

# For Lease

Colliers

**Class A Office Building**  
**2,079 SF & 1,609 SF Available**

**Peninsula Executive Center II**  
2385 NW Executive Center Drive  
Boca Raton, FL 33431

**Common Area  
Renovations  
Completed!**

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# Peninsula Executive Center II

Offering Class A office space in the prestigious city of Boca Raton, FL.

This four-story, full service office building offers on-site security and free covered parking in a four level parking garage.

The Property is ideally situated within walking distance to Town Center at Boca Raton, an upscale shopping mall, and numerous restaurants, shops and banks. Its positioning provides immediate access to Glades Road and I-95.

## Building Specifications

|                     |                                                |
|---------------------|------------------------------------------------|
| Total Building Size | 87,158 SF                                      |
| Year Built          | 1999/Renovated 2024                            |
| Stories             | 4                                              |
| Parking             | 4.0/1,000 SF                                   |
| Elevators           | 3                                              |
| Base Rent           | \$38.00 PSF, NNN                               |
| Op Ex               | \$16.83/RSF (includes Electric and Janitorial) |



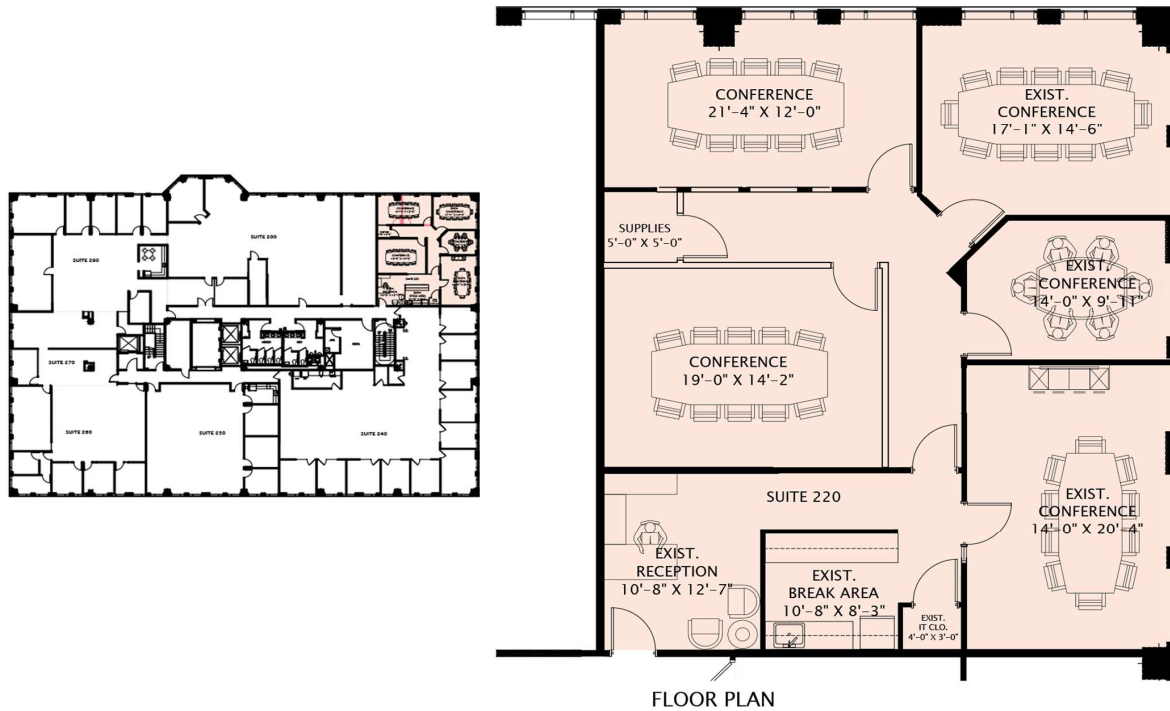
## Space Availability

| Suite | RSF   | Availability |
|-------|-------|--------------|
| 220   | 2,079 | Immediately  |
| 360   | 1,609 | 60 days      |

# Floor Plans

For Lease | 2385 NW Executive Center Drive, Boca Raton, FL

## Suite 220 2,079 SF



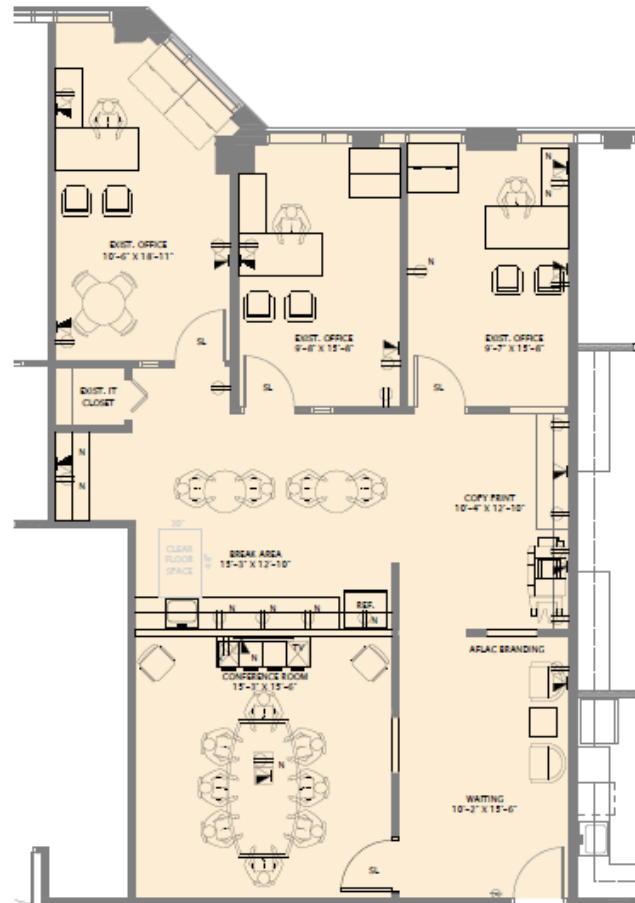
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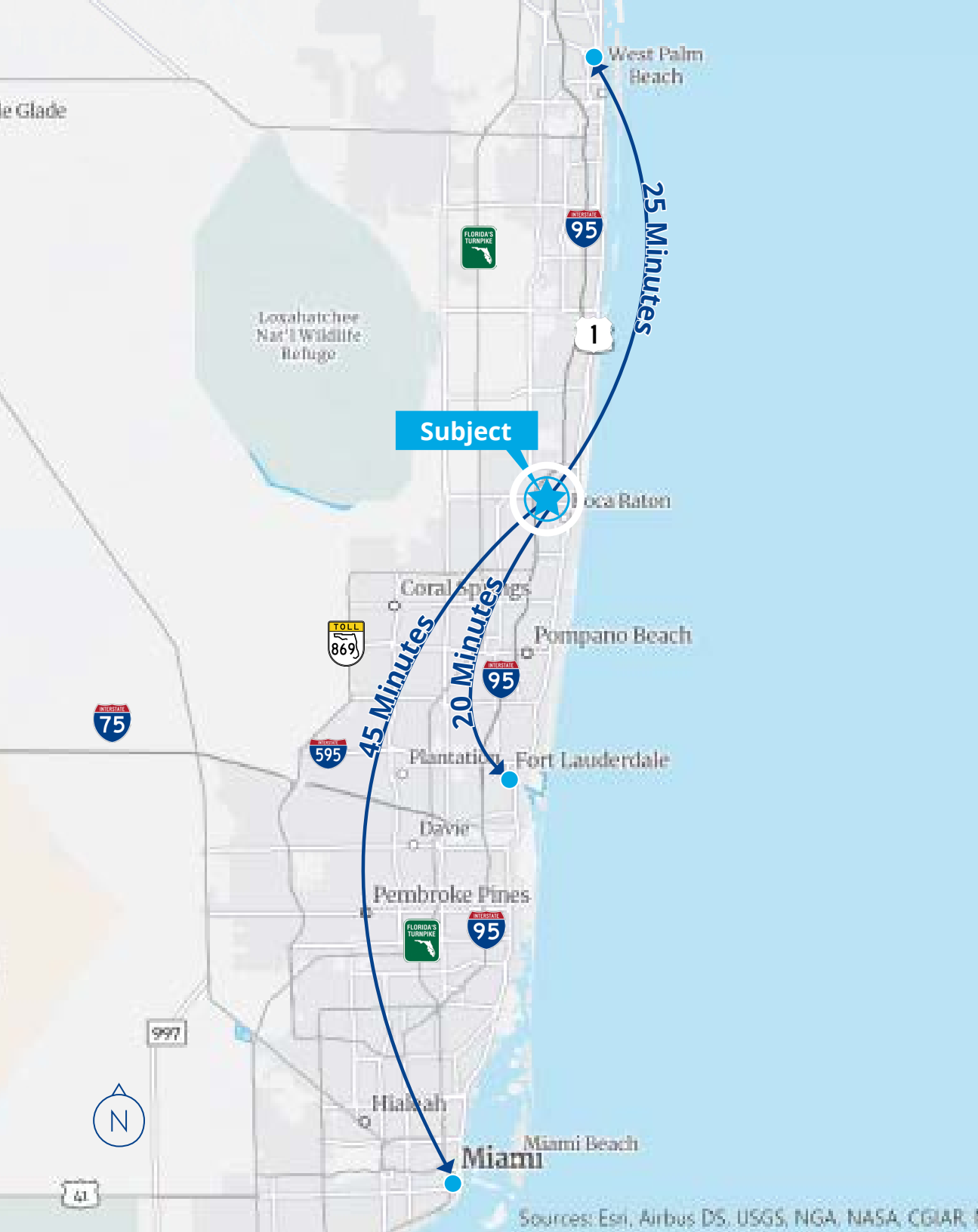
## Suite 360 1,609 SF



FLOOR PLAN

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# Property Highlights



**Class A** contemporary office building



**Security** staff in the lobby



**Covered Parking** complimentary to tenants and guests



**Easy Access** from I-95 and Florida's Turnpike



**Beautiful** landscaped grounds



**Centralized Location** with regional accessibility



**Common Area Renovations** just completed

# Surrounding Amenities



- **Prime location** within walking distance to numerous shopping and dining amenities
- **Convenient Access** to Glades Road and I-95



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