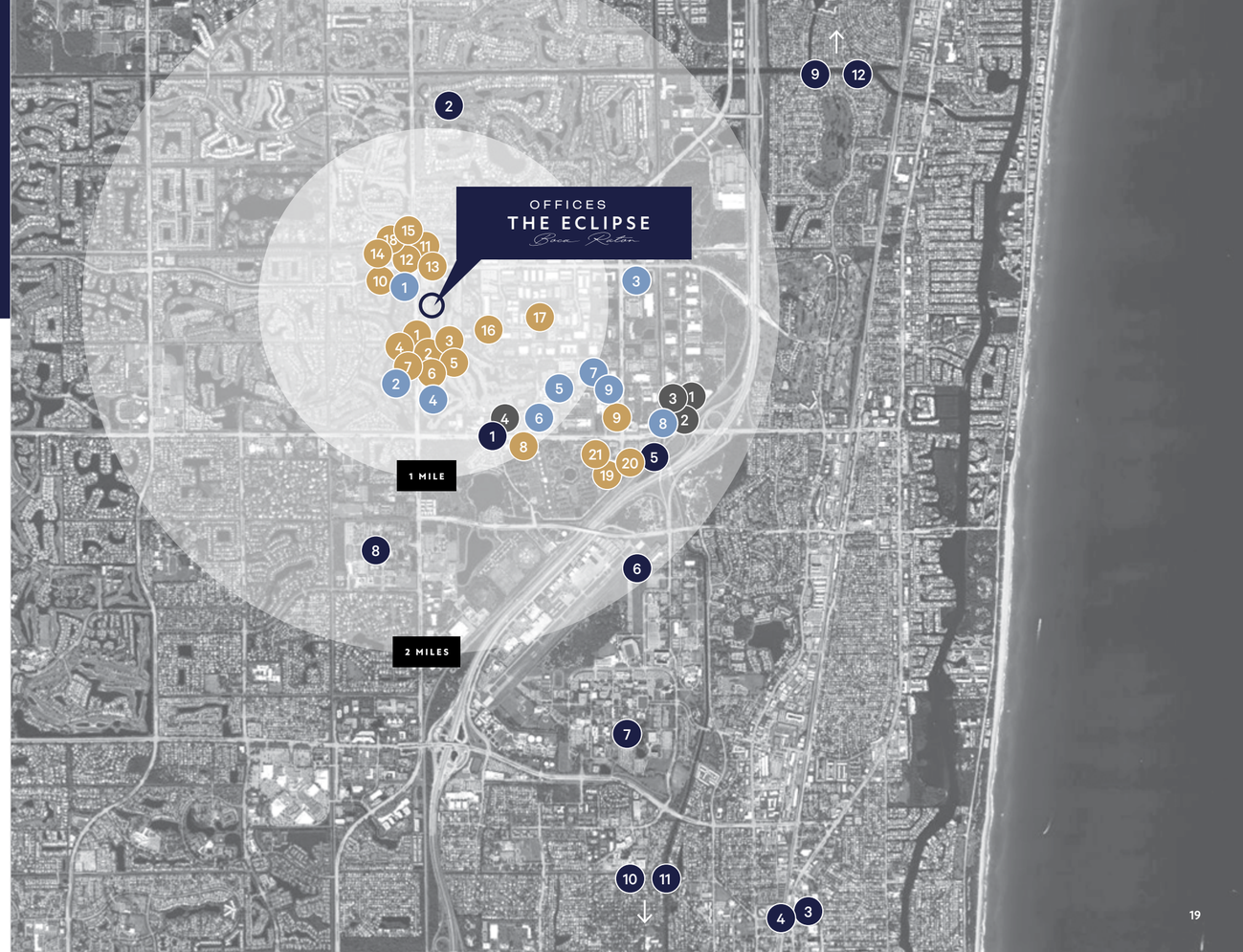
Points of Interest

01 The Old Course of Broken Sound
02 Bocaire Country Club
03 Mizner Park
04 Brightline Station
05 Tri Rail Station
06 Boca Raton Executive Airport
07 Florida Atlantic University (FAU)
08 Lynn University
09 West Palm Airport
10 Fort Lauderdale Airport
11 Pompano Beach
12 Delray Beach

Multifamily

01 Mizner Court
450 Units
02 San Marco at Broken Sound
335 Units
03 Allure By Windsor
282 Units
04 10X Boca Raton
398 Units
05 Bell at Broken Sound
270 Units
06 Amalta Broken Sound
297 Units
07 Avalon 850 Boca
370 Units
08 Aura Boca
322 Units
09 Ceru
284 Units

3,008 Units delivered in the past 4 years within the Park of Broken Sound



CONVENIENT COMMUTE TIMES

Site sits between the Congress + Yamato Interchanges along I-95

Access a labor pool of 1.6M Workers within 30 miles and 2.2M within 60 minutes

OFFICES
THE ECLIPSE
Boca Raton

Minutes from Boca Raton Executive Airport, Florida Turnpike and within 30 minutes from both Palm Beach International and Ft. Lauderdale International airports

For More Information Contact:

John Criddle
Executive Vice President
+1 561 283 5176
john.criddle@cbre.com

Joe Freitas
Senior Vice President
+1 561 512 8844
joe.freitas@cbre.com

Maxwell Pawk
First Vice President
+1 561 393 1670
max.pawk@cbre.com

Nicholas Mulligan
Associate
+1 561 393 1680
nicholas.mulligan@cbre.com

BH GROUP

PEBB ENTERPRISES

CBRE

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. PMStudio_APR2023