



# 1801 NORTH MILITARY TRAIL BOCA RATON, FLORIDA 33431

## PROPERTY FEATURES

Prominent location on North Military Trail in highly desirable Boca Raton

Conveniently located across from Boca Center and 1/2 Mile from Town Center Mall, nearby retailers include Neiman Marcus, Nordstrom, Macy's, Apple Store and Dining options include The Capital Grille, True Food Kitchen, Rocco's Tacos, Brio, Tap 42 and many more

Strategically located in the heart of the Boca Raton I-95/Glades Road intersection, it offers ready access to Florida's major traffic arteries while in close proximity to other corporate neighbors, hotels, restaurants, residential neighborhoods and services

On-site Management and Security provided, Security cameras are located throughout all lobby areas and the parking garage, after hours card-access system provided to Tenants

Adjoining parking garage with 4.5/1000 SF parking ratio with Reserved parking available

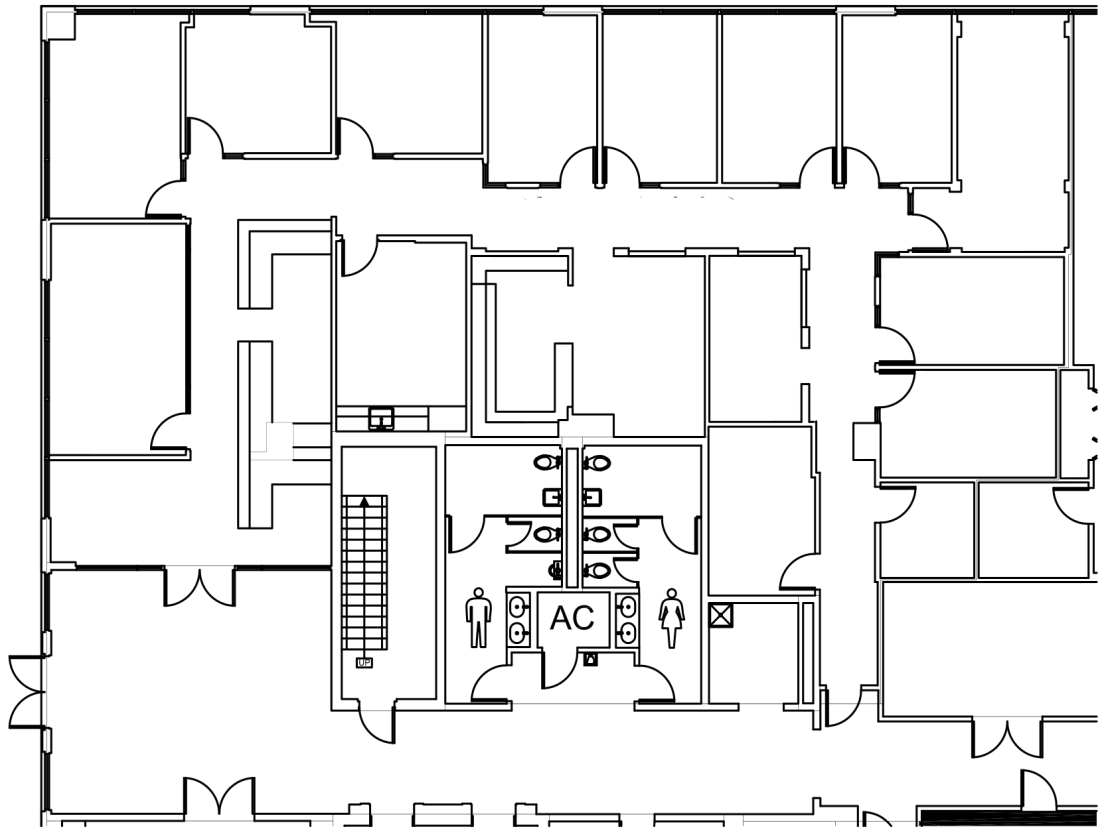
On-site Hotel (Renaissance) and Banking services (Iberia Bank)

**FOR FURTHER INFORMATION, CONTACT OUR EXCLUSIVE AGENT:**

R.J. Ward | 561.893.6288 | [rj.ward@ngkf.com](mailto:rj.ward@ngkf.com)

1801 N. Military Trail, Suite 202, Boca Raton FL 33431 561.995.5150

FLOOR PLAN AND AVAILABILITY



**SPACE NOTE:**

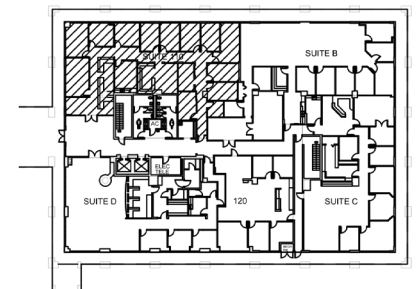
Former private bank space with monument signage opportunity on Military Trail

Suite	R.S.F.	Lease Rate
110	3,946	\$40.00 NNN*

\$11.91 PSF OPEX\*\*  
(Includes HVAC and Janitorial)

\* Quoted Lease Rate is as of November 1, 2018 and is subject to change

\*\* Quoted Operating Expense Estimate is for 2018 and is subject to change



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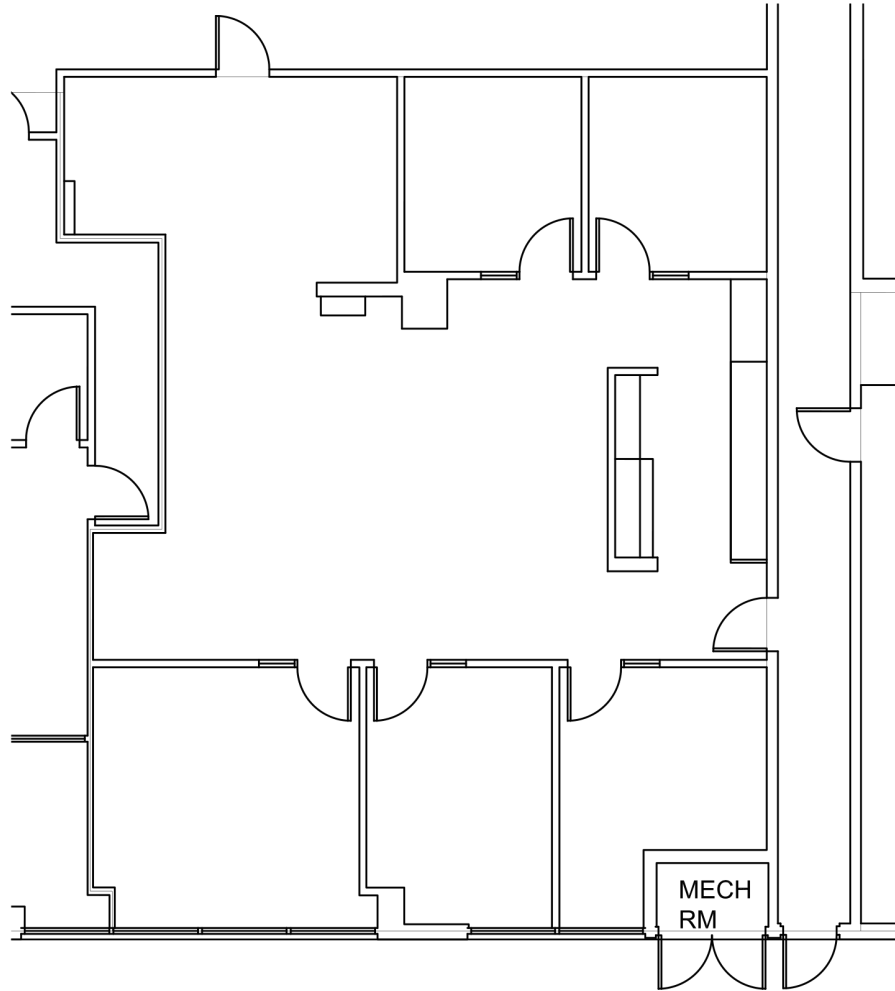
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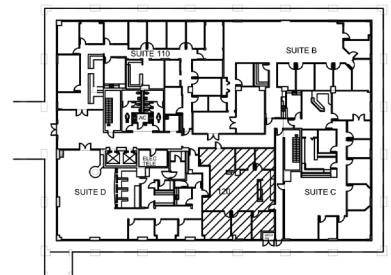


Suite	R.S.F.	Lease Rate
120	1,937	\$28.50 NNN*

\$11.91 PSF OPEX  
(Includes HVAC and Janitorial)

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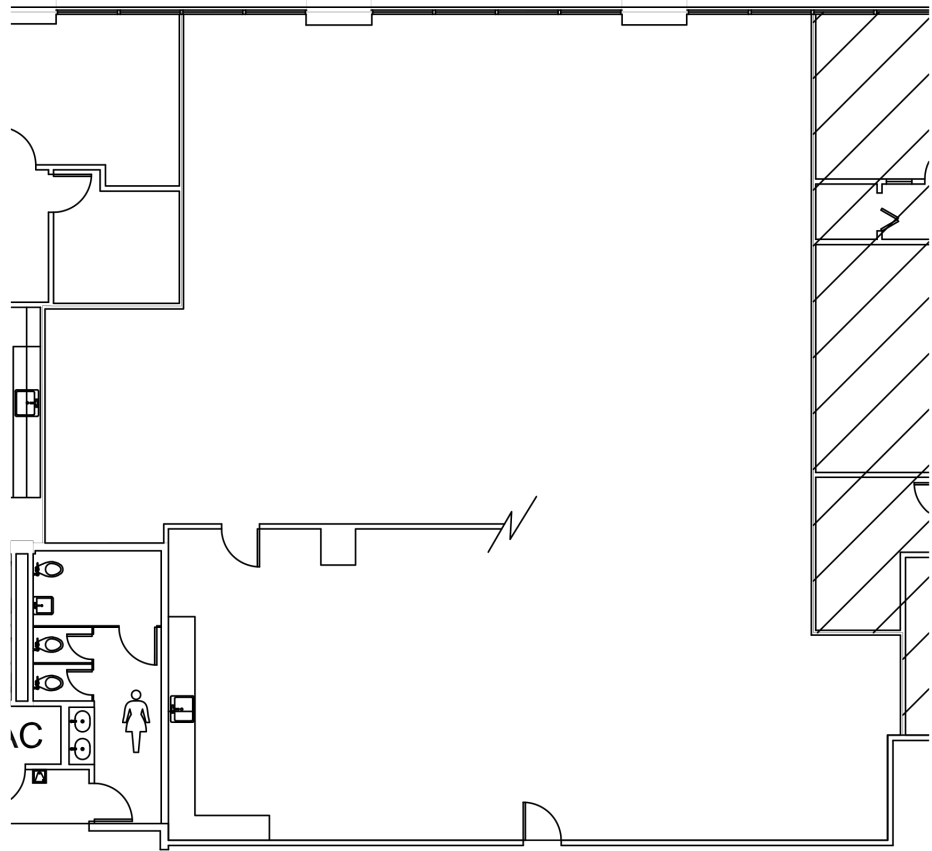


Procuring Broker shall only be entitled to a commission calculated in accordance with the rates approved by our Principal only if such procuring Broker executes a Brokerage Agreement acceptable to us and our Principal and the conditions as set forth in the Brokerage Agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our Principal.

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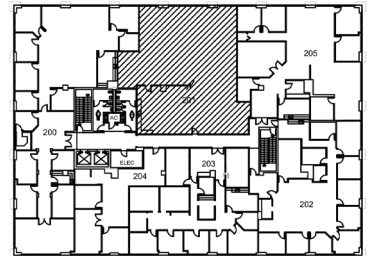


Suite	R.S.F.	Lease Rate
201	4,274	\$28.50 NNN*

\$11.91 PSF OPEX\*\*  
(Includes HVAC and Janitorial)

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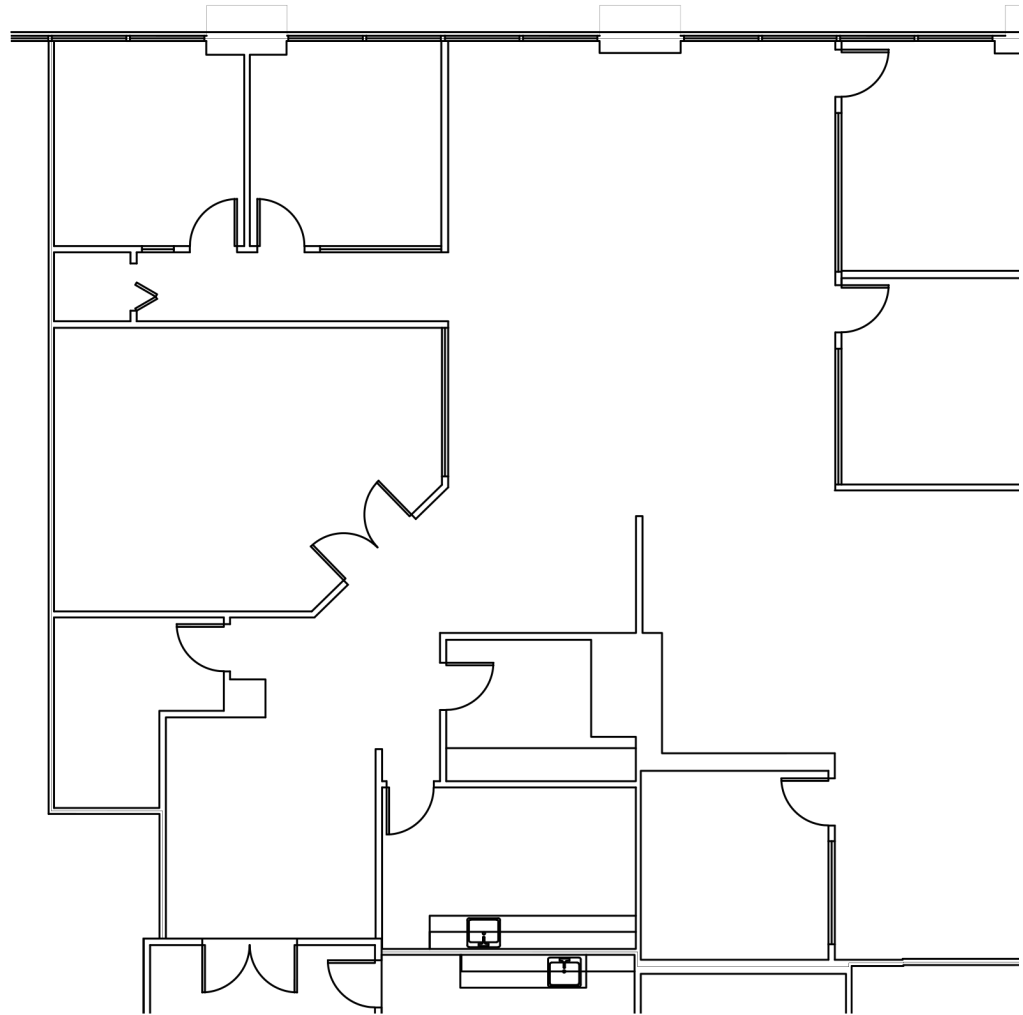
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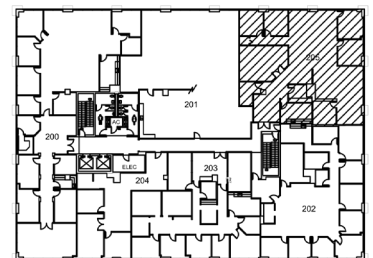
## FLOOR PLAN AND AVAILABILITY



Suite	R.S.F.	Lease Rate
205	4,042	\$28.50 NNN*

\$11.91 PSF OPEX\*\*  
(Includes HVAC and Janitorial)

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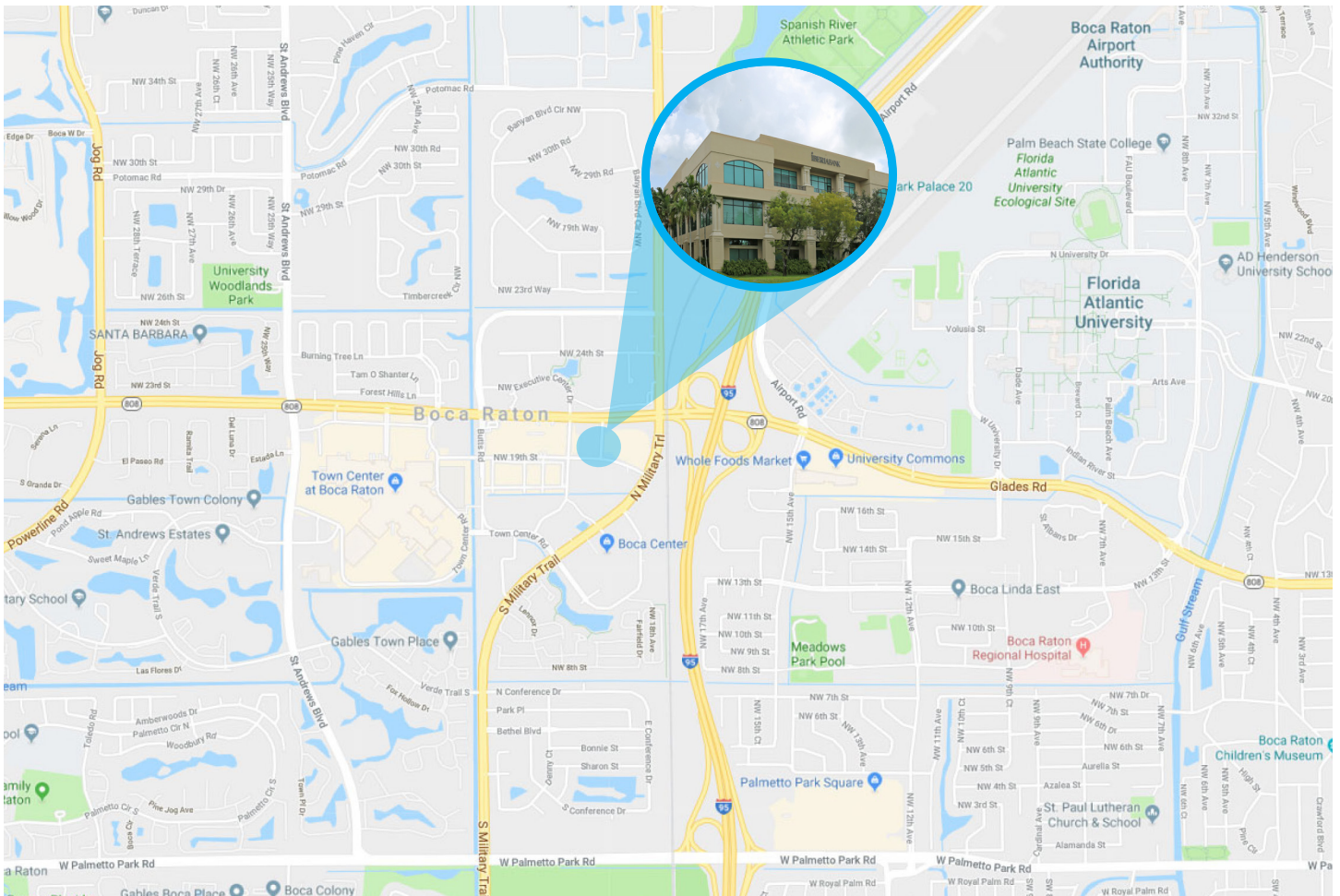


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## CENTRALIZED LOCATION



### DRIVE TIMES TO POINTS OF INTEREST

<b>Interstate 95</b>	
<5 minutes, 1/4 mile	—
<b>Town Center Mall</b>	
<5 minutes, 1/2 mile	—
<b>Florida Turnpike</b>	
10 minutes, 5 miles	—
<b>Mizner Park</b>	
15 minutes, 4 miles	—
<b>Palm Beach Airport</b>	
30 minutes, 26 miles	—
<b>Fort Lauderdale/Hollywood Int'l Airport</b>	
35 minutes, 26 miles	—

244,694

Population



Average  
Household Size



\$45,416

Per Capita Income



\$158,057

Median Net Worth

51.7

Median Age

\$59,837

Median Household  
Income

Source: Data provided by Esri and Infogroup. The vintage of the data is 2018.  
(5 mile radius of 1801 N Military Trail, Boca Raton FL)



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