

Peninsula Executive Center

2385 NW EXECUTIVE CENTER DRIVE || BOCA RATON

SUBLEASE OPPORTUNITY

**PLUG & PLAY
SUBLEASE** with
FLEXIBLE LAYOUT



SUBLEASE OPPORTUNITY

BUILDING FEATURES

Property Size	Suite 170 - 2,123 SF Suite 190 - 2,984 SF Suite 240 - 5,574 SF - Immediately Available Suite 400 - 22,734 SF - Immediately Available
Sublease Rate	Withheld
Terms	Through November 30, 2029
Parking	4.0/ 1,000

PROPERTY HIGHLIGHTS

- Premier class "A" office building
- Furniture part of sublease
- 24/7 on-site building security
- Parking 4.0/1,000, Free covered parking
- Roof-mounted York chiller HVAC units
- Manned security staff at the Property 24/7.
- Walking distance to Boca Town Center shops, banks and restaurants

Interior Photo Here



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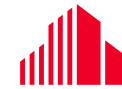
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CUSHMAN &
WAKEFIELD

UNBEATABLE BOCA RATON LOCATION WITH UNPARALLELED CONNECTIVITY

Peninsula Executive Center is ideally situated in prestigious Boca Raton, Palm Beach County's southernmost city. The Property sits at a signalized intersection on Glades Road (averaging 70,000 vehicles per day) and at the northwest corner of I-95 and Military Trail, averaging 190,500 and 42,400 vehicles per day, respectively. Within Boca Raton, the Property sits within Midtown, considered the most central and prosperous commercial hub in the county, offering businesses an appealing office market to be a part of with excellent access to the region's primary transportation systems:



0.5 MILES



2.1 MILES



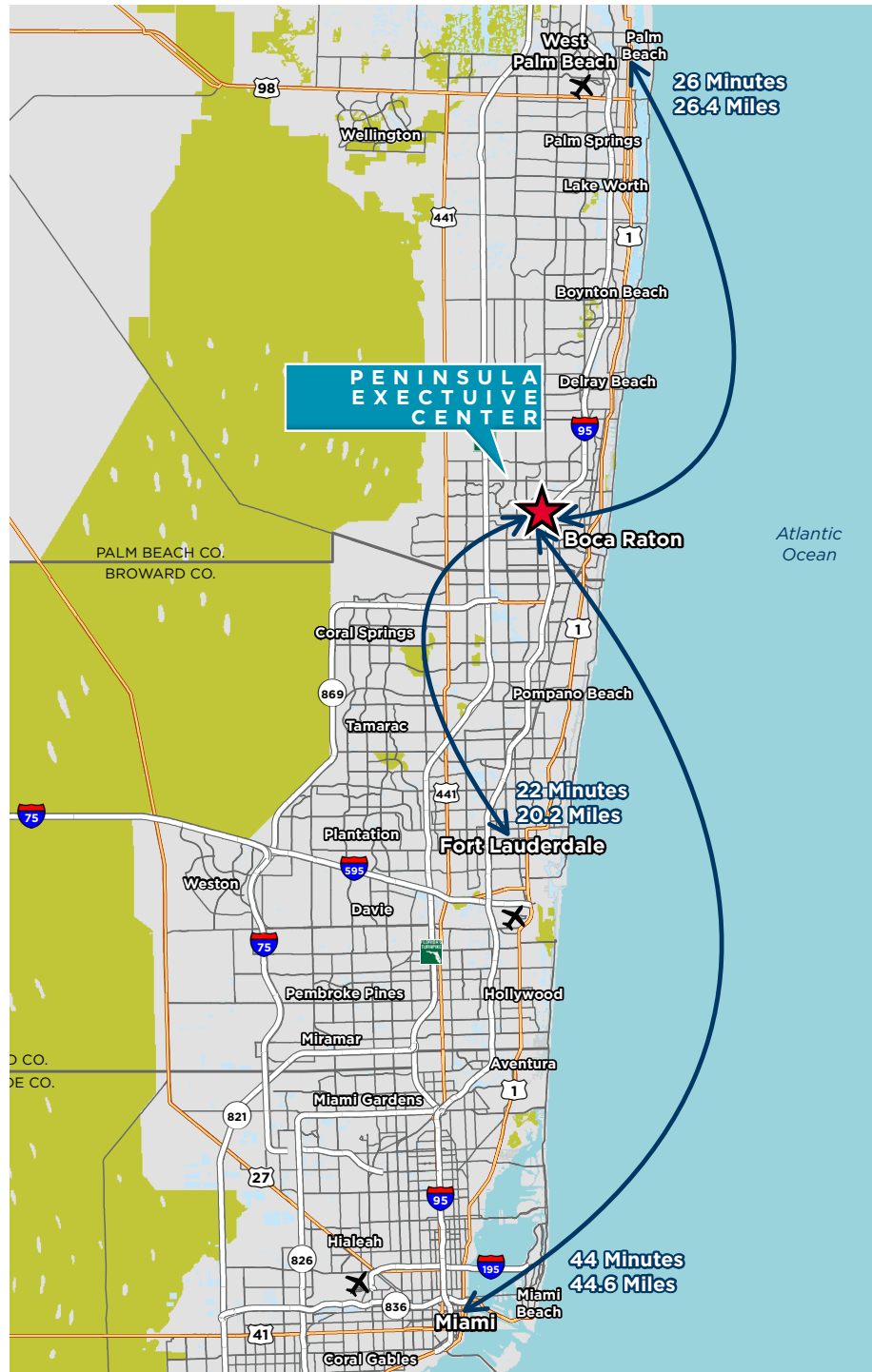
2.1 MILES



0.5 MILES

NEARBY NOTABLE LOCATIONS

LOCATION	APPROX. DISTANCE
Glades Plaza	Adjacent (0.2 miles)
I-95 (exit 45 North/South)	Adjacent (0.5 miles)
Town Center at Boca Raton	0.2 miles
Whole Foods Market / University Commons Plaza	0.9 miles
Florida Atlantic University	1.7 miles
Florida Turnpike	2.2 miles
Boca Raton Regional Hospital	2.3 miles
US-1	3.1 miles
Mizner Park / Downtown Boca Raton	3.4 miles
Boca Raton Resort & Club	5.5 miles
Delray Beach	8.9 miles
Fort Lauderdale	20.2 miles
Fort Lauderdale International Airport	24.6 miles
Port Everglades	25.5 miles
Palm Beach International Airport	25.9 miles
West Palm Beach	26.4 miles
Palm Beach	27.9 miles



EXCEPTIONAL LOCATION WITH REGIONAL ACCESSIBILITY

For more information, please contact

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