

CBRE - EXCLUSIVE LISTING FOR LEASE OPPORTUNITY



6830

N Federal Highway

BOCA RATON, FL

CBRE




CBRE is pleased to present a rare opportunity to lease space within a freestanding, three-story office building located at 6830 N Federal Highway in the highly sought-after East Boca Raton submarket.

This ±16,000-square-foot property offers direct frontage and signage exposure to over 26,000 vehicles per day. The building features a Class A showroom with glass atrium entry on the first floor, shell-ready space on the second, and private offices on the third, with elevator access across all three levels.

With 35 on-site parking spaces and close proximity to I-95, the Brightline station, and Mizner Park, this property is ideal for professional, medical, or retail tenants seeking a high-visibility headquarters in East Boca Raton.



Property Overview:

 **ASKING RATE:**
\$30.00 NNN

 **AVAILABILITY**
15,702 SF

FLOOR	SIZE (SF)	DESCRIPTION & STATUS
First	5,272 SF	Newly built-out Class A showroom and office space featuring significant exterior glass and a striking glass atrium entry
Second	4,796 SF	Demised showroom space that is currently buildout ready
Third	5,634 SF	Currently divided into private offices



VERSATILE, MOVE-IN
READY LAYOUTS



UNMATCHED EXPOSURE
AND SIGNAGE

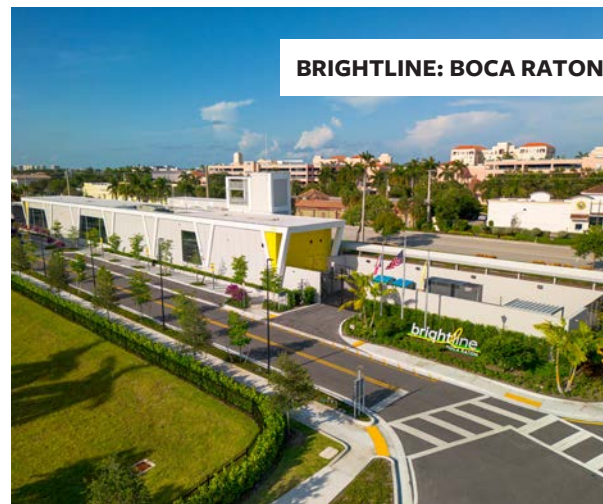


STRATEGIC CONNECTIVITY
& AMENITIES



Key Features

- **Prime Location:**
A rare, freestanding three-story office building with elevator access, situated in the highly sought-after East Boca Raton submarket.
- **High Visibility:**
Direct frontage on Federal Highway with signage exposure to over 26,000 vehicles per day.
- **Flexible Leasing Options:** Current vacancy totals ±15,702 square feet and can be delivered fully vacant for a single-user occupant.
- **Scarce Product Type:**
Located 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.
- **Strategic Connectivity**
Close proximity to I-95 and the Boca Raton Brightline station, providing convenient access for employees, clients, and visitors.
- **Surrounded by City Centers:**
Proximity to Mizner Park and The Boca Raton, offering tenants and their clients access to high-end dining, retail, and entertainment.
- **Live | Work | Play:**
A pro-business environment in Boca Raton with beachside access, top-tier dining, and new residential development — including the 20-unit luxury townhome community Briskel Pointe directly adjacent to the property.

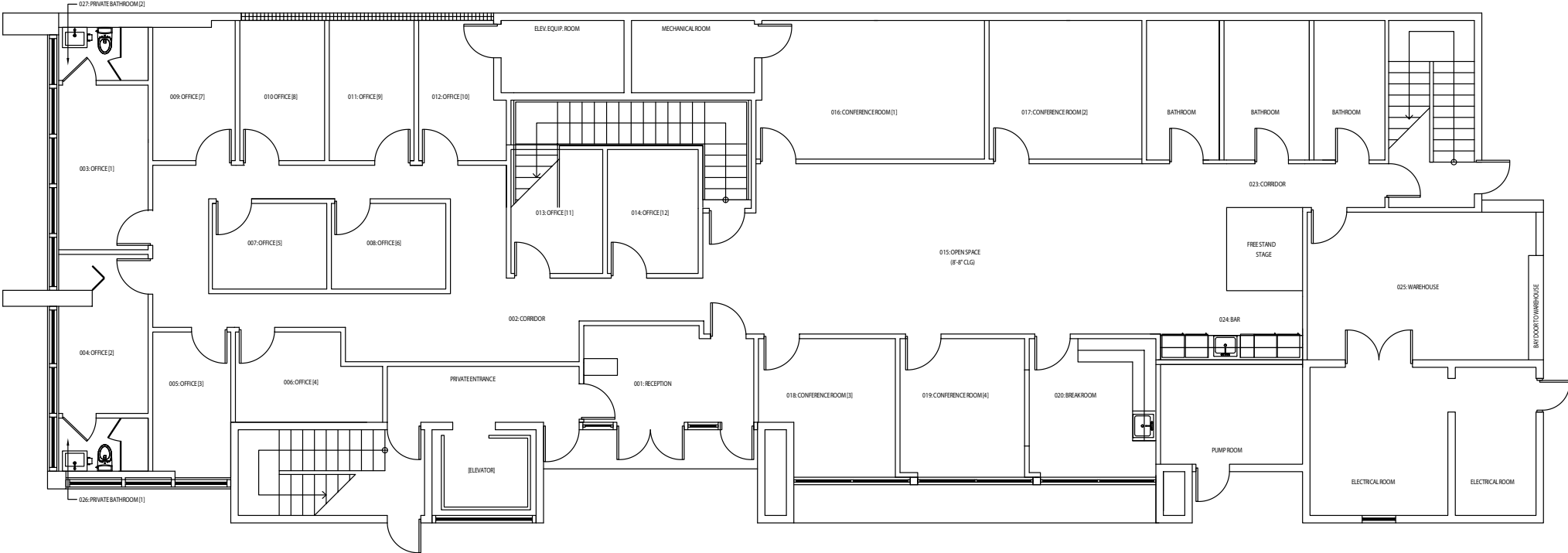


FLOOR PLANS



FIRST FLOOR

SUITE 100 | 5,272 SF

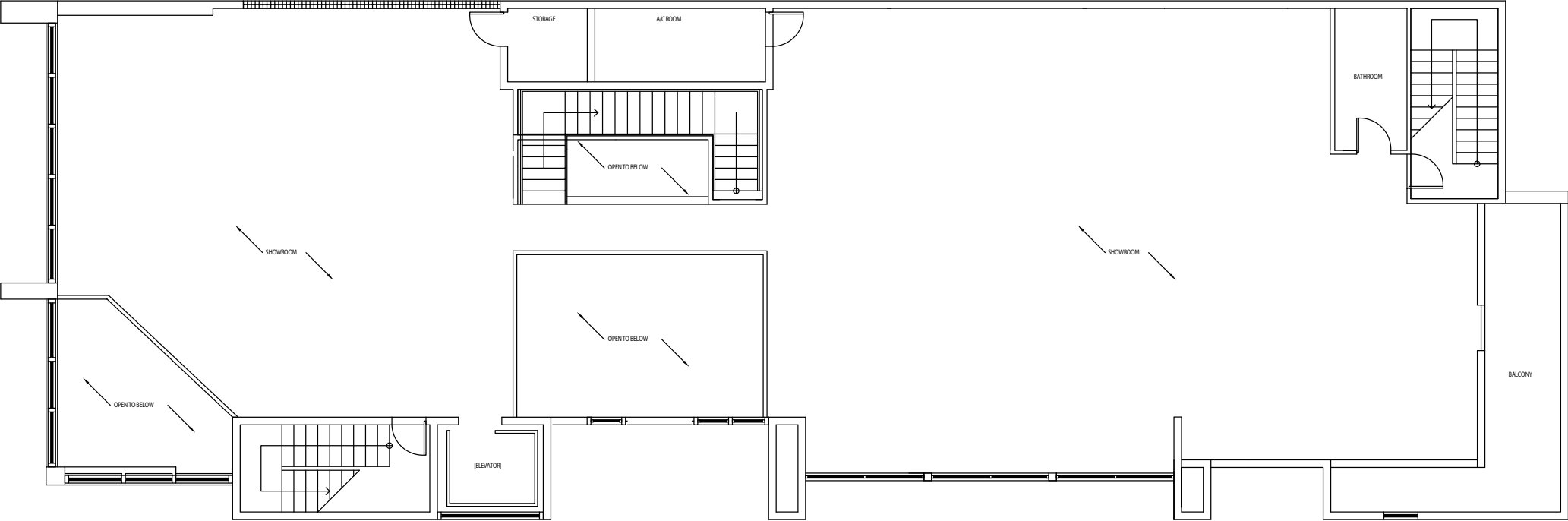


FLOOR
PLANS



SECOND FLOOR

SUITE 200 | 4,796 SF

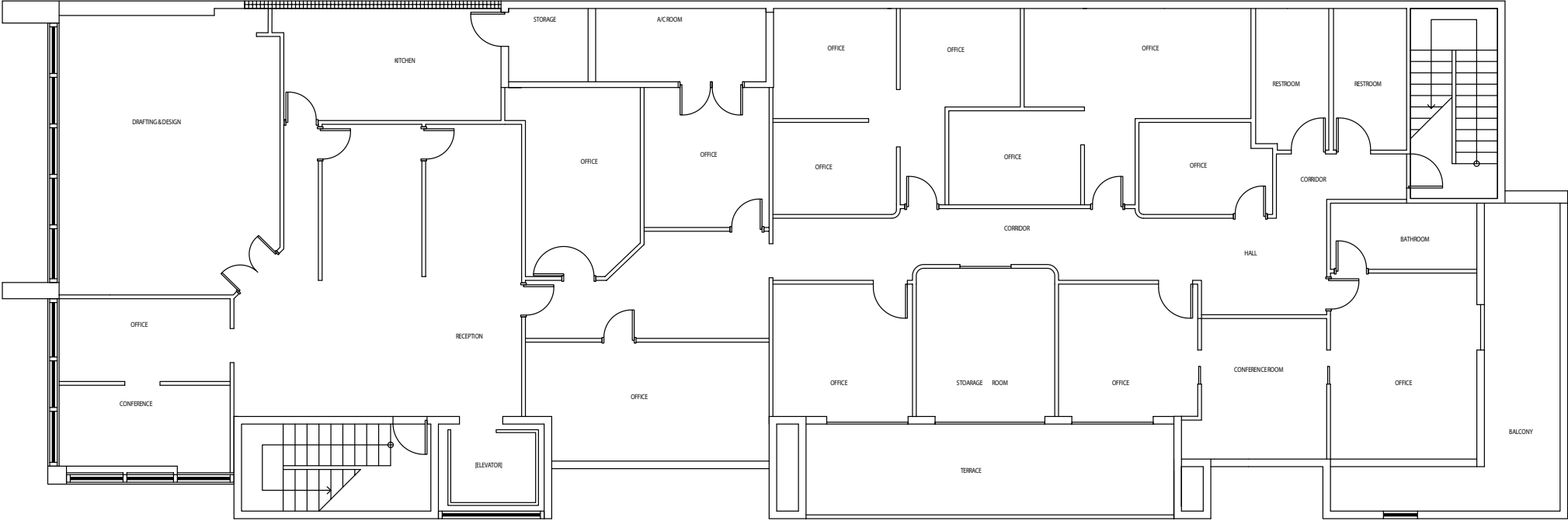


FLOOR
PLANS

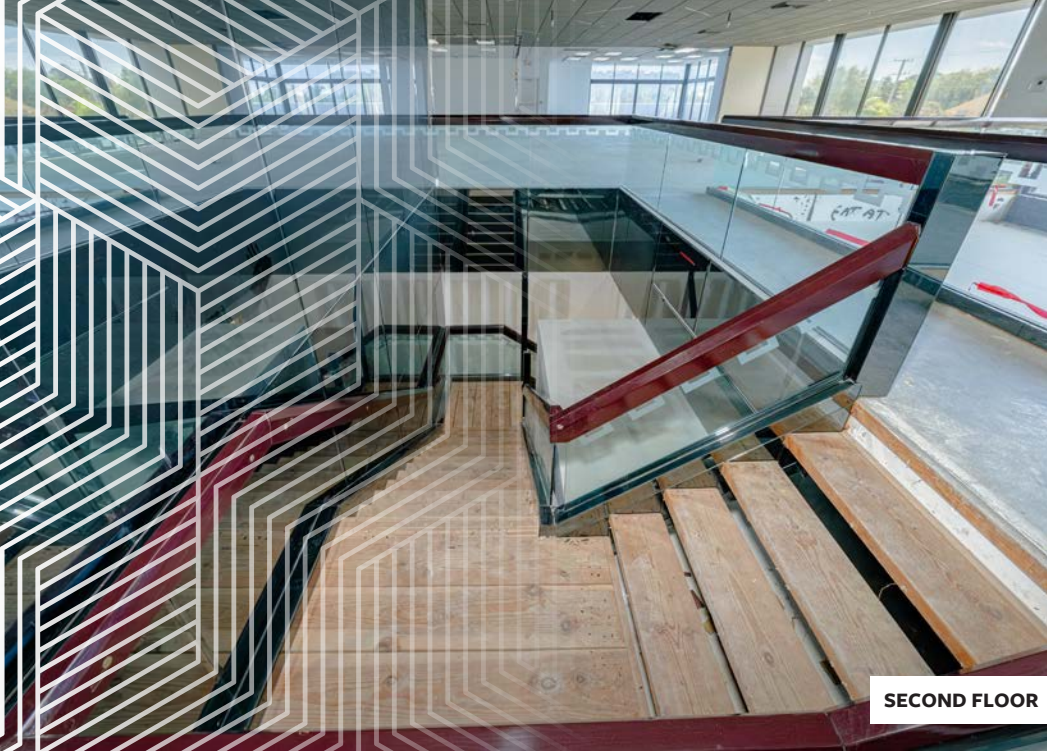


THIRD FLOOR

SUITE 300 | 5,634 SF







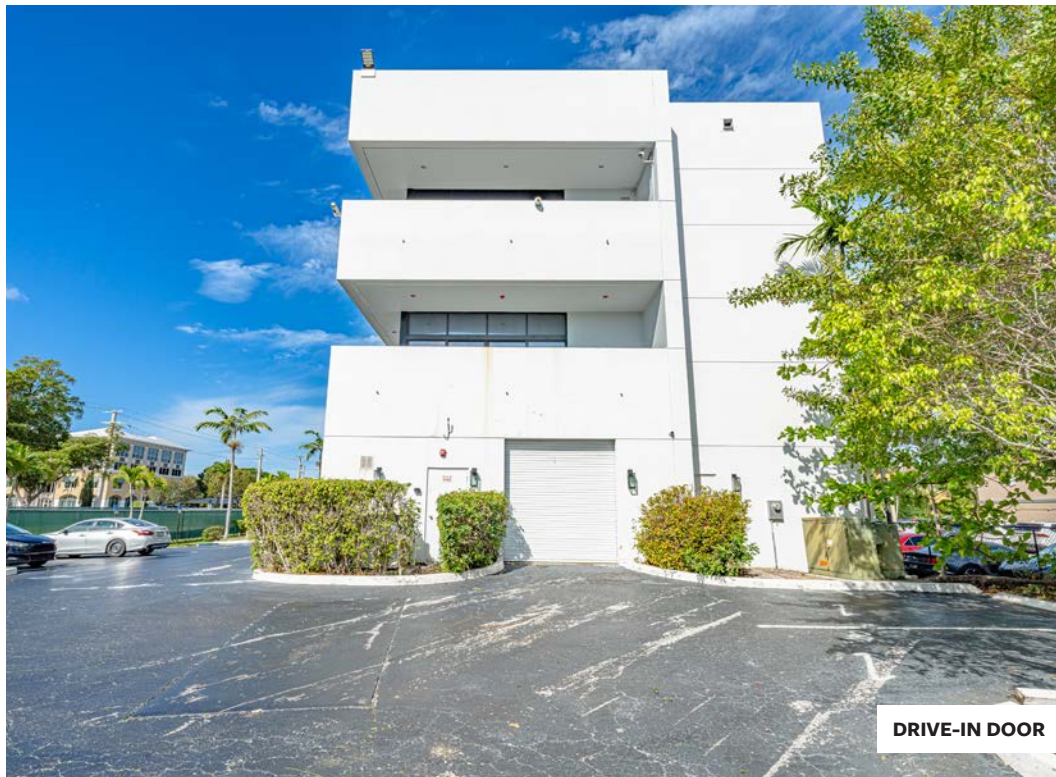
SECOND FLOOR



SECOND FLOOR

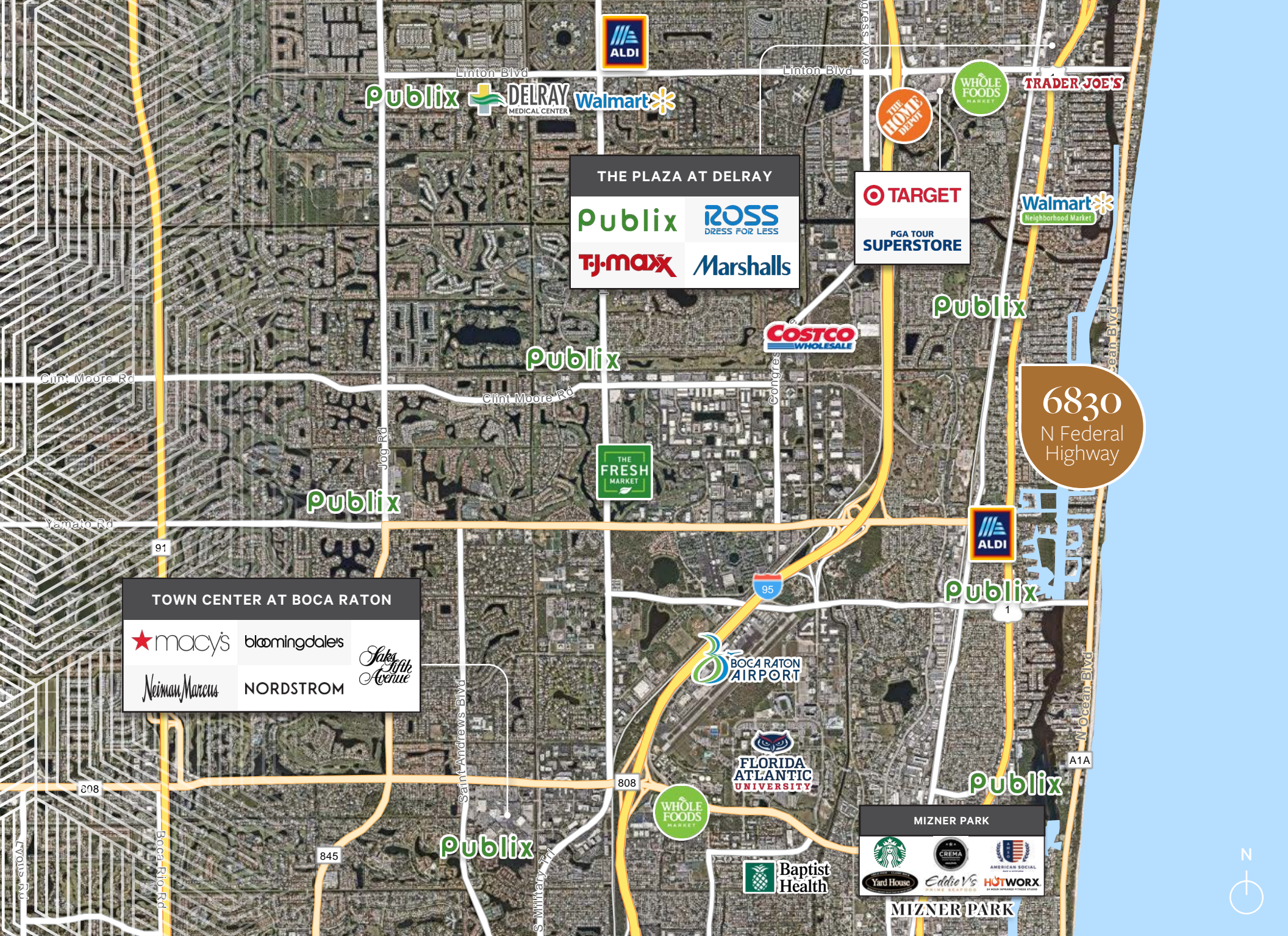


SECOND FLOOR



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

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



Publix

BOCA RATON AIRPORT

FLORIDA ATLANTIC UNIVERSITY



Publix

MIZNER PARK
Starbucks CREMA AMERICAN SOCIAL
Yard House Eddie V's HÖTWORKS

MIZNER PARK





6830

N Federal Highway

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