BOCA RATON | FL

+/- 77,000 SF AVAILABLE

SEEKING ACTIVE ENTERTAINMENT, SPORTS AND RECREATIONAL USERS
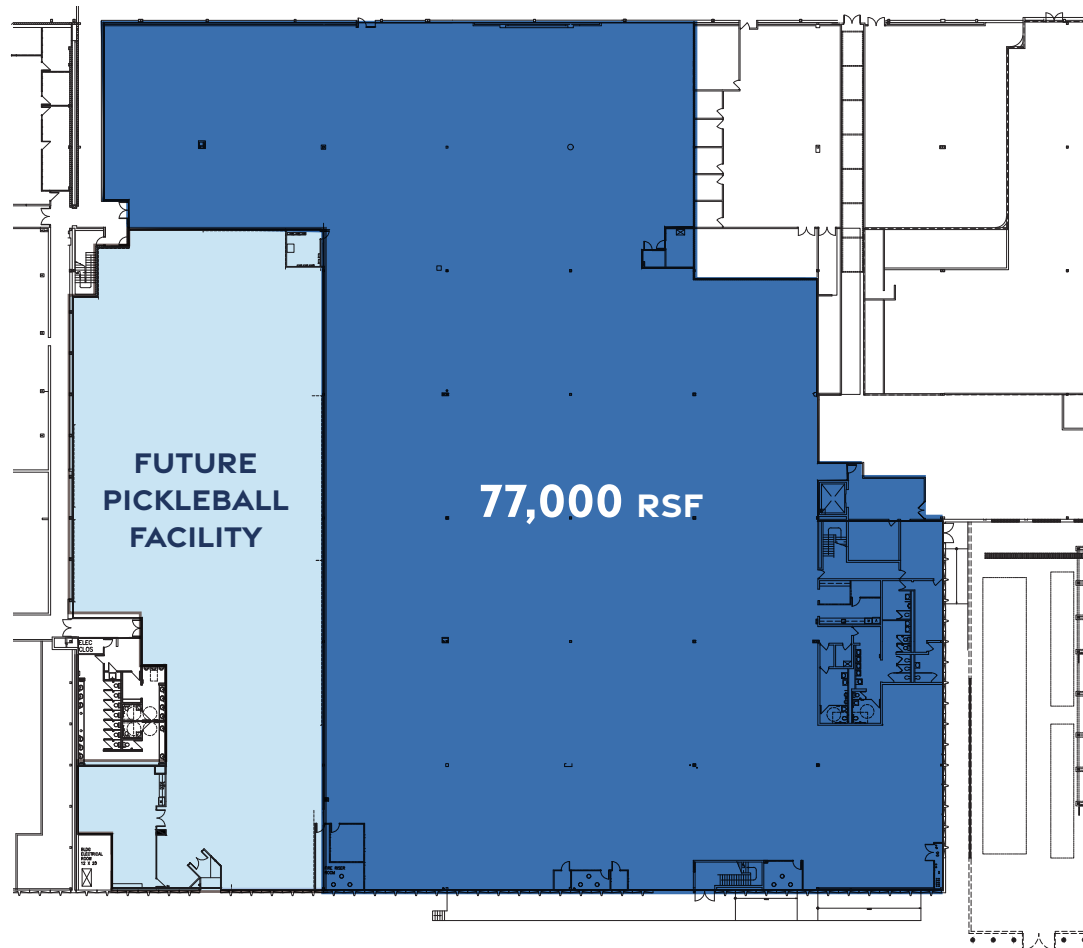
BRiC
BOCA RATON INNOVATION CAMPUS

5000 T-REX AVENUE
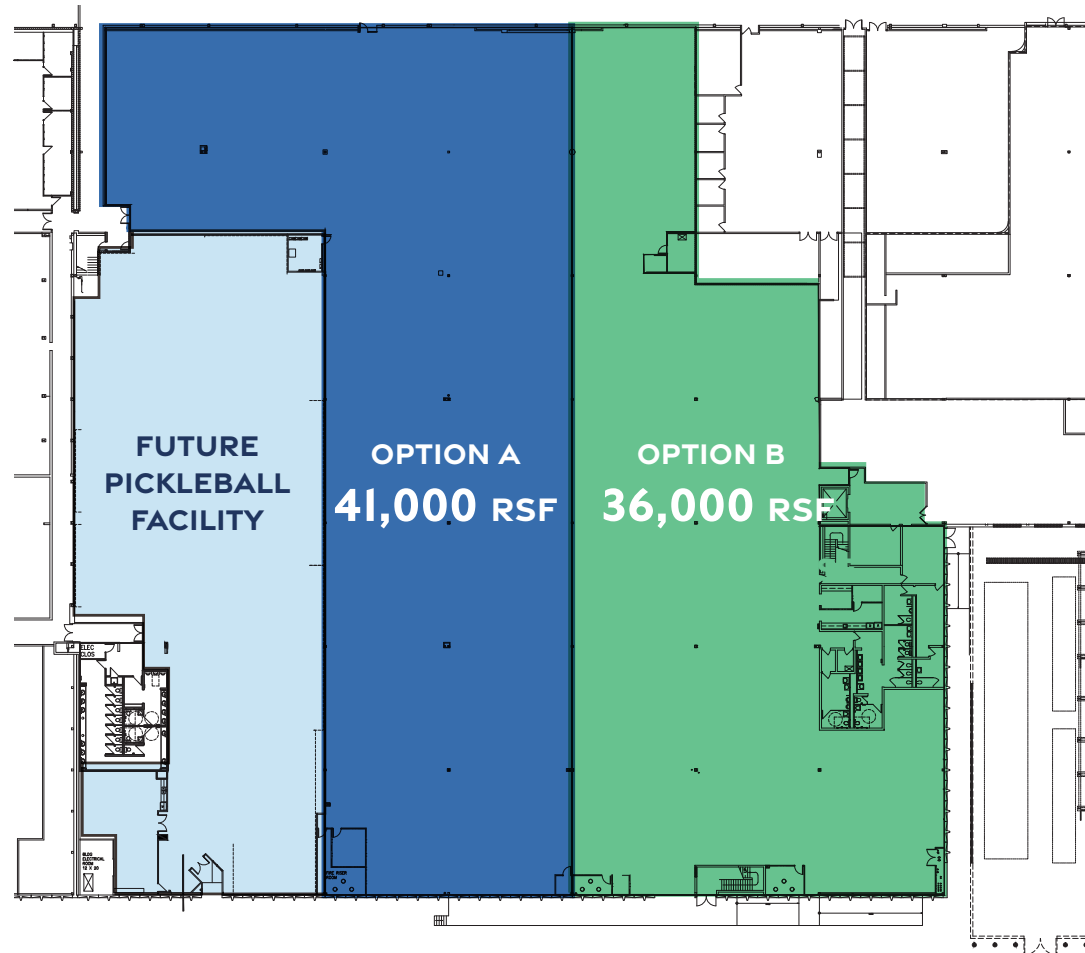
CBRE

GROUND FLOOR
+/-77,000 SF AVAILABLE

FUTURE PICKLEBALL FACILITY

77,000 RSF

PROPOSED DEMISE SCENARIOS
OPTION A: **+/-41,000 SF** | OPTION B: **+/-36,000 RSF**

FUTURE PICKLEBALL FACILITY

OPTION A
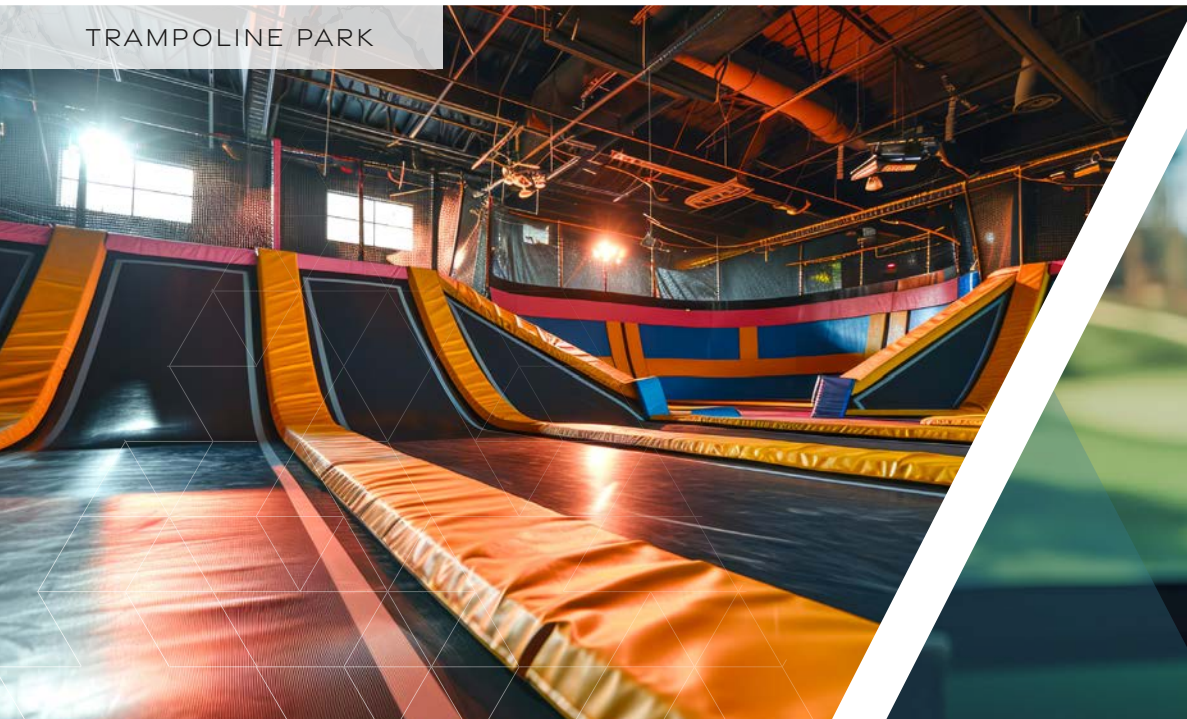41,000 RSF

OPTION B
36,000 RSF

CLIMBING

TENNIS

ACTIVE ENTERTAINMENT

ACTIVELY SEEKING THE FOLLOWING USE CATEGORIES

TRAMPOLINE PARK

GOLF SIMULATOR

DEMOGRAPHICS

3-MILE RADIUS

9.5M
Annual Visitors
Boca Raton

$188.5M
Consumer
Expenditure Dining

$156,185
Average
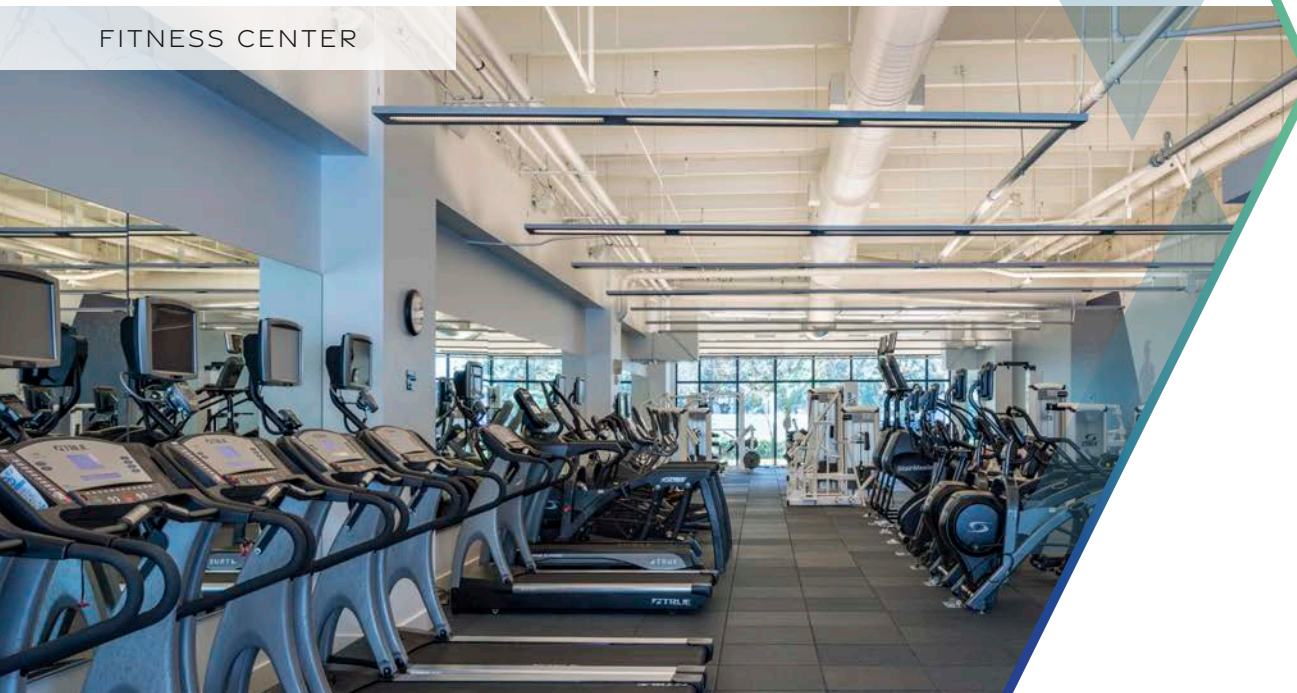Household Income

164,854
Daytime Population

112,478
Employees

$112M
Consumer Expenditure
Apparel
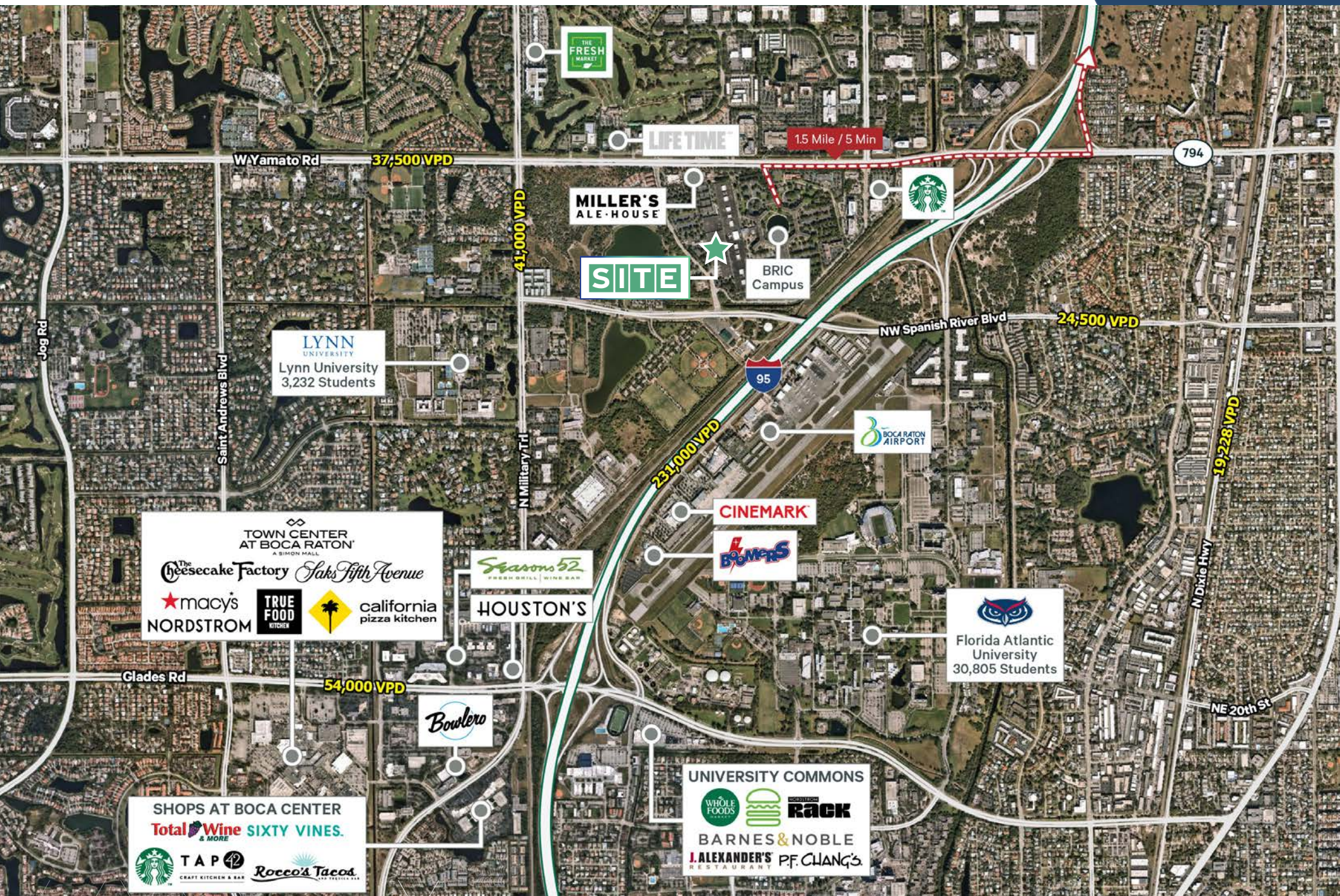
AREA RETAILERS
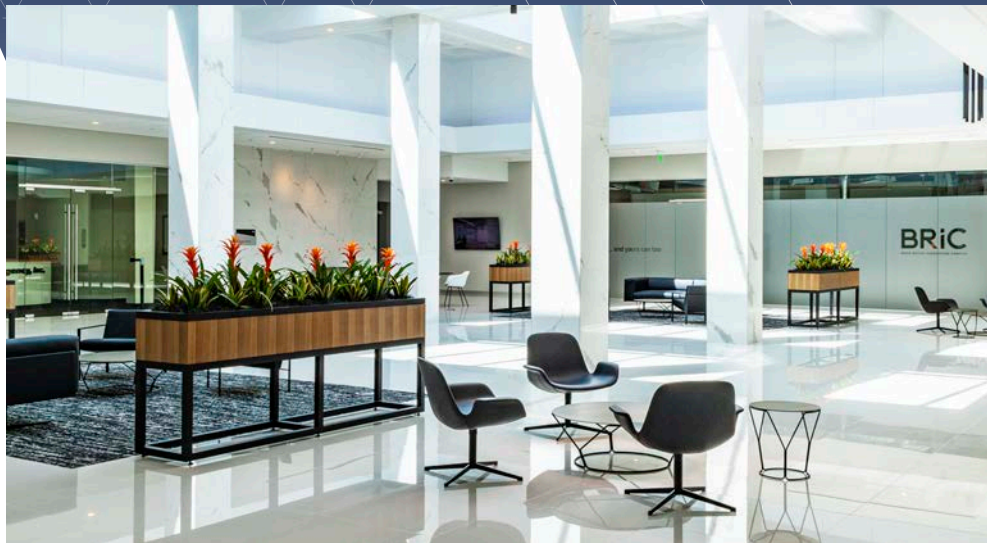
the seed.

9ROUND
KICKBOXING FITNESS

LA|FITNESS

Starbucks

LIFE TIME

THE FRESH MARKET

BOCA RATON AERIAL

THE FRESH MARKET

LIFE TIME

1.5 Mile / 5 Min

794

W Yamato Rd — 37,500 VPD

MILLER'S ALE·HOUSE

Starbucks

41,000 VPD

SITE

BRIC Campus

NW Spanish River Blvd — 24,500 VPD

LYNN UNIVERSITY
Lynn University
3,232 Students

I-95

BOCA RATON AIRPORT

231,000 VPD

Jog Rd

Saint Andrews Blvd

N Military Trl

N Dixie Hwy

19,228 VPD

CINEMARK

BOOMERS

TOWN CENTER AT BOCA RATON
A SIMON MALL
The Cheesecake Factory   Saks Fifth Avenue
macy's   TRUE FOOD KITCHEN   california pizza kitchen
NORDSTROM

Seasons 52
FRESH GRILL | WINE BAR
HOUSTON'S

Florida Atlantic University
30,805 Students

Glades Rd — 54,000 VPD

NE 20th St

Bowlero

SHOPS AT BOCA CENTER
Total Wine & MORE   SIXTY VINES.
TAP 42 CRAFT KITCHEN & BAR   Rocco's Tacos AND TEQUILA BAR

UNIVERSITY COMMONS
WHOLE FOODS MARKET   NORDSTROM RACK
BARNES & NOBLE
J. ALEXANDER'S RESTAURANT   P.F. CHANG'S

BROKEN SOUND BLVD 27,500 VPD

YAMATO ROAD 40,500 VPD

TECHNOLOGY WAY

SITE

BUILDING FEATURES

» Highly unique opportunity for a variety of use categories including climbing, golf, tennis, active entertainment, etc.

» Space boasts high ceilings and a dedicated entrance.

» Approximately 77,000 sf space that can be demised.

» BRIC property is positioned just to the west of I-95 and conveniently situated amongst the Boca Raton retail and office.

» 123 Acre campus with over 1.7 M square feet of space

» Prime opportunity in Palm Beach County

BRiC
BOCA RATON INNOVATION CAMPUS
5000 T-REX AVENUE | BOCA RATON, FL

CONTACTS

Jack Siragusa
+1 561 371 9214
jack.siragusa@cbre.com

Jeffrey Kelly
+1 561 866 9313
jeffrey.kelly@cbre.com

CBRE