

### ONE BOCA PLACE

2255 Glades Road, Boca Raton, FL 33431

#### PROPERTY FEATURES

- Prominent location on Glades Road in highly desirable Boca Raton
- Practically column free spaces in varying sizes offer abundant natural light, efficient layouts and floor to ceiling windows
- Move-In-Ready Spec Suites Available 1,200-50,000 sf
- Immediate access to I-95 and Florida's Turnpike
- Elegant lobby with soaring 4 story windows overlooking tropical landscaping and fountain
- · Direct access elevator free from garage into building.
- Bank branch available with drive-thru
- Building monument sign available
- Strong institutional ownership
- · Onsite cafe serving breakfast and lunch
- Steps away from numerous shopping and dining amenities including Town Center Mall, Chipotle Mexican Grill, Houston's, Seasons 52, Abe & Louie's

# MULTI- MILLION DOLLAR RENOVATION PROGRAM COMPLETED

- A completely redesigned Common Area and Lobby with new, modern finishes and refurbished elevator cabs
- Completely redesigned building entrance
- Tenant amenity conference room and gym with locker room and showers

FEATURES	
AVAILABLE SPACE	1,600 - 20,000 sf
FLOORS	4
GARAGE PARKING	4.0/1,000/sf

One Boca Place is an iconic class "A" office building and the cornerstone of Glades Road. The building, is ideally located in prestigious Boca Raton, Florida. One Boca Place is one of the largest and most recognizable buildings in Palm Beach County with its dramatic wave structured exterior, floor to ceiling windows, tropical landscaping and soaring atriums. The building is perfectly located on Glades Road between two major highways (I-95 & Florida's Turnpike), and surrounded by hotels, restaurants, and unmatched shopping at Town Center Mall. With its ability to offer abundant structured parking, conference room, full time security and on-site café, One Boca Place is Boca's primer class "A" office location.

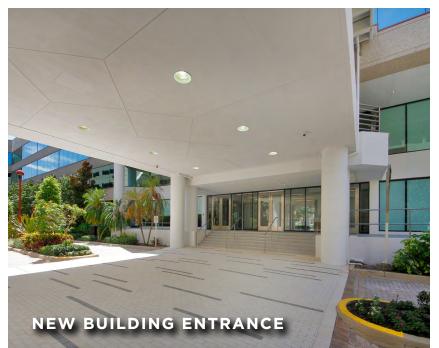














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For more information, please contact: LAUREL OSWALD JON BLUN

Executive Director 305.867.3625 loswald@tcrefl.com

JON BLUNK President 561.572.9887 jblunk@tcrefl.com CRISTINA GLARIA Senior Vice President 305.867.3626 cglaria@tcrefl.com OWNED & MANAGED BY

