

980 N Federal Hwy Boca Raton, FL

# 980

## NORTH FEDERAL

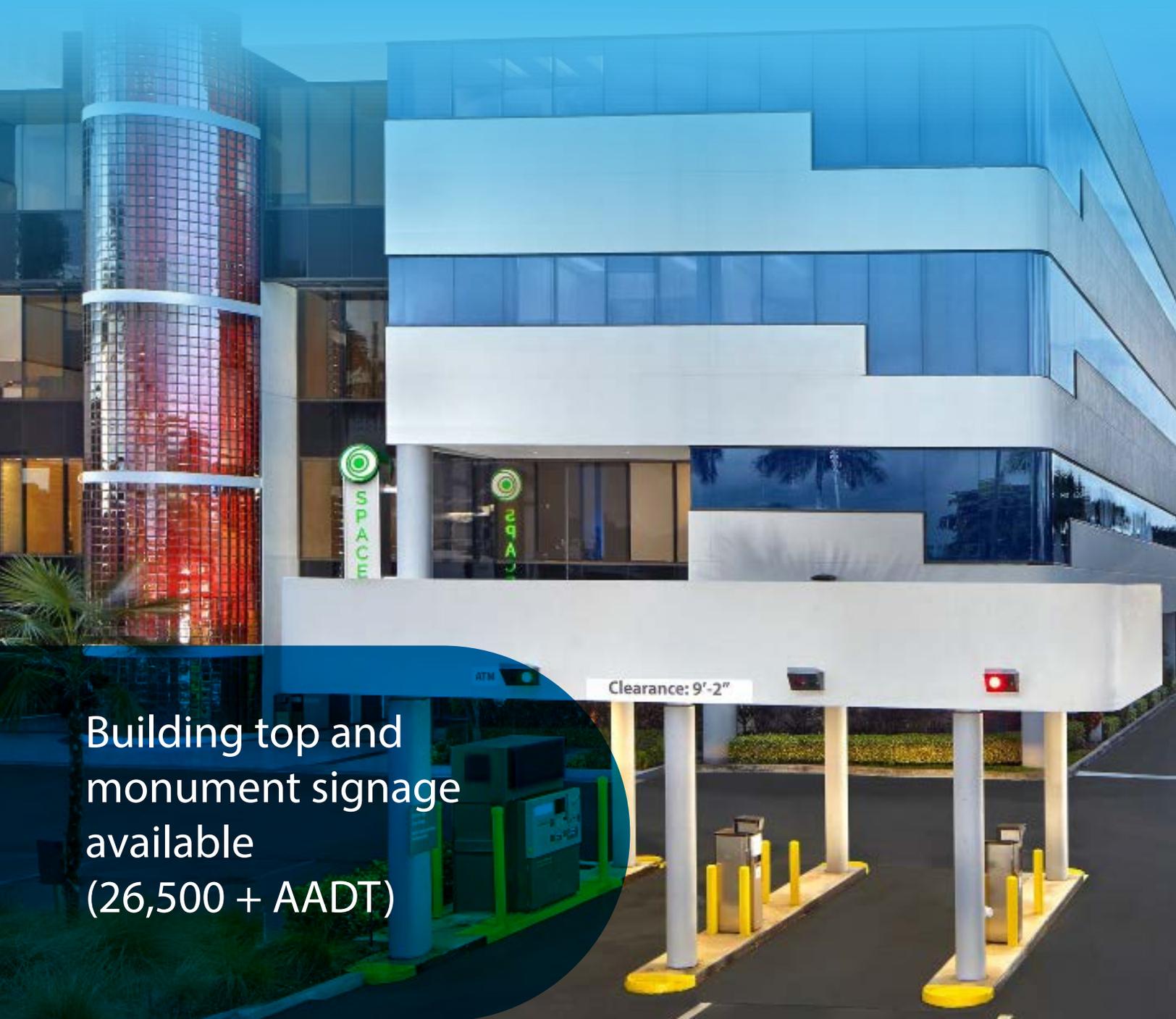
**Office opportunities available**  
in the heart of downtown Boca Raton

Within minutes to Mizner Park and  
Boca Raton's new Brightline station



Located in downtown Boca Raton, 980 N. Federal Hwy offers an exceptional workspace experience that you'll love to make your own. Offering move-in ready suites, and alongside them, you'll find an on-site hybrid workspace, 980 Spaces. The property boasts a bright and energizing atrium, which serves as both a business lounge and an event space.

This contemporary and collaborative environment at 980 N. Federal Hwy in Boca Raton sets the perfect stage for your business's success.



Building top and monument signage available  
(26,500 + AADT)

# Property Highlights



93,762 SF



Conferencing Facility



Modern atrium lobby lounge/  
event space with wifi access  
for tenants



Covered & surface parking  
spaces available at a ratio of  
5/1000 RSF



On site Cafe



5 minutes to the Brightline Boca Raton  
station



On site Concierge & banking



Asking Rent: \$28.50 - \$32.00/NNN  
OPEX: \$15.55/SF Net of Electric



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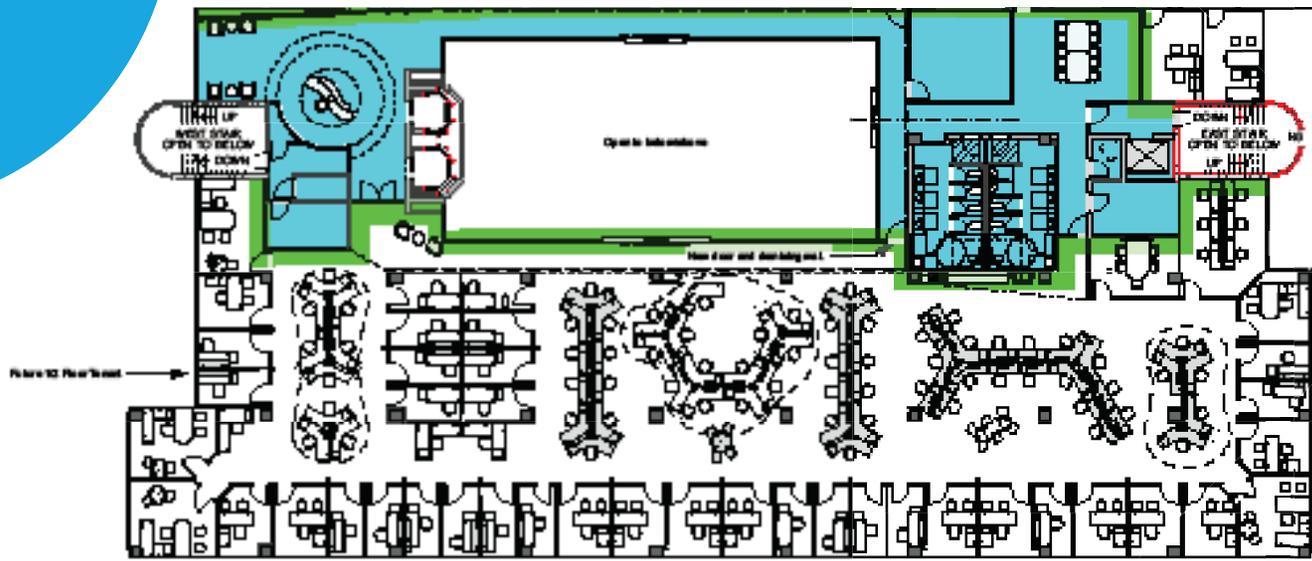
## FEDERAL AVENUE

Boca Raton, FL 33432

Suite 202  
13,500 SF



Green: Drinking Water  
Blue: Control Area



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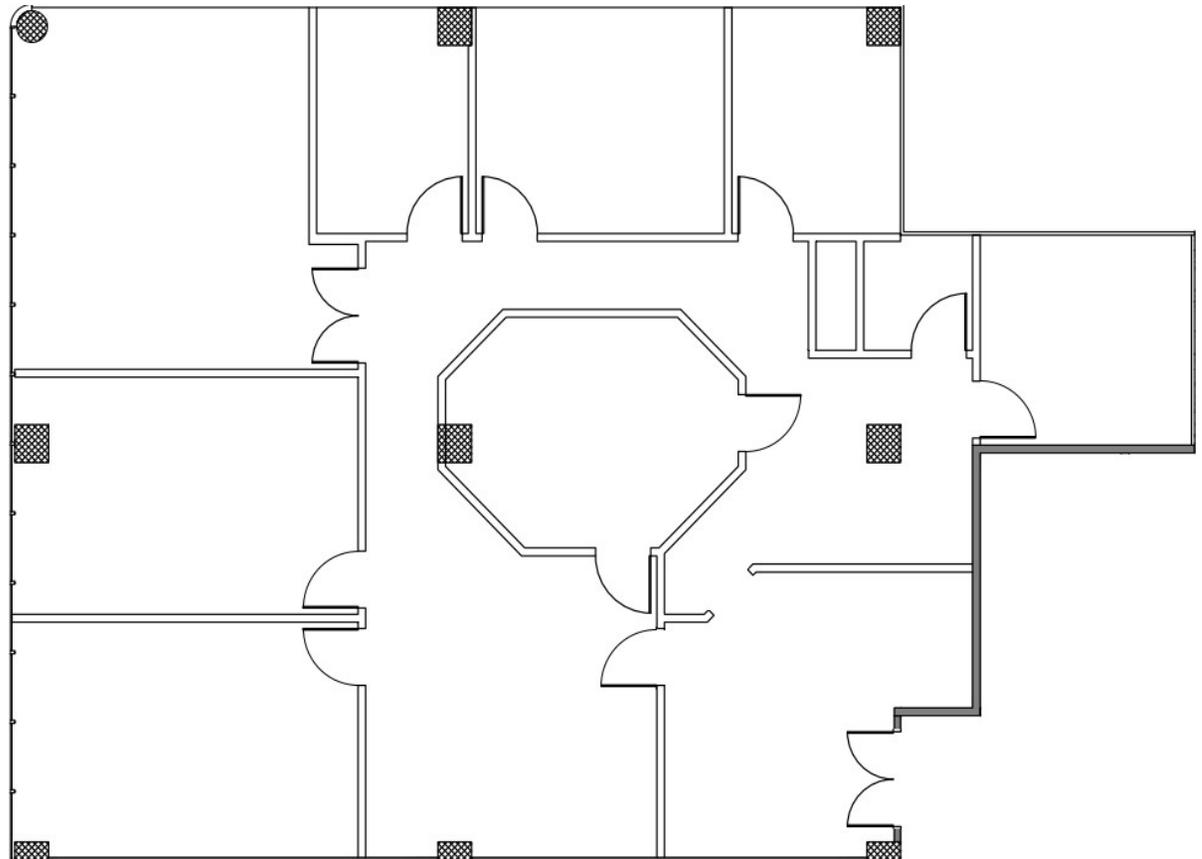
Brady Titcomb  
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# 980

FEDERAL AVENUE

Boca Raton, FL 33432

Suite 302  
2,880 SF



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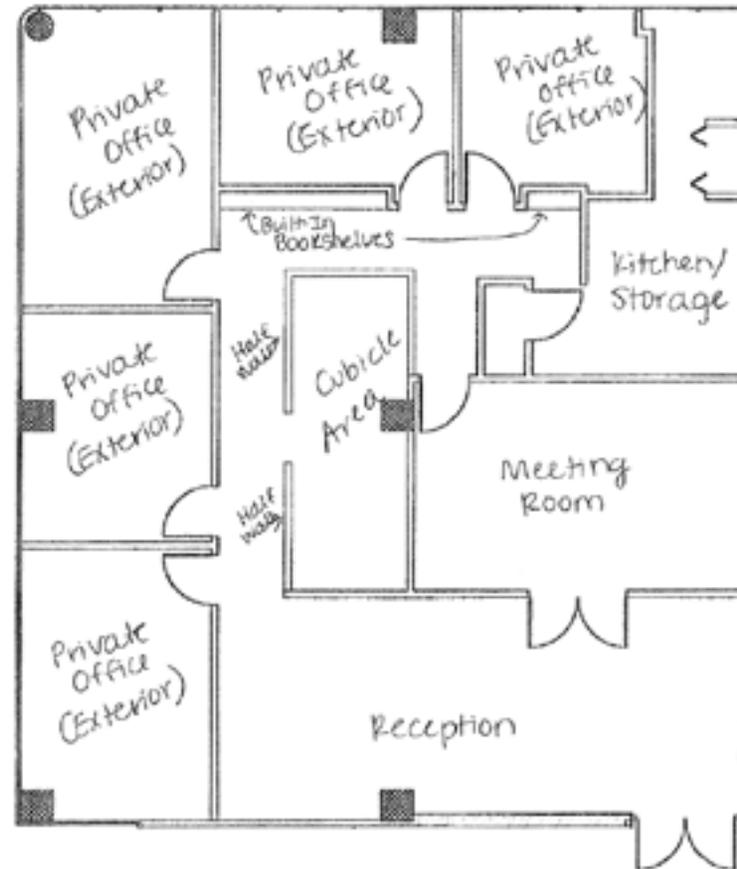
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# 980

FEDERAL AVENUE

Boca Raton, FL 33432

Suite 440  
2,577 SF



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# BOCARATONFL

The location combines the best of both worlds, with easy walkability to Mizner Park's shops and restaurants, as well as convenient access to I-95 and Florida's Turnpike via Glades Road.

In addition, the brand-new Boca Raton Brightline Train Station is less than 1 mile away, connecting you to high-speed rail service from Miami to West Palm Beach.



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