

AVAILABLE FOR LEASE
CLASS A OFFICE

925 & 975 SOUTH FEDERAL HWY

BOCA RATON, FL

SIGNAGE OPPORTUNITY

 TRIANGLE CAPITAL GROUP

 IP Capital
PARTNERS, LLC

 CBRE



VIEWS THAT INSPIRE

925 & 975 South Federal Hwy is a distinguished Class “A” office tower, masterfully designed by Philip Johnson, strategically located at the entrance to Downtown Boca Raton and Mizner Park. This architectural gem boasts breathtaking ocean views from its eastern offices, captivating golf course panoramas, and generous floor-to-ceiling glass windows that enhance its elegant curved facade. Nestled amidst The Boca Resort & Club, the Royal Palm Yacht & Country Club, and multiple golf courses, along with an array of dining options, it provides an unparalleled setting for a thriving corporate environment.

BUILDING HIGHLIGHTS



ABUNDANT
STRUCTURED PARKING



CROSS STREETS: EAST CAMINO REAL
& SOUTH FEDERAL HIGHWAY - OVER
25,000 VEHICLES DRIVE BY DAILY



WALKING DISTANCE TO PUBLIX, TRADER
JOE’S, AND OTHER RETAIL AMENITIES



BUILDING TOP & MONUMENT SIGNAGE
AVAILABLE ON SOUTH FEDERAL HWY



LOBBY RENOVATIONS UNDERWAY
SPEC SUITES COMING SOON



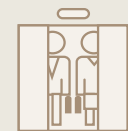
FEDERAL HIGHWAY, JUST SOUTH OF
PALMETTO PARK ROAD. QUICK ACCESS VIA
DIXIE FLYOVER CONNECTING DEERFIELD
BEACH TO BOCA RATON.



HIGH-END FINISHES
AND WELL-APPOINTED
COMMON AREAS
COMING SOON

ELEVATED ENVIRONMENTS
DESIGNED FOR HOW
PEOPLE WORK TODAY

RENOVATION HIGHLIGHTS



MODERN LOBBY UPGRADES



COLLABORATIVE TENANT
COMMON SPACES



BRAND NEW SPEC SUITES

- 2ND FLOOR
- 3RD FLOOR
- 4TH FLOOR

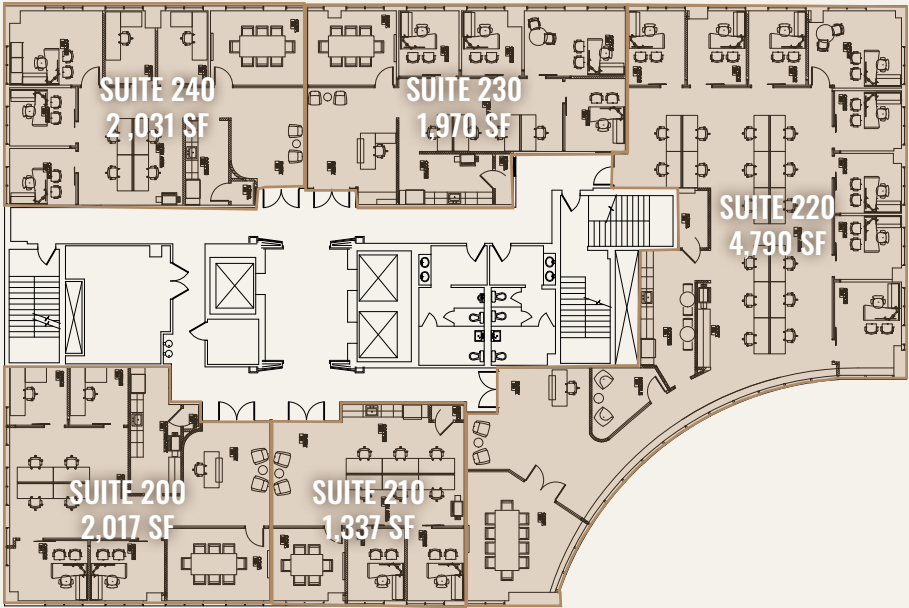


*FUTURE SPEC SUITE DESIGN

SPEC SUITES

Bldg 925
South Federal Hwy

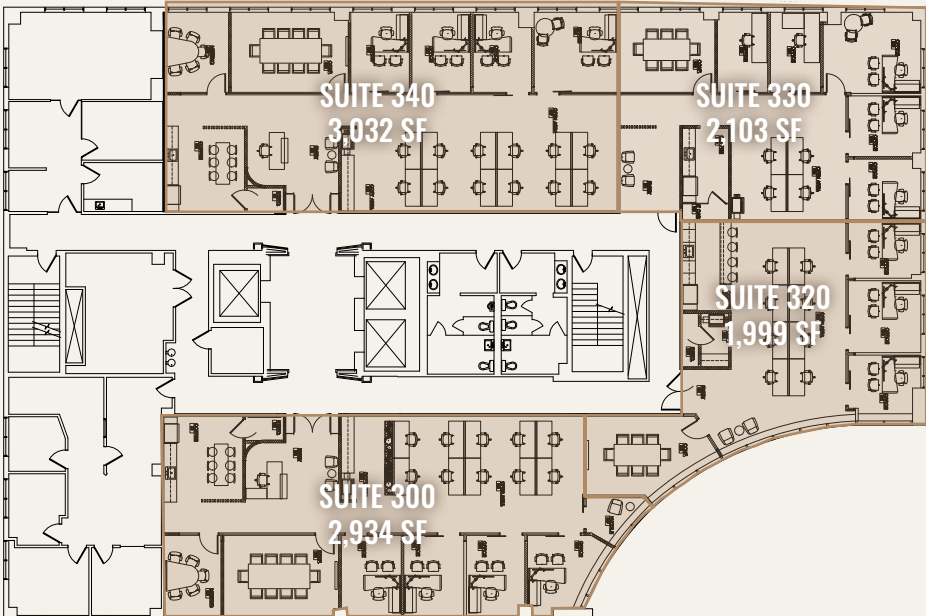
2nd Floor



2ND FLOOR

Available:
FULL FLOOR: 12,145 SF
SUITE 200: 2,017 SF
SUITE 210: 1,337 SF
SUITE 220: 4,790 SF
SUITE 230: 1,970 SF
SUITE 240: 2,031 SF

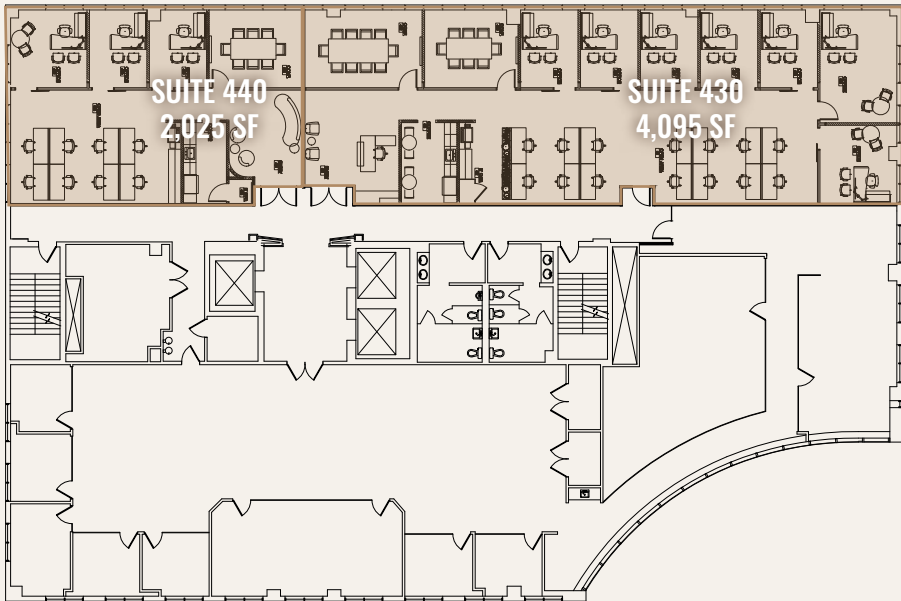
3rd Floor



3RD FLOOR

Available:
SUITE 300: 2,934 SF
SUITE 320: 1,999 SF
SUITE 330: 2,103 SF
SUITE 340: 3,032 SF

4th Floor



4TH FLOOR

Available:
SUITE 430: 4,095 SF
SUITE 440: 2,025 SF





RATES

\$60.00-\$65.00 NNN

OpEx: \$18.63

INCLUDES ELECTRICAL AND JANITORIAL



STACKING PLAN

Bldg 925 South Federal Hwy Availabilities

7TH FLOOR - FULL FLOOR OPPORTUNITY

Suite 700 | 6,246 SF

Suite 715 | 1,701 SF

Suite 750 | 6,014 SF

6TH FLOOR - FULL FLOOR OPPORTUNITY

Suite 600 | 13,902 SF

5TH FLOOR - FULL FLOOR OPPORTUNITY

Suite 500 | 2,585 SF

Suite 550 | 11,020 SF

4TH FLOOR - SPEC SUITES

Suite 430 | 4,095 SF

Suite 440 | 2,025 SF

3RD FLOOR - SPEC SUITES

Suite 300 | 2,934 SF

Suite 320 | 1,999 SF

Suite 330 | 2,103 SF

Suite 340 | 3,032 SF

2ND FLOOR - SPEC SUITES - FULL FLOOR OPPORTUNITY

Suite 200 | 2,017 SF

Suite 210 | 1,337 SF

Suite 220 | 4,790 SF

Suite 230 | 1,970 SF

Suite 240 | 2,031 SF

1ST FLOOR

Suite 150 | 1,279 SF

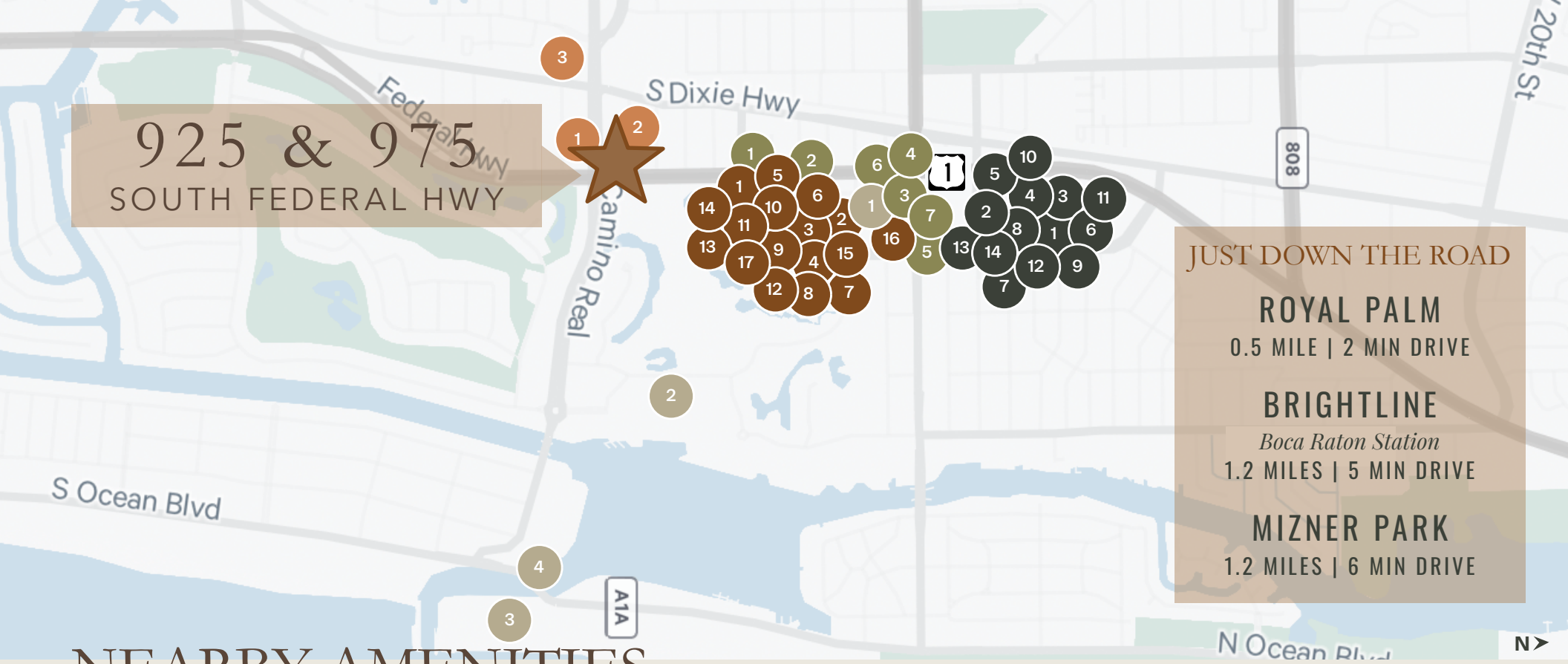


STACKING PLAN

Bldg 975 South Federal Hwy
Availabilities

2ND FLOOR

Suite 210 7,070 SF | AVAIL: 10/31/2026



NEARBY AMENITIES

RESTAURANTS

Federal Highway

- 1 ANTHONY'S COAL FIRED PIZZA
- 2 DE LUCA'S CHOPHOUSE
- 3 BASILIC VIETNAMESE CUISINE
- 4 LOUIE BOSSI
- 5 MATTEO'S OF BOCA RATON
- 6 KANPAI
- 7 FLANIGAN'S
- 8 MISTER 01 PIZZA

Royal Palm

- 1 LE SORELLE DOWNTOWN
- 2 LEMONGRASS ASIAN BISTRO
- 3 YAKITORI SAKE HOUSE
- 4 THE STANDARD
- 5 BIERGARTEN
- 6 PATIO TAPAS AND BEER
- 7 ICHIYAMI BUFFET
- 8 TWENTY TWENTY GRILLE
- 9 GARY RACK'S FARMHOUSE
- 10 SAQUELLA CAFÉ
- 11 CASIMIR FRENCH BISTRO

- 12 SUSHI BY BOU
- 13 INDIAN HARVEST RESTAURANT
- 14 ANOTHER BROKEN EGG
- 15 CHOPS LOBSTER BAR
- 16 MIA ROSEBUD
- 17 THE FUNKY BISCUIT

Mizner Park

- 1 KAPOW ASIAN NOODLE BAR
- 2 EDDIE V'S
- 3 CALAVERAS CANTINA

- 4 AMERICAN SOCIAL
- 5 YARD HOUSE
- 6 MAX'S GRILLE
- 7 RUTH'S CHRIS STEAK HOUSE
- 8 VILLAGGIO
- 9 LOCH BAR
- 10 SERENA PASTIFICIO
- 11 PENELOPE
- 12 CREMA GOURMET
- 13 POKE JAY
- 14 RAMEN LAB EATERY

GROCERY STORES

- 1 PUBLIX
- 2 TRADER JOE'S
- 3 FRESH MARKET

HOTELS

- 1 HYATT PLACE DOWNTOWN
- 2 THE BOCA RATON
- 3 BEACH CLUB AT THE BOCA RATON
- 4 WATERSTONE RESORT & MARINA



SIGNAGE OPPORTUNITY

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CBRE

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