

880 E Palmetto Park Rd

Boca Raton, FL

Property Stats

Property Address	880 E Palmetto Park Rd, Boca Raton, FL 33432
Land Size	35,750 SF (0.82 AC)
Building Size	GLA: 4,000 SF
Height	1 Stories
In-Place Zoning	B1

Executive Summary

Avison Young, as exclusive advisor, is pleased to present a compelling opportunity to acquire **880 E Palmetto Park Road**, strategically located in the heart of Boca Raton, one of the most prestigious and sought-after coastal markets in South Florida. Surrounded by high-end retail, award-winning dining, pristine beaches, and exclusive private clubs such as the Forbes-ranked Royal Palm Yacht & Country Club, the location provides an unmatched combination of prestige, convenience, and desirability. The site benefits from excellent regional access via U.S. Route 1 and I-95, and is just minutes from Boca Raton Airport, with two major international airports - West Palm Beach and Fort Lauderdale - located within a 25-mile radius. The **4,000 gross leasable sf**, former SunTrust Bank Building is located on **approximately 35,750 square feet of land**, making this a rare chance to own and occupy an high end facility in a supply constrained ,luxury driven market.

 [View Property Video](#)

 [View Architectural Plans](#)

Gallery

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Proposed Luxury Residential Development

A luxury condominium development—**One S Ocean**—is rising directly next to 880 East Palmetto, further elevating the prestige and long-term potential of this prime Boca Raton location.

Located at 1 S. Ocean Blvd., Boca Raton, FL 33432, One S Ocean will feature 70 luxury residences ranging from 2 to 5 bedrooms, with expansive floor plans from 1,564 to 5,430 square feet. The project boasts approximately 207,040 square feet of sellable residential space, appealing to discerning buyers seeking exclusive coastal living.

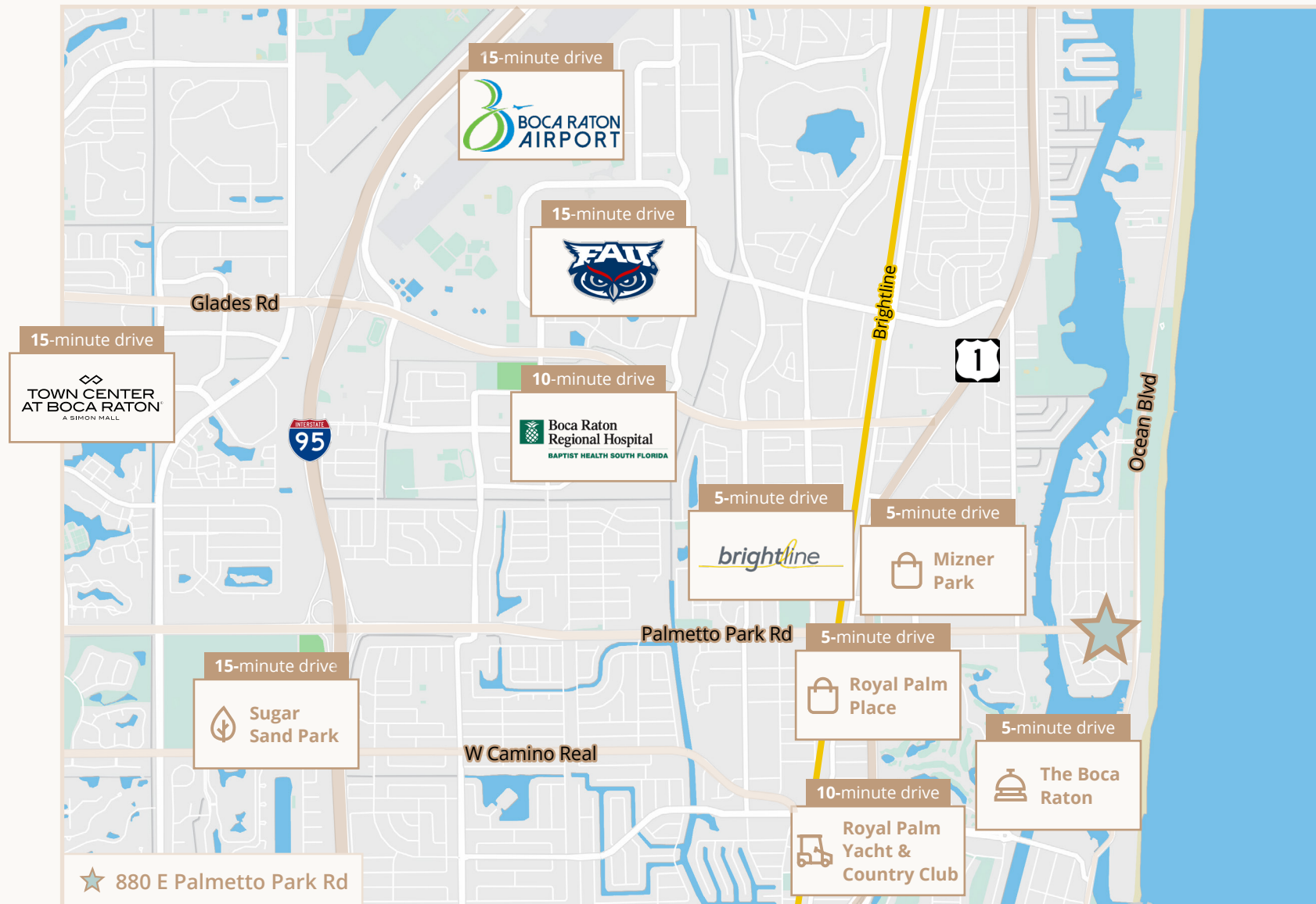
The arrival of One S Ocean directly enhances the value of 880 East Palmetto by adding high-end foot traffic, brand-new neighborhood synergy, and increased local prestige.

View [Property Details](#)



# of Bedrooms	Square Footage	# of Units	Total SF
2-Bedroom	Avg. 1,564 SF	2	3,128 SF
2-Bedroom + Den	Avg. 2,233 SF	45	100,484 SF
4-Bedroom + Den	Avg. 4,408 SF	21	92,568 SF
5-Bedroom	Avg. 5,430 SF	2	10,860 SF
70 Units Total			
207,040 SF Sellable (Approx.)			

Property Location



Property Location



Zoning Overview

This Property is located in a prime commercial corridor of Boca Raton, a highly desirable and supply-constrained market where development opportunities are limited by zoning and planning regulations rather than lack of demand. The site is governed by Boca Raton's commercial zoning code, which supports a variety of office and professional uses, making it ideal for investors or users seeking a presence in one of South Florida's most affluent and business-friendly environments.

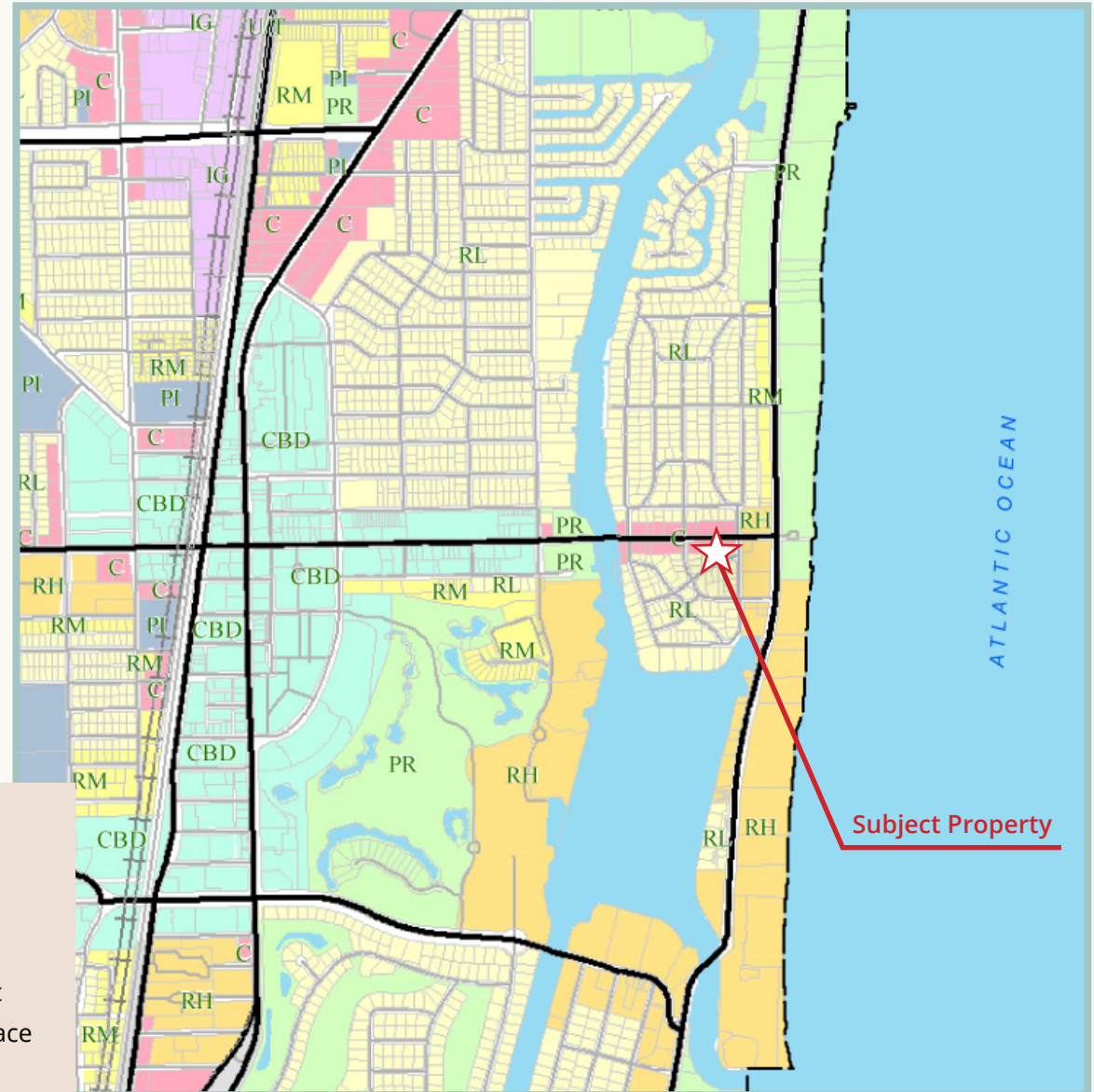
Positioned within the city's established commercial framework, the property benefits from clear entitlements and flexible usage allowances that enable traditional office, medical, or boutique professional services. With minimal remaining inventory for future commercial development in the surrounding area, this offering presents a rare opportunity to acquire a fully zoned, strategically located asset in the heart of a thriving and established business district.

Understanding the [DDRI Zoning](#)

Learn more about [Ordinance 4035*](#)

Link to [Zoning Map](#)

- C - Commercial
- RL - Residential Low
- RM - Residential Medium
- RH - Residential High
- CBD - Central Business Dist
- PR - Recreation & Open Space
- PI - Institutional
- IG - General Industrial



If you would like more information on this offering please get in touch.

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