

# ONE FEDERAL HWY



## CLASS A OFFICE

## SUBLEASE

**7,037 SF - 14,074 SF**  
AVAILABLE

**\$32.50**  
PSF NNN

**TERM THROUGH**  
**3/31/2026**



COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

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## PROPERTY HIGHLIGHTS

- Lease one full floor (7,037 SF each) or both full floors (14,074 SF)
- Can be subleased fully furnished
- Less than 2 miles from I-95
- Parking garage on every floor with direct access
- Pylon signage opportunities on Federal Highway, Palmetto Park Road, and Dixie Highway
- Walking distance to shopping and restaurants in downtown Boca Raton, bank branch on ground floor

## SUMMARY

<b>LEASE RATE</b>	\$32.50 PSF NNN base rent
<b>TAX &amp; OPS (2024)</b>	\$19.50 PSF
<b>NUMBER OF UNITS</b>	2
<b>AVAILABLE SF</b>	7,037 SF – 14,074 SF
<b>LOT SIZE</b>	0.99 acres
<b>BUILDING SIZE</b>	46,541 SF

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	5,364	30,645	76,997
<b>TOTAL POPULATION</b>	11,584	70,762	175,738
<b>AVERAGE INCOME</b>	\$94,982	\$94,531	\$85,985

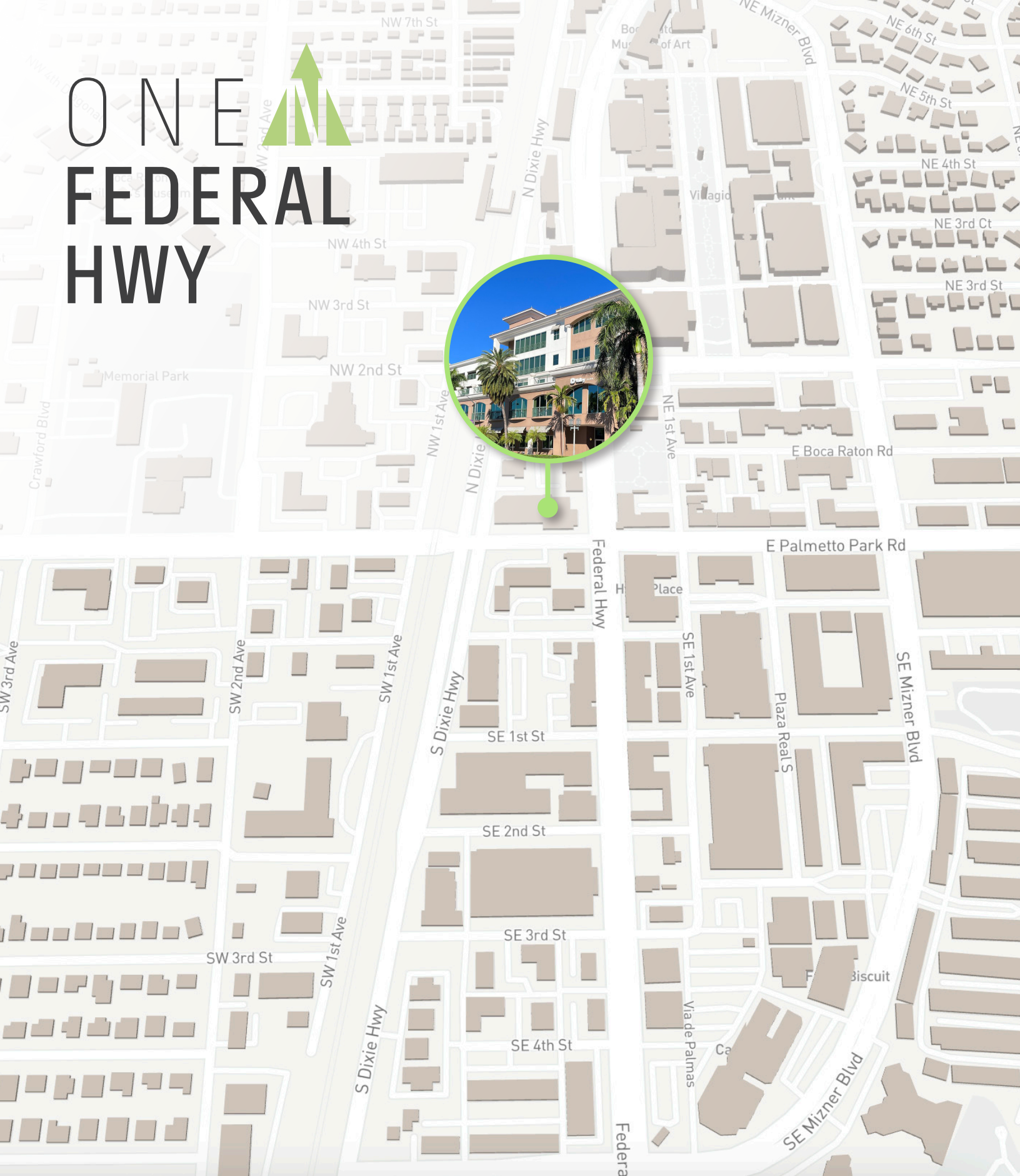


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Great opportunity to **sublease one or two full floors** in an outstanding **Boca Raton location**, northwest corner of East Palmetto Park Road and **Federal Highway**.

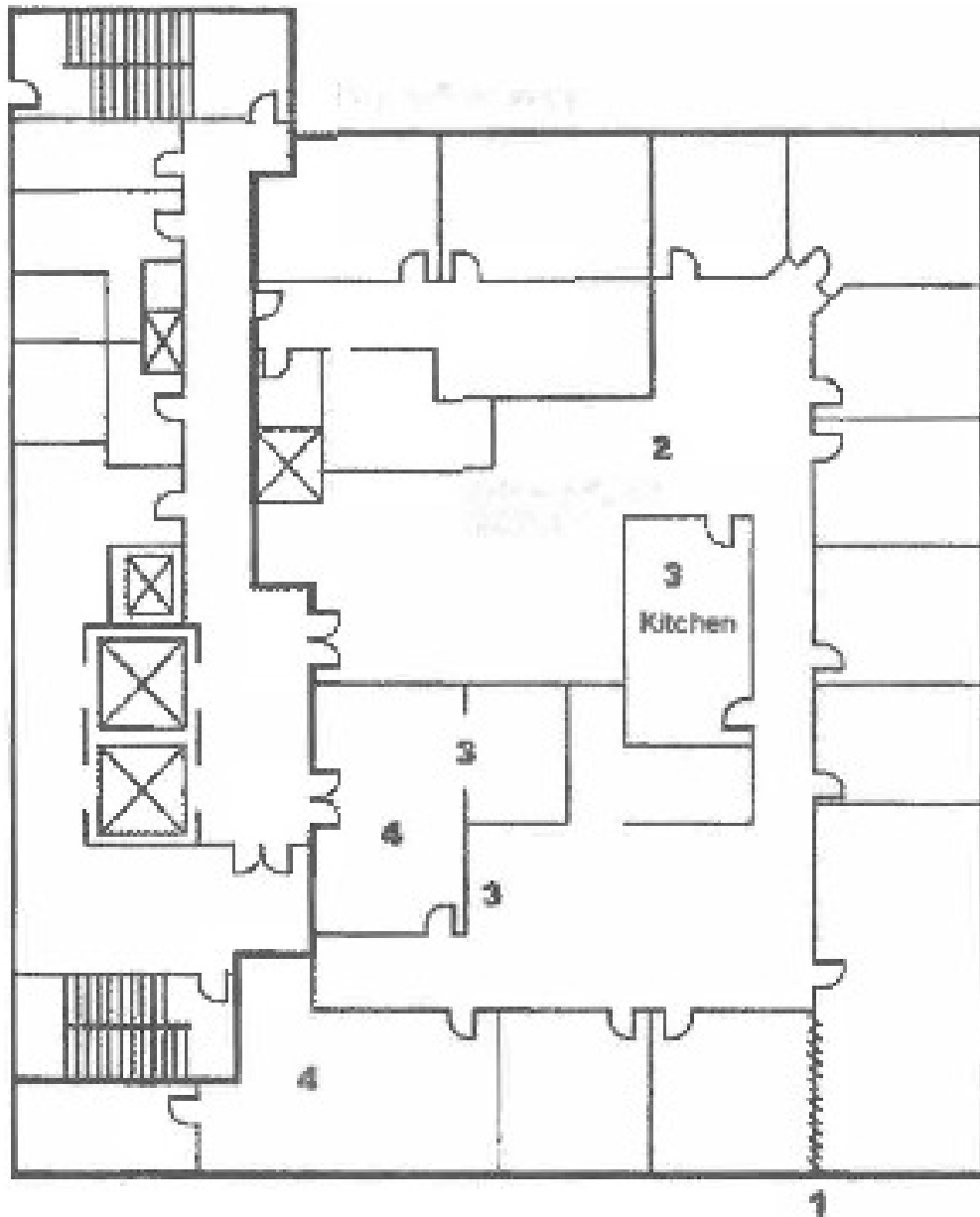


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4TH FLOOR  
7,037 SF



# ONE FEDERAL HWY

5TH FLOOR  
7,037 SF

