

FOR SALE: OFFICE OWNER-USER OPPORTUNITY



N FEDERAL HIGHWAY

6830

N Federal Highway

BOCA RATON, FL

CBRE



CBRE, Inc., as exclusive agent for the Owner, is pleased to present for sale 6830 N Federal Highway, a rare freestanding office building located in East Boca Raton.

Totaling ±15,702 square feet across three stories on 0.68 acres, the Property offers an owner-user the chance to acquire and occupy 100% of a well-positioned building in one of South Florida's most sought-after submarkets.



SALE PRICE:
\$7,750,000



ASKING RATE:
\$30.00 NNN



Situated along Federal Highway with signage exposure to over 34,000 vehicles per day, 6830 N Federal combines prime visibility with the convenience of East Boca's retail, dining, and residential surroundings. Freestanding office buildings of this size and location are increasingly difficult to find in the market, making this a compelling acquisition for the right buyer.

The ground floor features a newly built-out Class A showroom and office space with significant exterior glass and a striking glass atrium entry. The second floor offers demised showroom space that is buildout ready. The third floor is divided into private offices.

The Property features six bathrooms, a roll-up door serving a small warehouse area, two stairways, a glass elevator, and a backup generator. A total of 35 on-site surface parking spaces support the building, which will be delivered vacant, allowing a new owner to take full occupancy from day one.

ASKING PRICE:	\$7,750,000
PRICE/SF:	\$493
TOTAL AREA:	0.69 Acres
PROPERTY ADDRESS:	6830 N Federal Highway Boca Raton, FL 33487
BUILDING SIZE:	±15,702 SF
ZONING:	R-B-1 Business
YEAR BUILT/RENOVATED:	1985/2020
CEILING HEIGHT:	10'
STORIES:	Three (3)
BATHROOM(S):	Six (6)
SURFACE PARKING:	35 Spaces
A/C UNITS:	Six (6) Central Units
OCCUPANCY:	Vacant/MTM



INVESTMENT HIGHLIGHTS

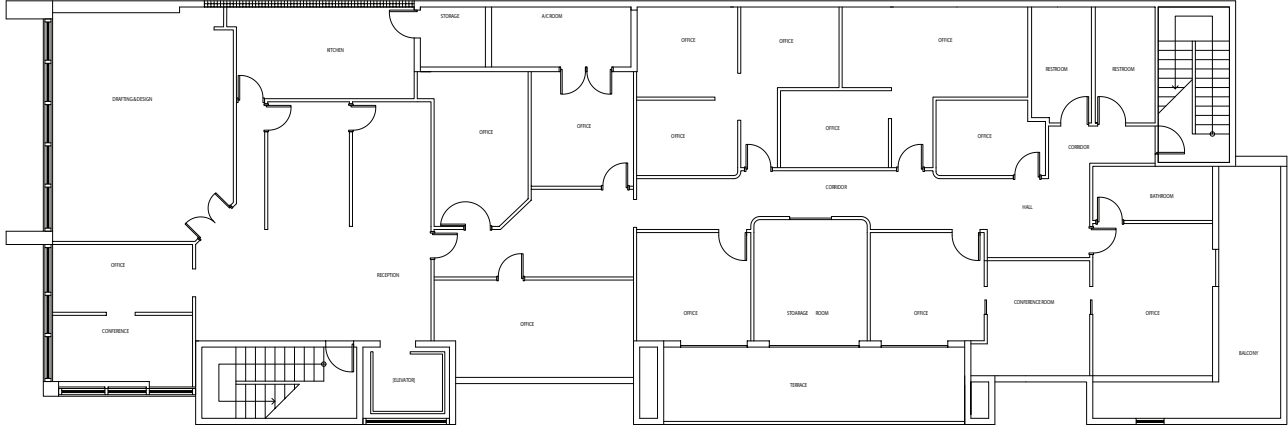


- Rare office opportunity in East Boca Raton along the Federal Highway corridor, where freestanding buildings of this size are virtually nonexistent.
- Zoned R-B-1 (Business), allowing for a wide range of professional office, medical, retail, and commercial uses.
- Ideal for owner-users seeking a high-visibility headquarters with close proximity to I-95 and Brightline, or investors looking to capitalize on East Boca's tightening office supply and strong tenant demand.
- Surrounded by transformative developments including Mizner Park and The Boca Raton, which are reshaping downtown Boca with high-end retail, office, dining, and residential.
- Direct frontage on Federal Highway, offering signage exposure to 34,000+ vehicles per day and immediate access to dining, entertainment, and the beach.

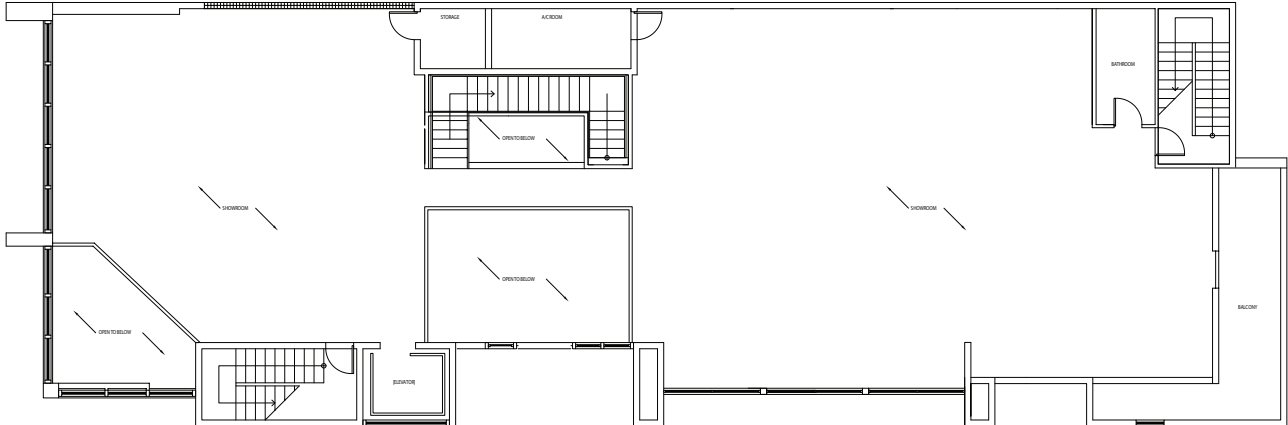


FLOOR PLANS

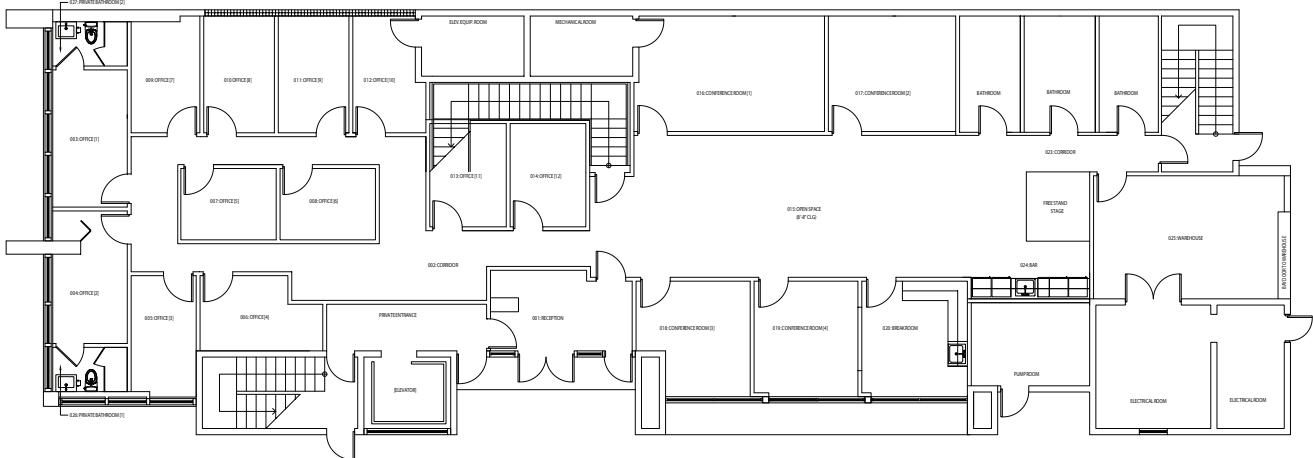
THIRD FLOOR – SUITE 300
5,634 SF – OWNER OCCUPIED



SECOND FLOOR – SUITE 200
4,796 SF – VACANT



FIRST FLOOR – SUITE 100
5,272 SF – OCCUPIED





FIRST FLOOR



FIRST FLOOR



FIRST FLOOR



FIRST FLOOR



SECOND FLOOR



SECOND FLOOR

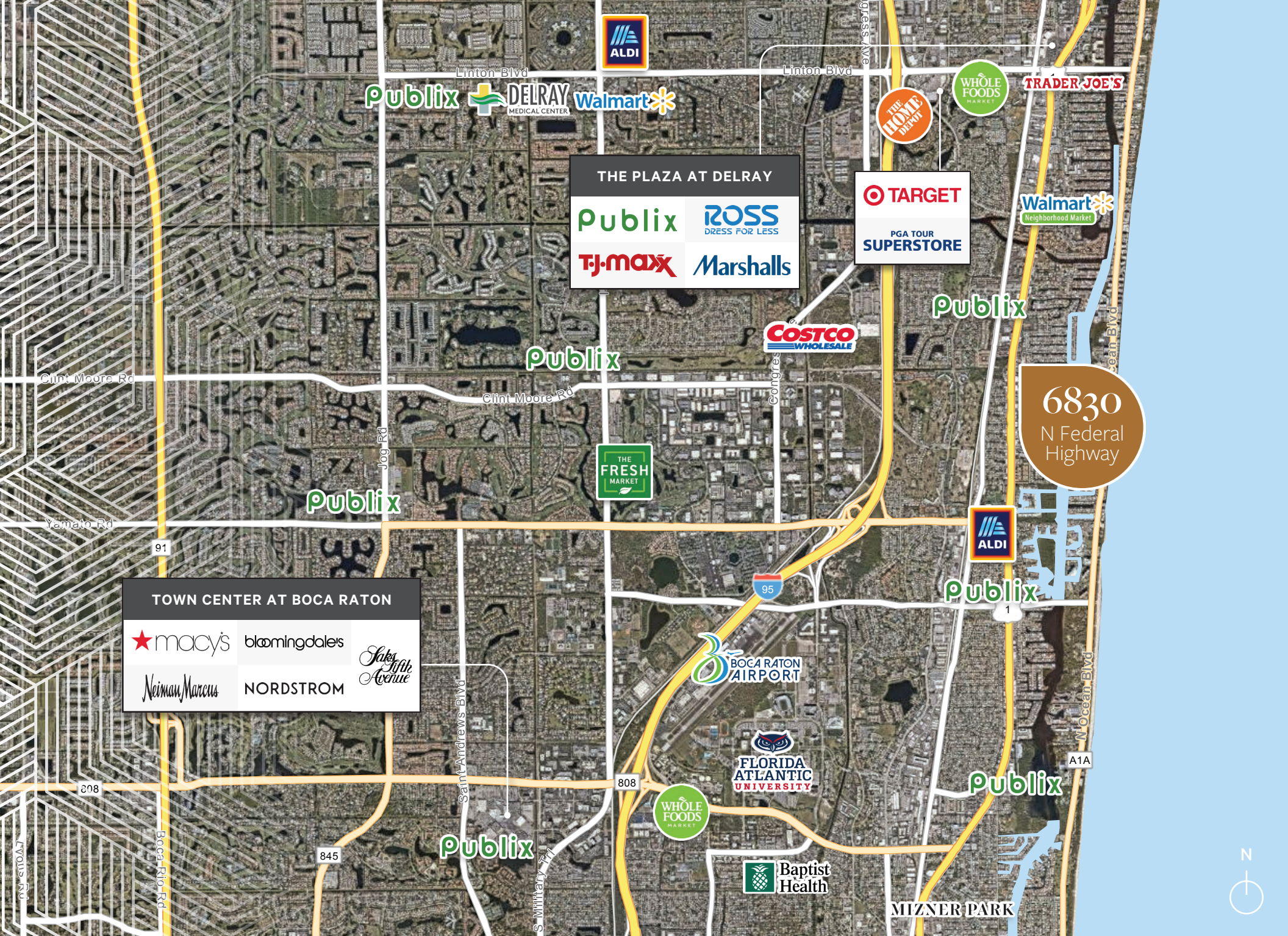


SECOND FLOOR



DRIVE-IN DOOR





Publix DELRAY MEDICAL CENTER Walmart

THE PLAZA AT DELRAY
Publix ROSS DRESS FOR LESS
T.J. maxx Marshalls

TARGET
PGA TOUR SUPERSTORE



TRADER JOE'S



Walmart Neighborhood Market

Publix



Publix



6830
N Federal Highway

Publix



Publix

TOWN CENTER AT BOCA RATON
★ macy's bloomingdale's
Neiman Marcus NORDSTROM
Saks Fifth Avenue



Publix

Publix



MIZNER PARK



RENT ROLL



AS OF MARCH 31, 2026										
SUITE	FLOOR	STATUS	TENANT	SF	% OF BLDG	CURRENT RENT/MO	ANNUAL RENT	RENT/SF (ANNUAL)	MARKET RATE/SF	NOTES
100	1st	Owner Occupied	Presser Law	5,634	35.9%	—	—	—	\$30.00	Available at \$30 NNN
200	2nd	Vacant	—	4,796	30.5%	—	—	—	\$30.00	Available at \$30 NNN
300	3rd	Occupied - MTM	Sports Immortals	5,272	33.6%	\$8,333	\$99,996	\$18.97	\$30.00	Month-to-month; Available at \$30 NNN
TOTALS / AVERAGES				15,702	100.0%	\$8,333	\$99,996	\$18.97	\$30.00	



6830

N Federal Highway

INVESTMENT:

TYLER KUHLMAN
First Vice President
+1 561 354 8259
tyler.kuhlman@cbre.com

C'JON ARMSTEAD
Associate
+1 561 225 9328
cjon.armstead@cbre.com

LUKE HANSEN
Associate
+1 561 393 1615
luke.hansen@cbre.com

LEASING:

CHRIS DUBBERLY
First Vice President
+1 561 962 1365
christopher.dubberly@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

