

OFFICE SPACE AVAILABLE FOR LEASE

WWW.INNOVATIONCENTREATFLORIDAATLANTIC.COM



INNOVATION CENTRE
AT FLORIDA ATLANTIC R&D PARK



INNOVATION CENTRE 1 AT FLORIDA ATLANTIC R&D PARK

3998 FAU BOULEVARD
SUITES 110, 120, 200B, 210
BOCA RATON, FL 33431

PROPERTY HIGHLIGHTS

- › Adjacent to Florida Atlantic University and the Boca Raton Executive Airport
- › Access to Tri-Rail by Palm Tram or El Rio walking/bike trail
- › University collaboration among park tenants
- › 1% Loss Factor
- › On-Site Management
- › On-Site Restaurant
- › **BASE RENTAL RATE: \$15.00 NNN**
- › **OPERATING EXPENSES:**
Estimated 2011 \$5.97 per SF
- › **34,783 SF AVAILABLE**
- › **25,989 SF CONTIGUOUS**

FOR MORE INFORMATION, CONTACT:

Dyana Kenney
561.893.7005
Dyana.Kenney@flaglerdev.com

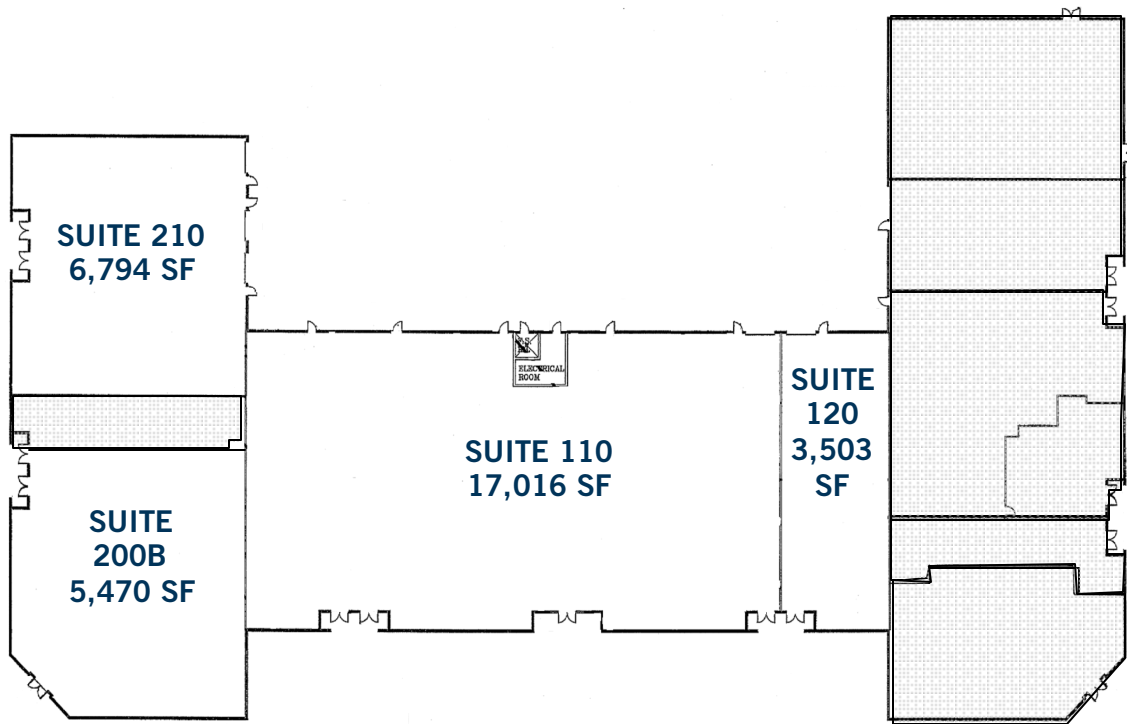
Greg Martin
954.903.1815
Greg.Martin@flaglerdev.com

www.flaglerdev.com



Flagler Real Estate Services, LLC ONCOR International
A SUBSIDIARY OF FLAGLER

OFFICE SPACE AVAILABLE FOR LEASE



AVAILABLE SUITES: SUITE 110 - 17,016 SF
SUITE 120 - 3,503 SF
SUITE 200B - 5,470 SF
SUITE 210 - 6,794 SF

SUITE/BUILDING ADDRESS: 3998 FAU Blvd.

BASE RENTAL RATE: \$15.00 NNN

OPERATING EXPENSES: Estimated \$5.97
(net of suite electric and janitorial)

FOR MORE INFORMATION, CONTACT:

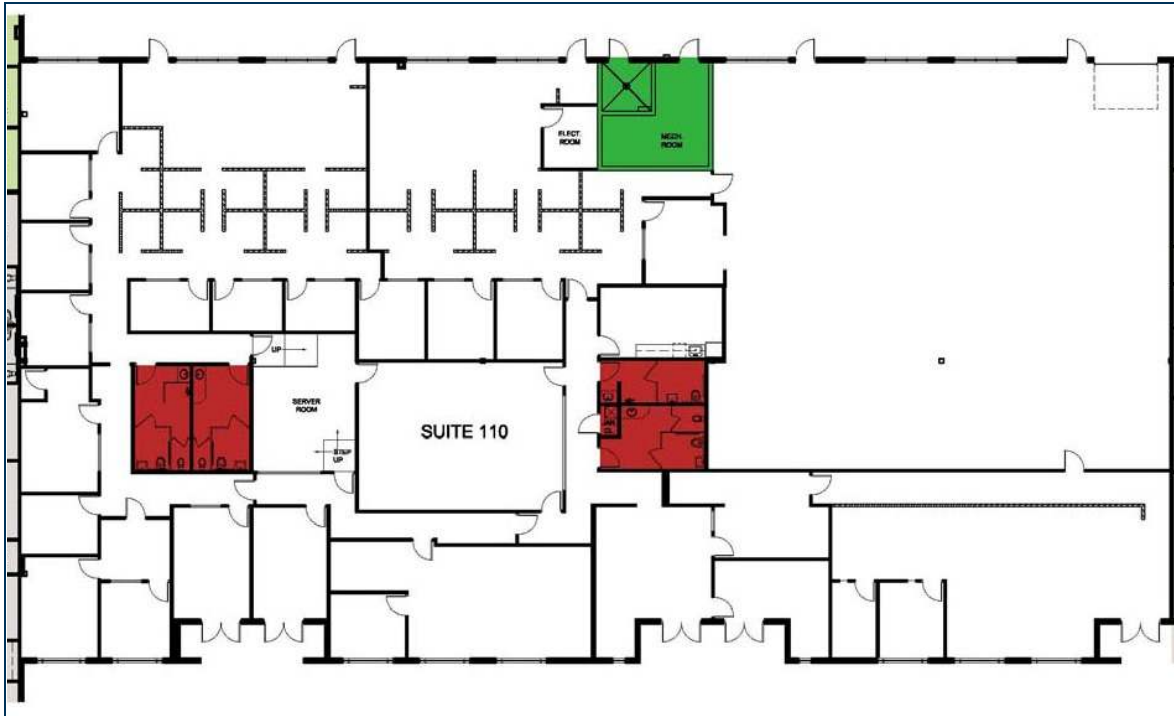


Flagler Real Estate Services, LLC *ONCOR International*
A SUBSIDIARY OF FLAGLER

Dyana Kenney
561.893.7005
Dyana.Kenney@flaglerdev.com

Greg Martin
954.903.1815
Greg.Martin@flaglerdev.com

OFFICE SPACE AVAILABLE FOR LEASE



AVAILABLE SUITE: 17,016 SF
± 4,500 SF Warehouse with roll up door
± 12,427 SF Office
Landlord willing to subdivide suite

SUITE/BUILDING ADDRESS: 3998 FAU Blvd.
Suite 110

BASE RENTAL RATE: \$15.00 NNN

OPERATING EXPENSES: Estimated \$5.97
(net of suite electric and janitorial)

FOR MORE INFORMATION, CONTACT:



Flagler Real Estate Services, LLC *ONCOR International*
A SUBSIDIARY OF FLAGLER

Dyana Kenney
561.893.7005
Dyana.Kenney@flaglerdev.com

Greg Martin
954.903.1815
Greg.Martin@flaglerdev.com

OFFICE SPACE AVAILABLE FOR LEASE



AVAILABLE SUITE:	3,503 SF
SUITE/BUILDING ADDRESS:	3998 FAU Blvd. Suite 120
BASE RENTAL RATE:	\$15.00 NNN
OPERATING EXPENSES:	Estimated \$5.97 (net of suite electric and janitorial)

FOR MORE INFORMATION, CONTACT:

Dyana Kenney
561.893.7005
Dyana.Kenney@flaglerdev.com

Greg Martin
954.903.1815
Greg.Martin@flaglerdev.com



FLAGLER™
Flagler Real Estate Services, LLC *ONCOR International*
A SUBSIDIARY OF FLAGLER

OFFICE SPACE AVAILABLE FOR LEASE



TOTAL AVAILABLE SUITE:	±5,470 SF
SUITE/BUILDING ADDRESS:	3998 FAU Blvd., Suite 200B
BASE RENTAL RATE:	\$15.00 NNN
OPERATING EXPENSES:	Estimated \$5.97 (net of suite electric and janitorial)

FOR MORE INFORMATION, CONTACT:

Dyana Kenney
561.893.7005
Dyana.Kenney@flaglerdev.com

Greg Martin
954.903.1815
Greg.Martin@flaglerdev.com



FLAGLER™
Flagler Real Estate Services, LLC *ONCOR International*
A SUBSIDIARY OF FLAGLER

OFFICE SPACE AVAILABLE FOR LEASE



AVAILABLE SUITE:	±6,794 SF
SUITE/BUILDING ADDRESS:	3998 FAU Blvd. Suite 210
BASE RENTAL RATE:	\$15.00 NNN
OPERATING EXPENSES:	Estimated \$5.97 (net of suite electric and janitorial)

FOR MORE INFORMATION, CONTACT:

Dyana Kenney
561.893.7005
Dyana.Kenney@flaglerdev.com

Greg Martin
954.903.1815
Greg.Martin@flaglerdev.com

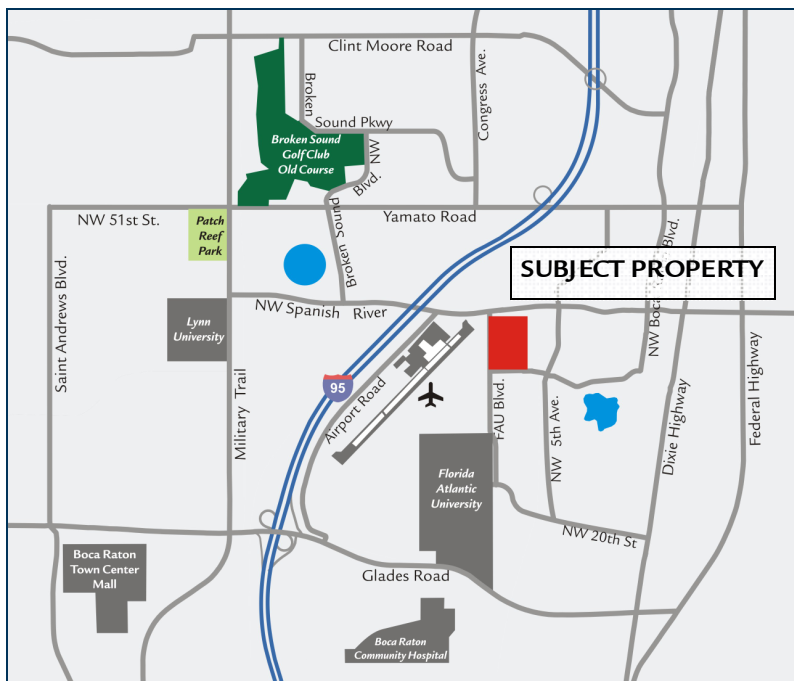


Flagler Real Estate Services, LLC *ONCOR International*
A SUBSIDIARY OF FLAGLER

LOCATION



**INNOVATION CENTRE @
FLORIDA ATLANTIC R&D PARK**
Boca Raton, Florida



Driving from the South

I-95 North towards Palm Beach County. Take the GLADES RD / SR-808 exit, EXIT 45. East on GLADES RD. Make an immediate LEFT onto AIRPORT RD / PERIMETER RD. Turn LEFT onto NW 40TH ST / NW SPANISH RIVER BLVD. Turn RIGHT onto NW 8TH AVE / FAU BLVD.

Driving from the North

I-95 South towards Miami. Take the YAMATO RD / SR-794 exit, EXIT 48. Head EAST at the fork to go on NW 51ST ST / YAMATO RD. Turn RIGHT onto NW 2ND AVE / NW BOCA RATON BLVD. Turn RIGHT onto NW 40TH ST / NW SPANISH RIVER BLVD. Turn LEFT onto NW 8TH AVE / FAU BLVD.

FOR MORE INFORMATION, CONTACT:

Dyana Kenney

561.893.7005

Dyana.Kenney@flaglerdev.com

Greg Martin

954.903.1815

Greg.Martin@flaglerdev.com



Flagler Real Estate Services, LLC *ONCOR International*
A SUBSIDIARY OF FLAGLER