



ONE COMMERCIAL  
REAL ESTATE

# FOR SALE

## 6400 SF Office Condo

*\$2,790,000 (\$435 psf)*

ASKING PRICE



4800 N Federal Hwy Suite B200 Boca Raton, FL 33431

IN THE PRESTIGIOUS SANCTUARY CENTRE IN BOCA RATON, FL

For those  
ready for  
what's next

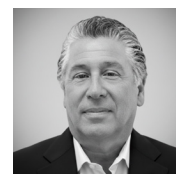
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Keller Williams

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# 4800 N Federal Hwy



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## 6400 SF OFFICE CONDO IN THE PRESTIGIOUS SANCTUARY CENTRE

Suite B200 | Boca Raton, FL 33431



Suite B200 located in the sought after Sanctuary Center of East Boca Raton offers a versatile and efficient floor plan allowing for multiple operational strategies, including traditional professional office, medical or wellness-oriented practices, and creative or collaborative concepts such as a co-working environment. The layout is well suited for both owner users and investors, offering flexibility to operate, lease, or reposition the space to meet evolving market demand. The space has been intentionally designed and configured boasting polished concrete flooring and exudes an uplifting energy.

Strategically positioned in the heart of Boca Raton, the property benefits from immediate access to major transportation corridors and is minutes from the Bright-line station, offering direct connectivity to Miami, Fort Lauderdale, and West Palm Beach. The surrounding area is anchored by premier retail, dining, and lifestyle destinations including Mizner Park and Town Center at Boca Raton, as well as major institutional and employment drivers such as Florida Atlantic University's Research Park, Boca Raton Regional Hospital, and Boca Raton Airport.

This prime location, combined with the unit's efficient build-out and adaptability, presents a rare opportunity to own and operate within one of South Florida's premier office buildings, offering long-term value, strong market appeal, and an exceptional balance of professional, lifestyle, and connectivity advantages.



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# We Advise Our Clients in the Following Aspects of CRE:



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## **CAPITAL MARKETS - DEBT & EQUITY**

Our analysis of opportunities can provide a variety of finance options.



## **INVESTMENT SALES & ACQUISITIONS**

Our comprehensive research and relationships bring deals to the finish line quicker for clients seeking to sell or acquire income-producing property.



## **DEVELOPMENT ASSISTANCE**

Developers are orchestra leaders who manage and coordinate the development process from the idea to creation of the real estate.



## **WEALTH MANAGEMENT ADVISORY**

We are advisors to families and individuals who invest in real estate for generational wealth-building and diversification.



## **TENANT REPRESENTATION**

We understand the South Florida marketplace. Each tenant requirement is unique. Our custom solutions include: Penetration Studies, Demographics, Void Analysis, Adjacency Studies, Location Analysis and Dynamics, and Lease Negotiations.



## **LANDLORD REPRESENTATION**

Leasing a property is only one part of Landlord Representation. We manage the marketing process and create the messages to attract the right tenants. We have been through market cycles that shift supply and demand so we know how to deliver intelligence that produces results.



## **ASSET MANAGEMENT**

Our single purpose as Asset Managers is to maximize a property's value for investment purposes.

# Are you ready for what's next?

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