

Boca Center

1800 N. MILITARY TRAIL, SUITE 475
BOCA RATON, FL 33431

FOR SUBLEASE

PROPERTY HIGHLIGHTS

- Fully finished, high-end office space.
- Mix of open offices, private offices and conference rooms.
- Modern kitchen.
- In-suite private gym with locker rooms.
- Tenant lounge and conference center in the building.
- On-site 256-room Marriott hotel and restaurants.
- Minutes from I-95, Town Center at Boca Raton and Glades Road.

SPACE DETAILS

Suite	**475**
Size	**8,724 SF**
Base Rent	**$45.00 PSF NNN**
Operating Expenses	**$20.59 PSF**
Sublease Term	**Through Jan. 2029**
Virtual Tour	**View 3D Tour**

For additional information contact:

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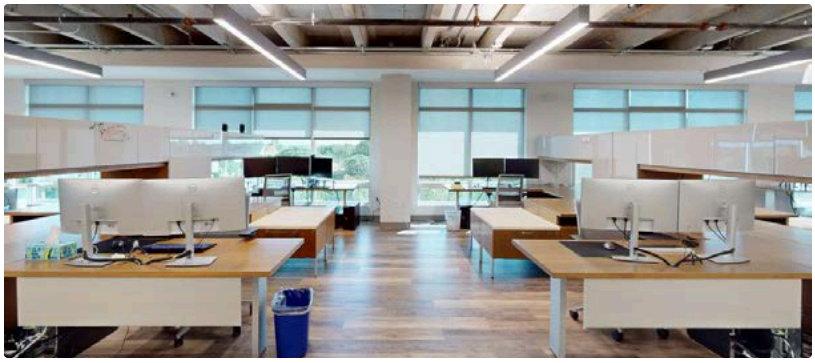
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MATTIS ADVISORS
LICENSED REAL ESTATE BROKER

MATTIS ADVISORS, INC.
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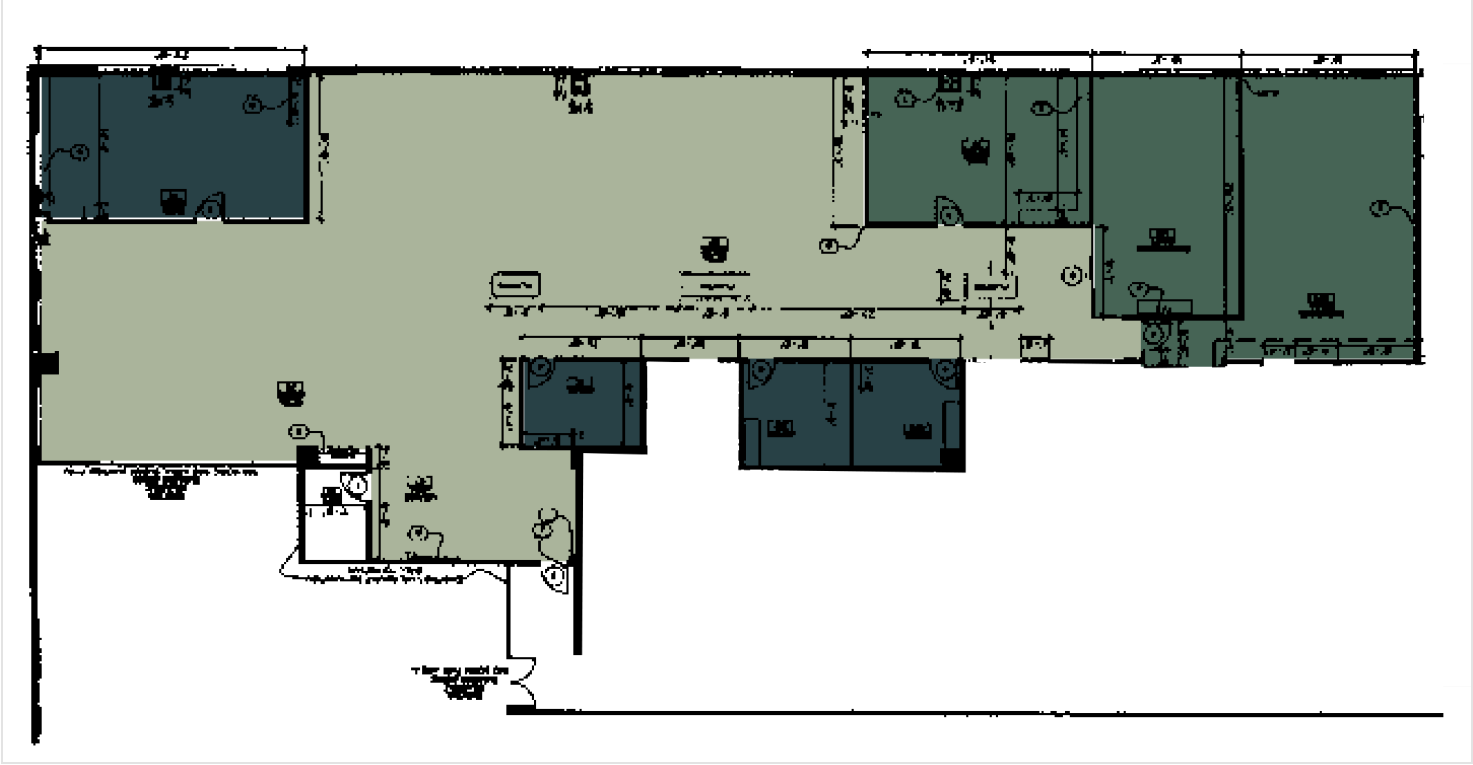
VIRTUAL TOUR

Explore Suite 475 in 3D with the Matterport virtual tour. Scan the code, or if viewing online, click here.

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SUITE 475 (8,724 SF)
CONCEPTUAL FLOOR PLAN



◆ Open Offices ◆ Conference Rooms ◆ Private Offices

In-suite private gym with locker rooms not shown on floor plan.

VIRTUAL TOUR

Walk through Suite 475 in 3D. Scan the code, or if viewing online, click here.

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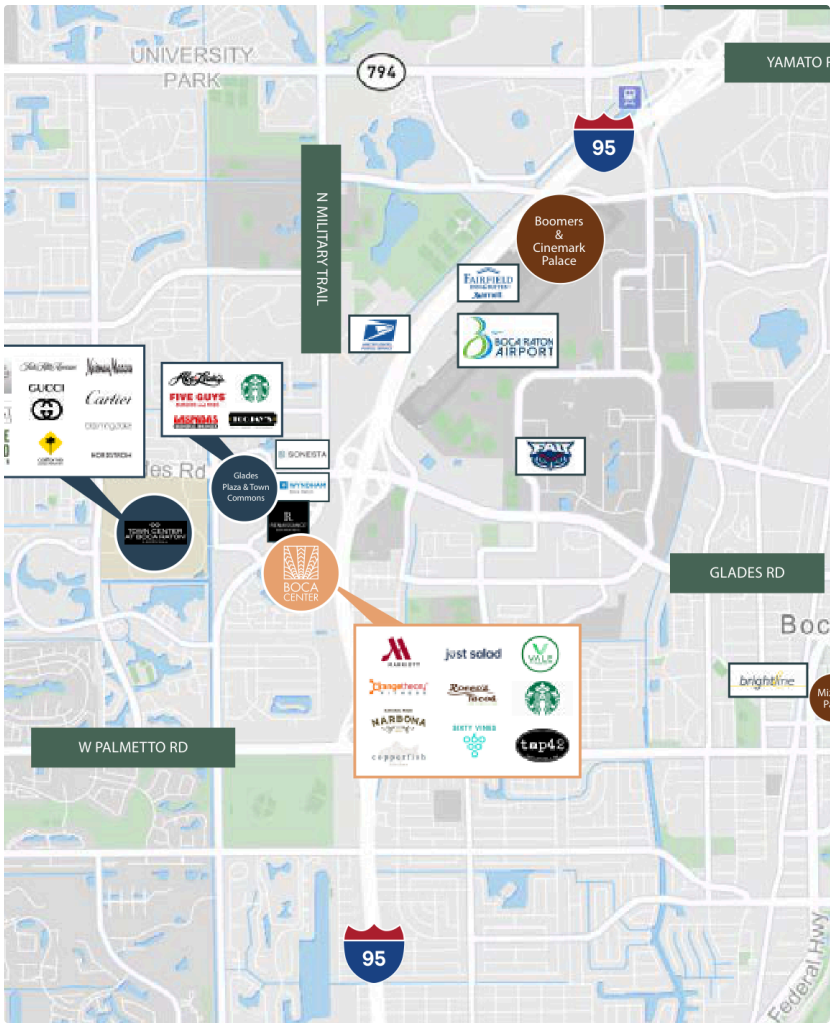
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BOCA RATON



Map © Mapbox, © OpenStreetMap

AREA OVERVIEW

Located at the center of Boca Raton's highest concentration of dining and retail, with over 50 restaurants, 100 retailers and 762 hotel rooms within one mile. One half-mile from the Town Center at Boca Raton, with direct access to I-95, the Florida Turnpike and Glades Road.

DRIVE TIMES

Marriott Hotel	**On-site**
Interstate 95	**3 min (0.9 mi)**
Boca Raton Airport	**6 min (2.5 mi)**
Brightline Station	**7 min (3.6 mi)**
Florida's Turnpike	**11 min (3.5 mi)**
Fort Lauderdale Airport	**38 min (25 mi)**
West Palm Beach Airport	**32 min (26 mi)**
Miami International Airport	**60 min (46 mi)**

ON-SITE DINING

Starbucks, Tap 42, Morton's, Narbona, Sixty Vines, Just Salad, Rocco's Tacos, Vale Food Co.

NEARBY RETAIL

Town Center at Boca Raton: Saks Fifth Avenue, Nordstrom, Bloomingdale's, Neiman Marcus, Apple, Cartier, Gucci, Tesla.

3-MILE DEMOGRAPHICS

108,282	$164,984	76.1%
POPULATION	AVG. HOUSEHOLD INCOME	16+ IN LABOR FORCE

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