



308,212 SF Research Park
Large Block Availability



3600 - 3998 FAU Boulevard | Boca Raton, FL 33431

RESEARCH PARK

AT FLORIDA ATLANTIC UNIVERSITY

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PEBB ENTERPRISES





Easy access to I-95, with a new dedicated on/off ramp. Adjacent to Boca Raton Executive Airport, Tri-Rail and FAU Boca Raton Campus.



Collaborate with a community of entrepreneurs and academic researchers. FAU has 30,000 students currently enrolled.



Personalized orientation and relationship with FAU Career Development Center to access talented and motivated workforce.



Opportunity to become adjunct faculty at FAU, the #1 Doctoral Level undergraduate research university.





Building IC 1
3998 FAU Blvd
12,875 SF Available

Building IC 2
3848 FAU Blvd
18,026 SF Available



Building IC 3
3701 FAU Blvd
17,905 SF Available

Building IC 4
3651 FAU Blvd
28,315 SF Available



Building IC 6
3600 FAU Blvd
37,826 SF Available

Building IC 7
3231 NW 7 Ave
26,056 SF Available

Building IC 5 | 3731 FAU Blvd | LEASED



Drive Times

- » 10 minutes to the Florida Turnpike/Glades
- » 27 minutes to Fort Lauderdale
- » 35 minutes to West Palm Beach

RESTAURANTS

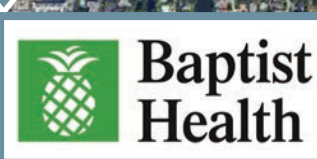
- 1 Town Center Mall Restaurants (see aerial list bottom left)
- 2 Laspada's Hoagies, Abe & Louie's, Starbucks, Crumbl, Raw Juice, Five Guys, Moe's SW Grill, Hooters, Farmer's Table, El Camino, Red Pine
- 3 Narbona, Starbucks, Vale, Rocco's Tacos, Tap42, McDonald's, Sixty Vines, Morton's Steakhouse
- 4 Sushi Maki, Jamba Juice, J. Alexander's, Mario's Osteria, PF Changs, Shake Shack, Whole Foods Market
- 5 Subway, Bobby's Market & Grill
- 6 Wendy's
- 7 Bombay, 5-Spice Asian Street Market, Peace A Pizza, 3Natives, Miller's Ale House, Dunkin', Palm Beach Bagel
- 8 The Grille, Bluefin Sushi
- 9 McDonald's, Jamba Juice, Shish Grill, Starbucks
- 10 Panera Bread
- 11 The Melting Pot, Pavilion Grille, Dunkin', Tucci's Pizza
- 12 Positano Italian, Souvlaki Time
- 13 La Villetta, How Ya Doughin Pizza
- 14 Jimmy C's Italian Deli
- 15 The Hen and the Hog, Le Rivage, Starbucks, Orion Fresh Mediterranean
- 16 La Condesa Mexican

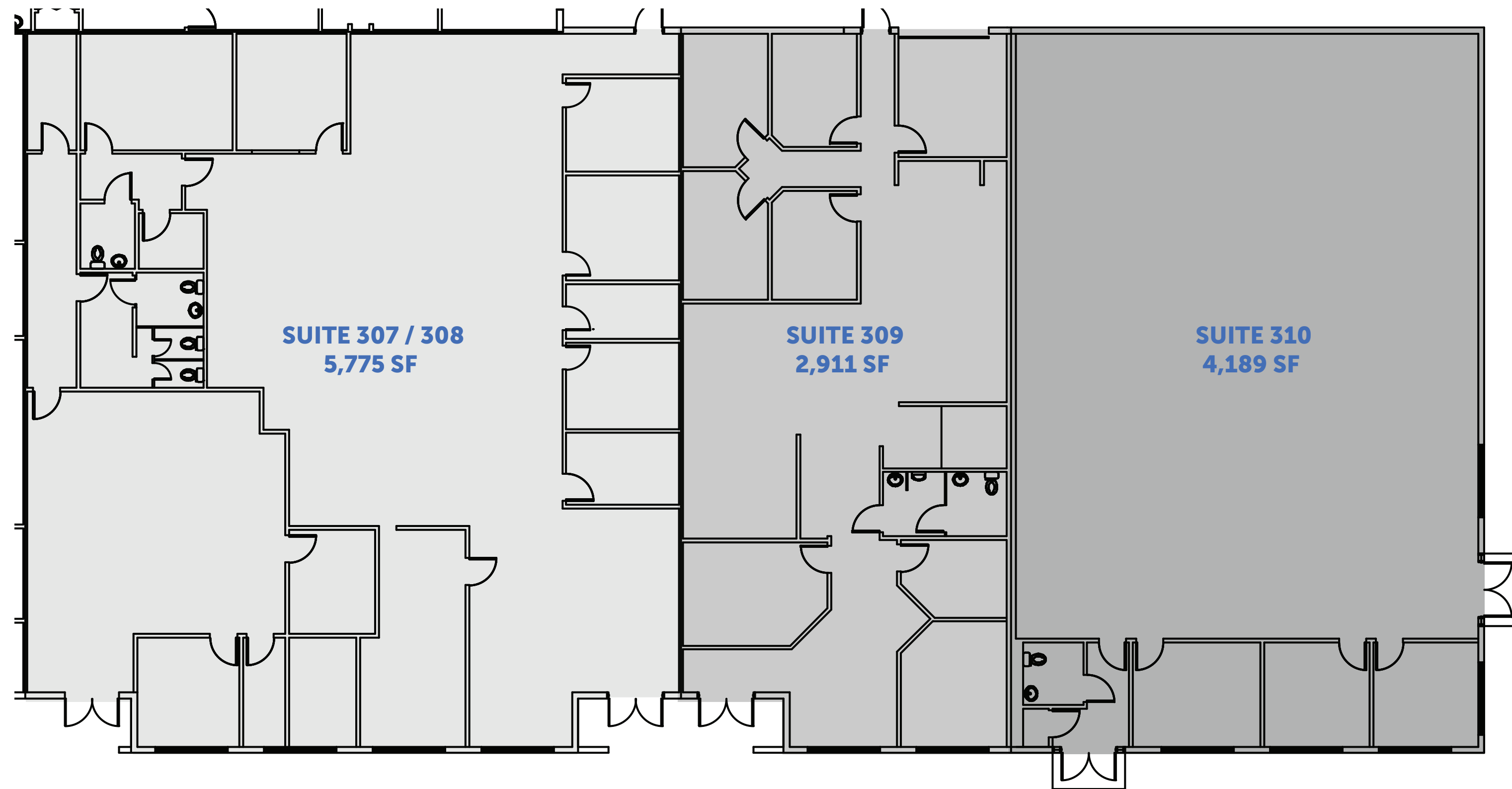
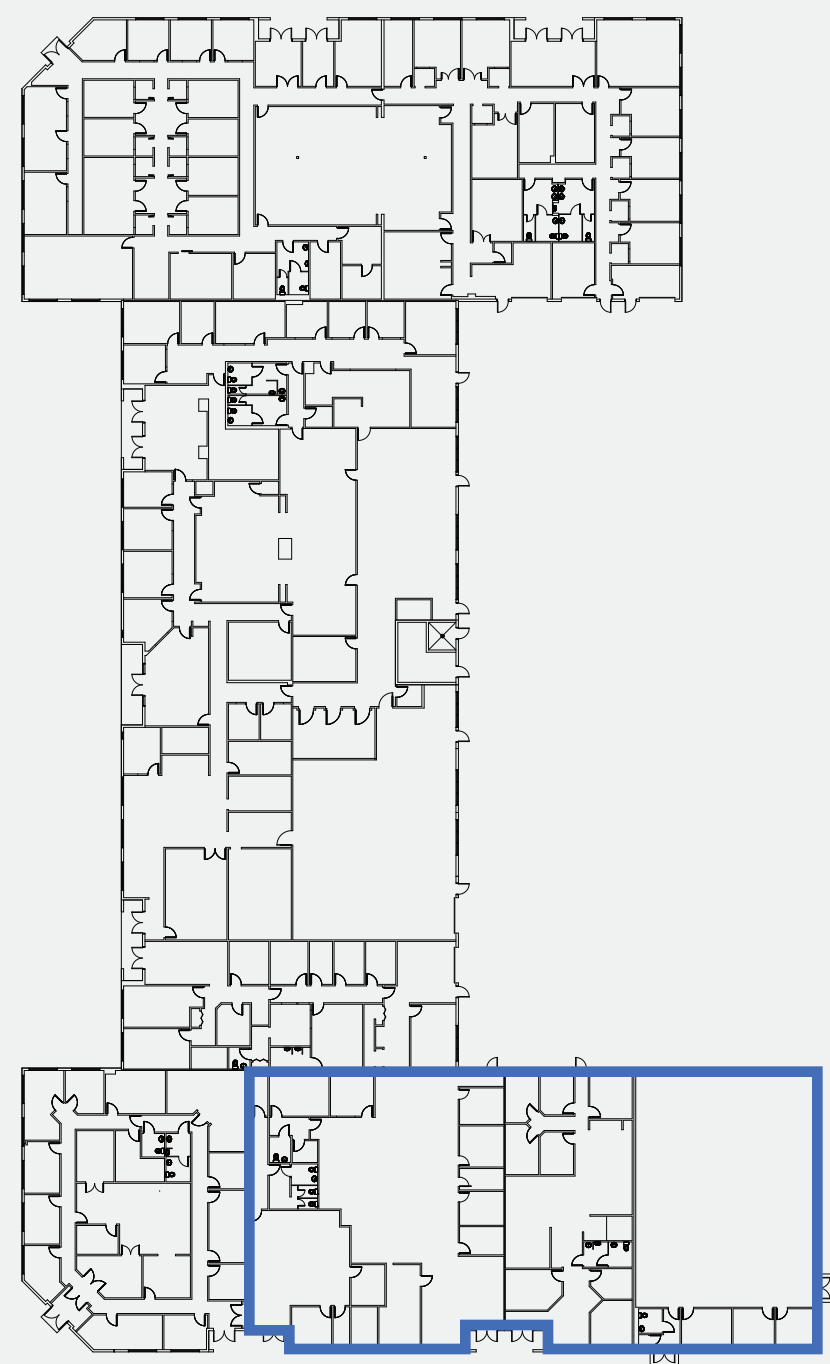
RETAIL

- 1 Town Center Mall (see aerial list bottom left)
- 2 Kitchen Renovations, Chico's, Total Wine, Orangetheory Fitness, Raise the Bar
- 3 Michael's, Nordstrom Rack, Etiquette Boutique
- 4 CVS, Kwic Stopp
- 5 Baer's Furniture, Your Patio Store
- 6 Verizon, 9Round Kickboxing Fitness
- 7 LA Fitness
- 8 Aldi, Patio.com
- 9 Walgreens, Boca Raton Bridal, Crown Wine & Spirits
- 10 Publix
- 11 City Furniture, Cinemark Bistro, Boomers

- | | | |
|---------------------------|-----------------------------------|----------------------------------|
| 1 Chick-fil-A | 11 Petrossian | 21 Tobu |
| 2 C.V.I.CHE 105 | 12 Popeye's Chicken | 22 True Food Kitchen |
| 3 eBar at Nordstrom | 13 Pressed Juicery | 23 Popeye's Chicken |
| 4 Forty Carrots | 14 Pummarola Pastificio Pizzeria | 24 Pressed Juicery |
| 5 Joseph's Classic Market | 15 Shake Shack | 25 Pummarola Pastificio Pizzeria |
| 6 Limani Grille | 16 Starbucks | |
| 7 Madame Tang's | 17 The Blue Dog Cookhouse and Bar | |
| 8 Maggie Mcfly's | 18 The Capital Grille | |
| 9 Maoz Vegetarian | 19 The Harvest Patio | |
| 10 Mariposa | 20 The Juicy Bubbles | |

- | | | |
|-----------------------|----------------------|-------------------|
| 1 Abercrombie & Fitch | 11 LensCrafters | 21 Warby Parker |
| 2 American Eagle | 12 Macy's | 22 Bloomingdale's |
| 3 Anthropologie | 13 Neiman Marcus | |
| 4 Banana Republic | 14 Nike's | |
| 5 Champs Sports | 15 Nordstrom | |
| 6 Chico's | 16 Ray-Ban | |
| 7 Express | 17 Saks Fifth Avenue | |
| 8 Foot Locker | 18 Talbots | |
| 9 Gap | 19 UGG | |
| 10 Journeys | 20 Vera Bradley | |





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Building IC 1
3998 FAU Blvd

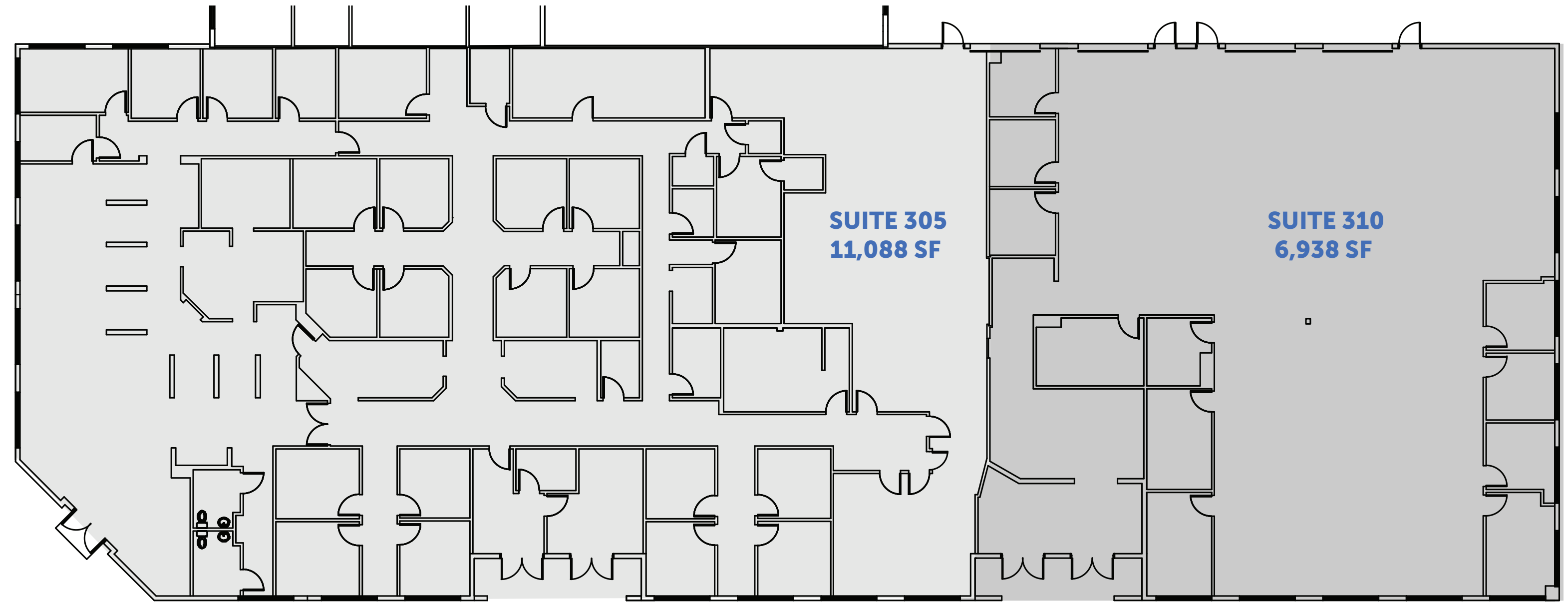
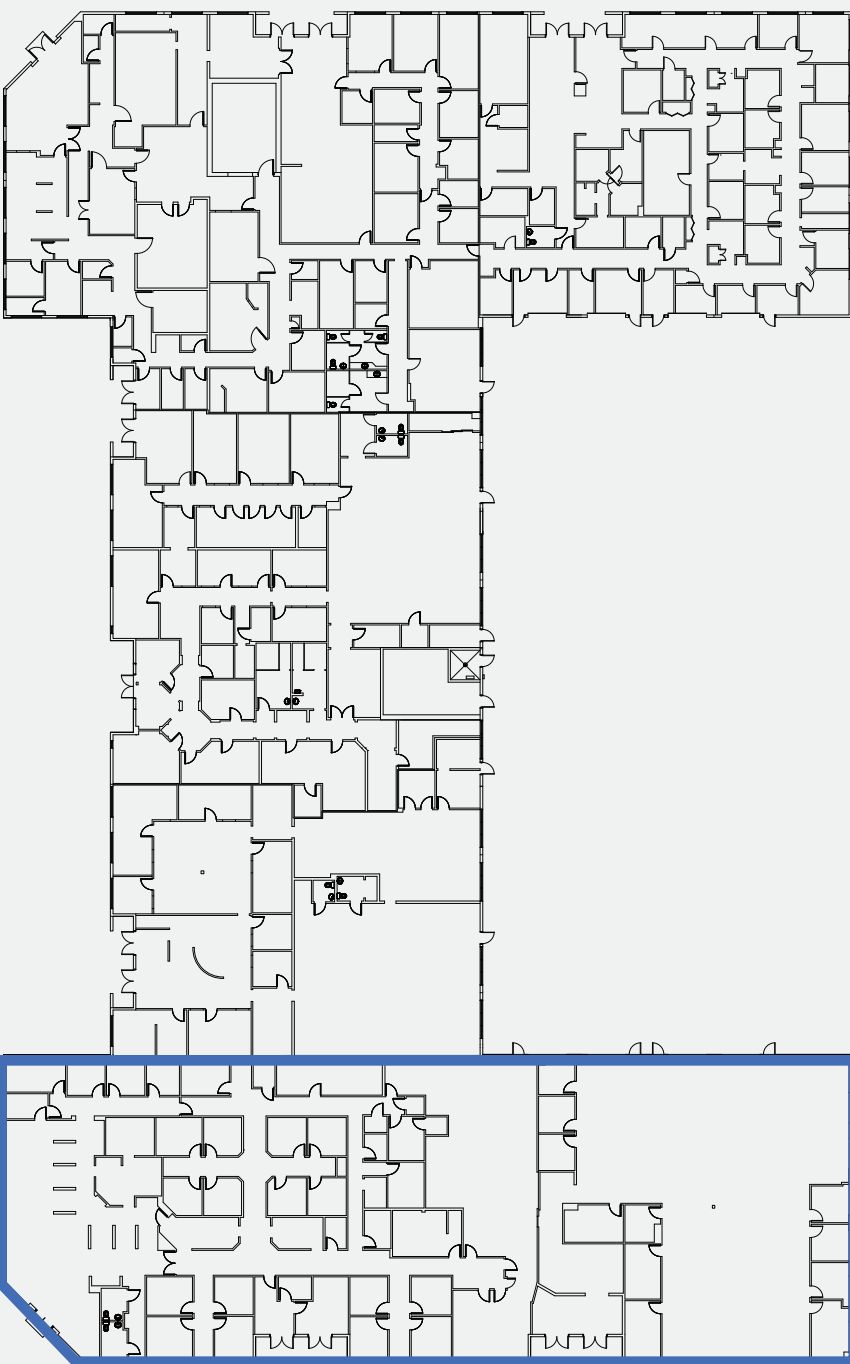
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Building IC 2
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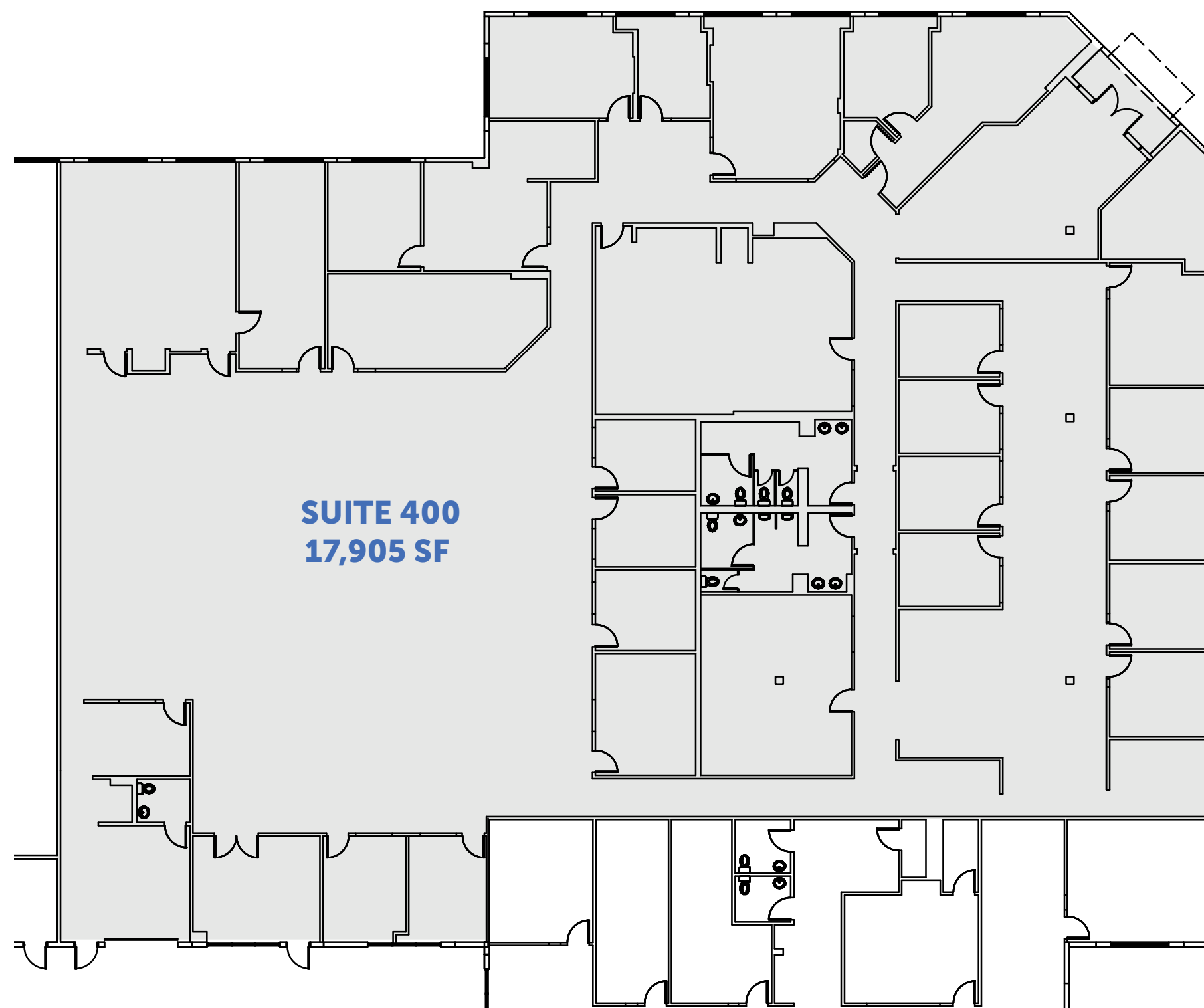
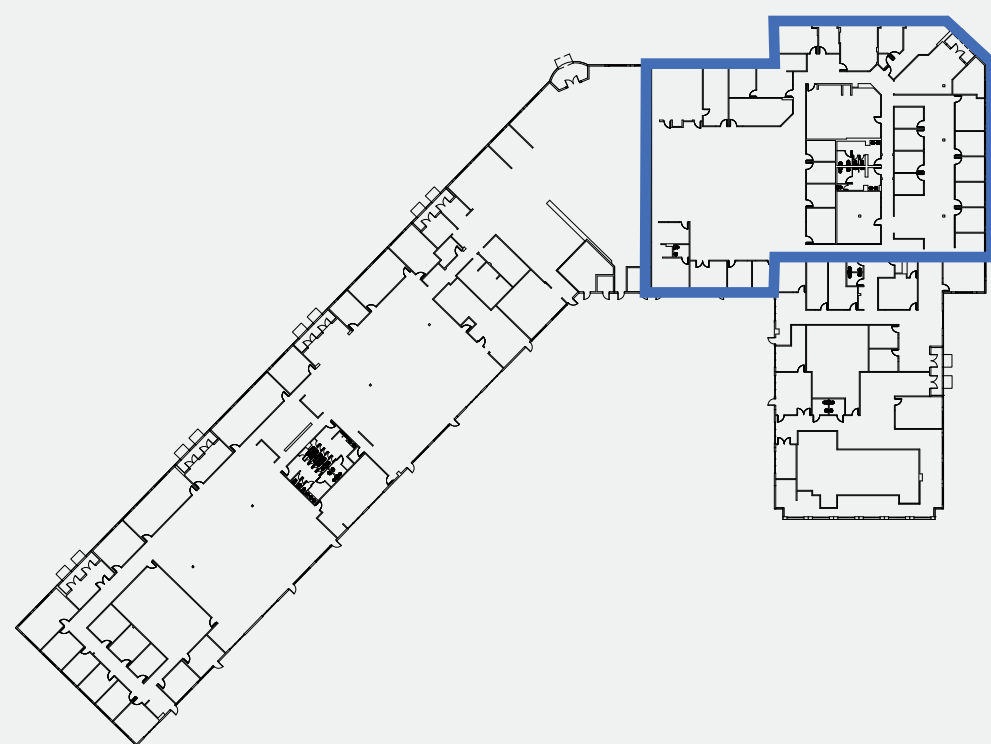
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Building IC 3
3701 FAU Blvd

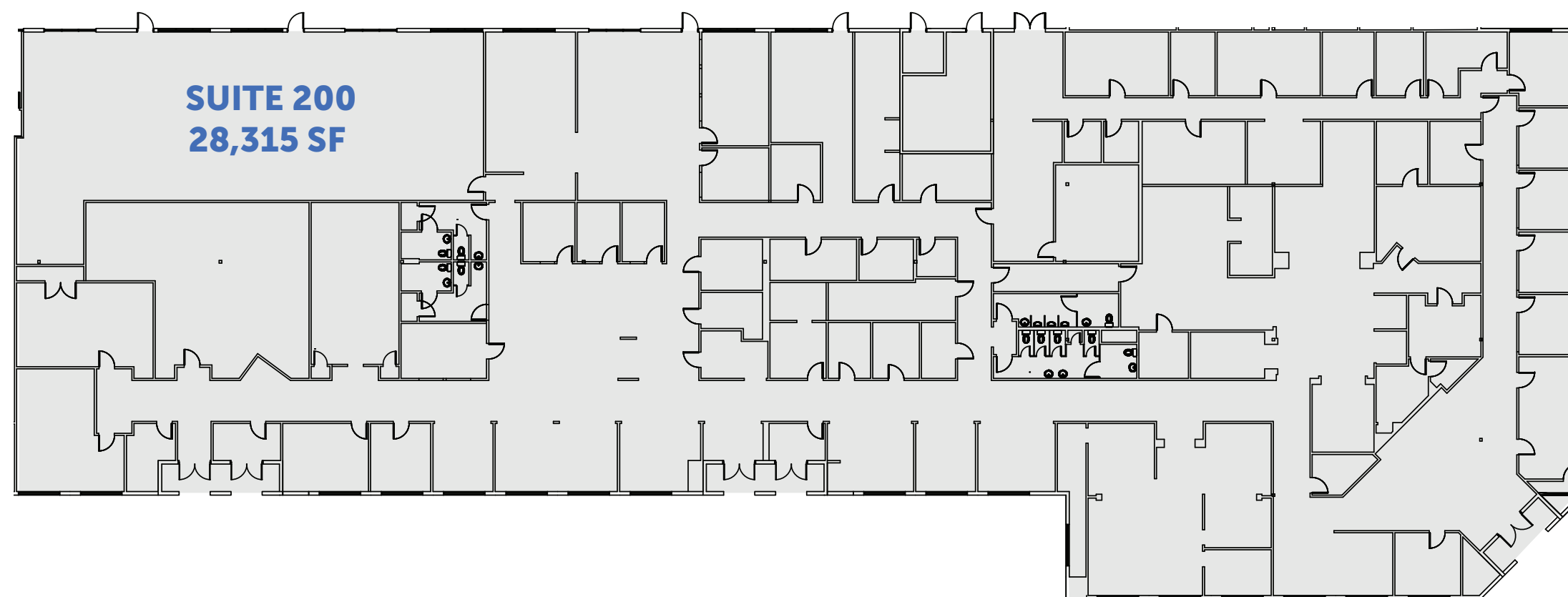
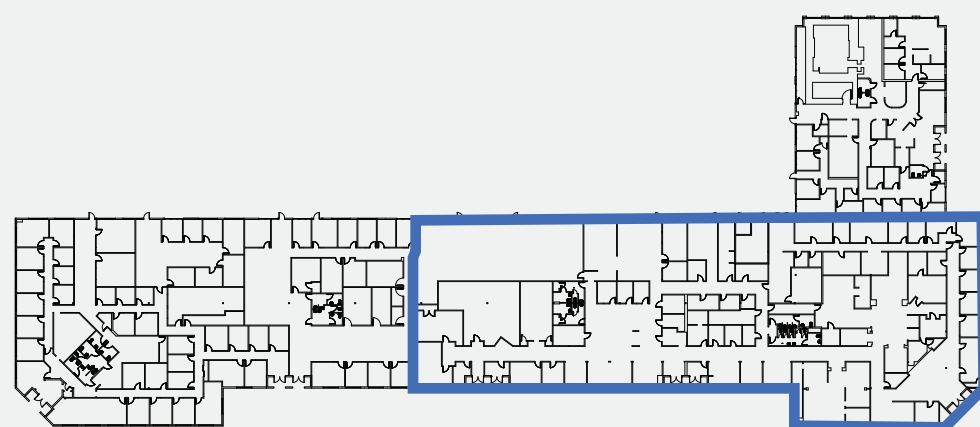
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Building IC 4
3651 FAU Blvd

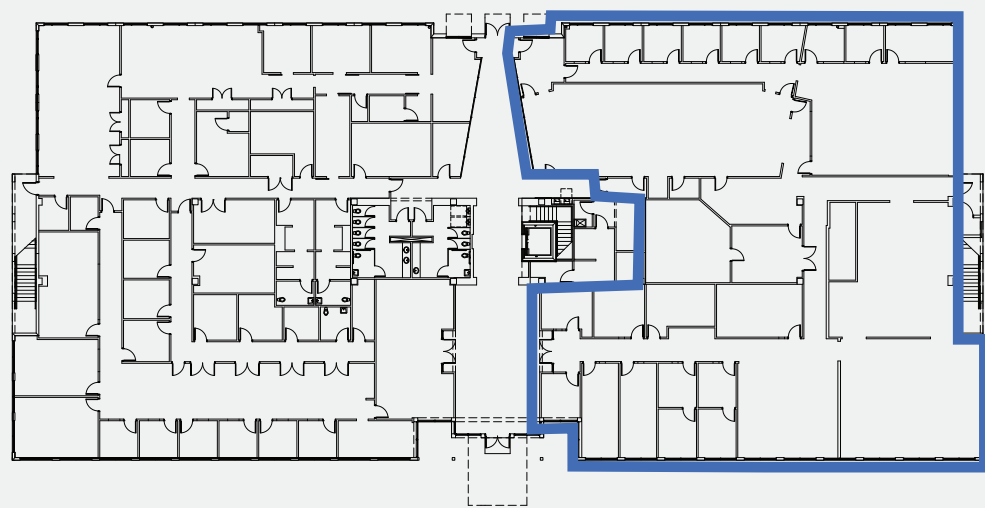
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Building IC 6
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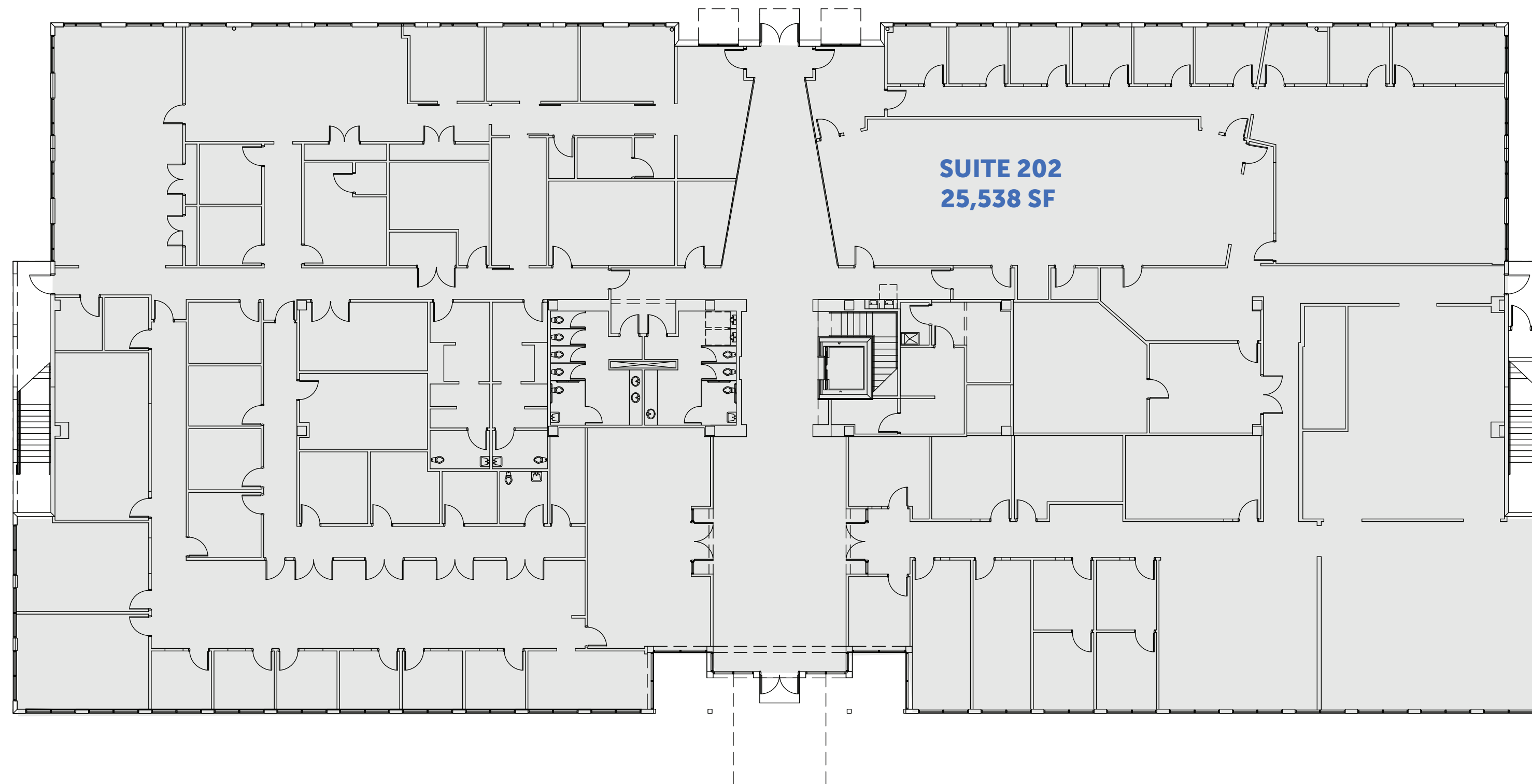
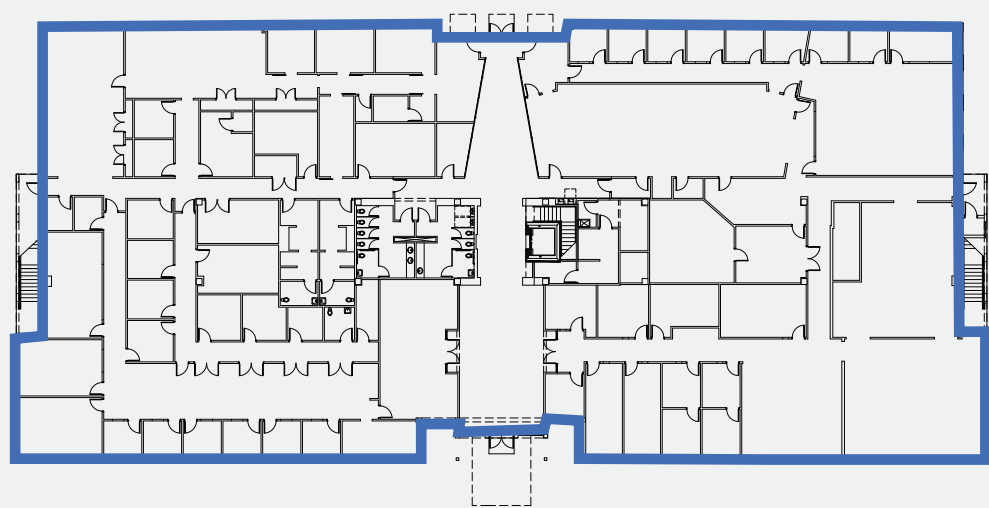
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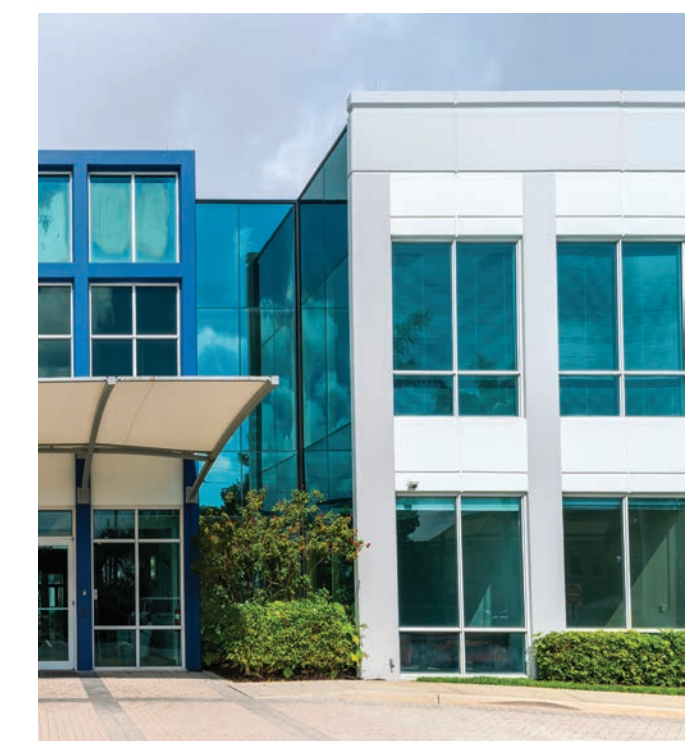
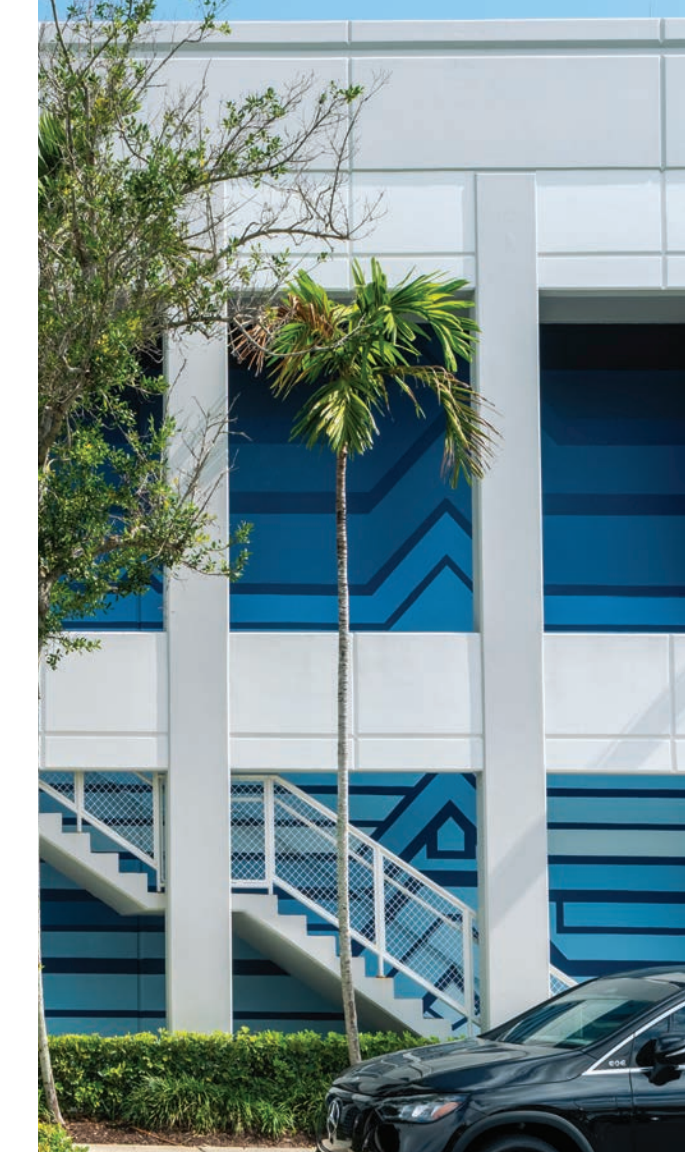
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SUITE 202
25,538 SF



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