



**6000 Park of Commerce Boulevard
Boca Raton, FL 33487**

Lease Rate
\$ 25.00 SF/yr

Flexible Office Sublease Opportunity – Boca Raton Industrial Business Park
Positioned within a professionally maintained flex/industrial building at 6000 Park of Commerce Blvd, this flexible office sublease presents an efficient and cost-effective workspace solution in the highly desirable Boca Raton/Yamato corridor. Located just north of Yamato Road and west of Congress Avenue, the property offers convenient access to I-95, making it ideal for small businesses, remote teams, consultants, and professional service users seeking private offices in a central North Boca Raton location.



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This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.



Property Description

This unique offering includes multiple small private upstairs office suites averaging approximately 150 SF each, along with a larger 1,200 SF contiguous ground-floor office space that must be leased as a single unit. The layout allows for flexible occupancy configurations, accommodating individual users, small teams, or a single tenant seeking both executive offices and operational workspace within one building.

Upstairs Office Suites:

The second floor features six private office suites, each designed for quiet, individual use and well-suited for professionals, administrative staff, creatives, or satellite team members. Suites average approximately 150 SF and provide a private, secure environment within a professional industrial business park setting. These spaces are ideal for users who prefer a smaller footprint with the benefit of a Boca Raton business address without the cost of traditional Class A office space.

Offering Summary

Lease Rate:	\$25.00 SF/yr (Gross)
Number of Units:	8
Available SF:	1,200 SF
Lot Size:	5 Acres
Building Size:	1,200 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	15	346	2,449
Total Population	23	611	5,133
Average HH Income	\$145,088	\$119,197	\$107,804



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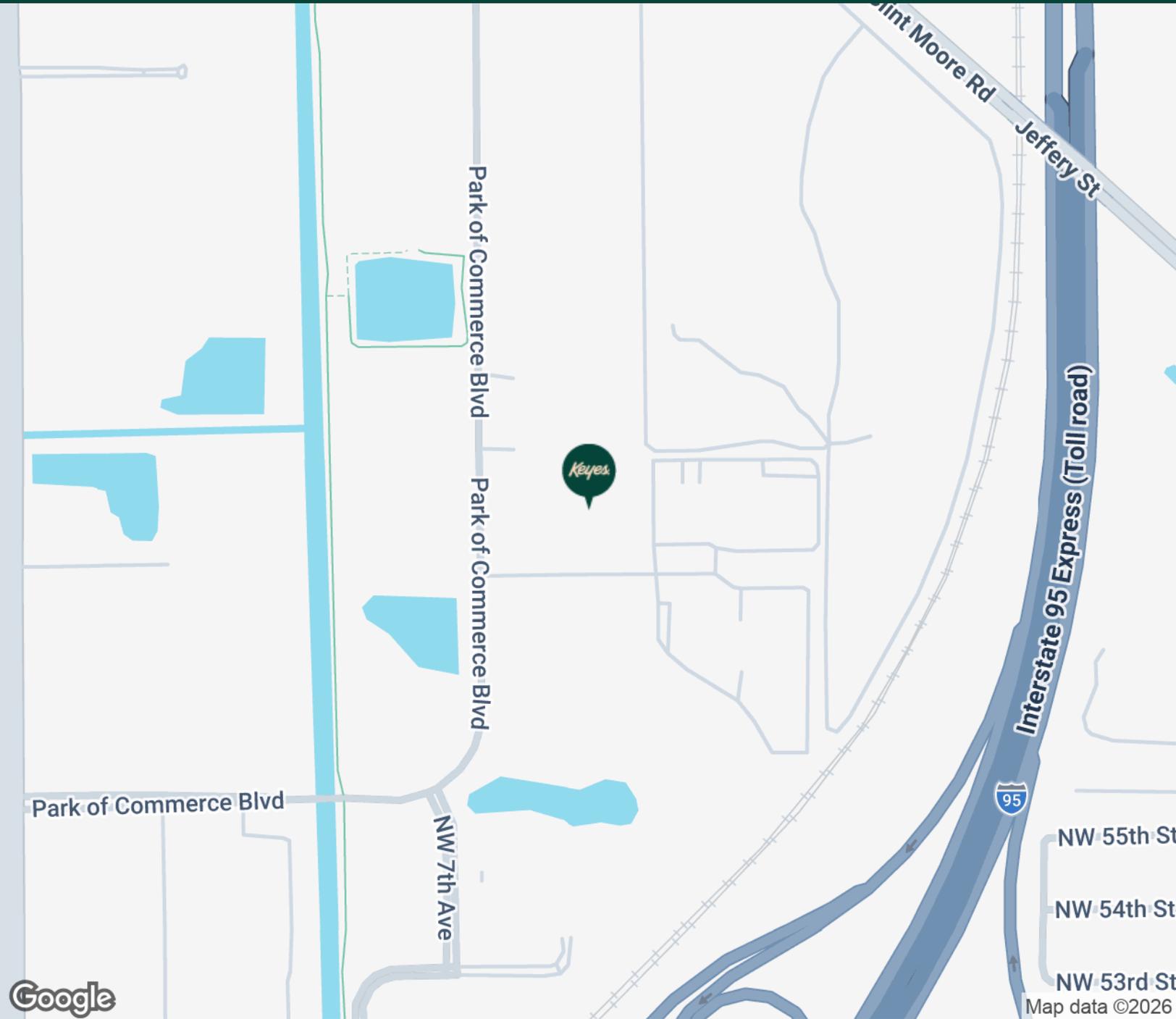


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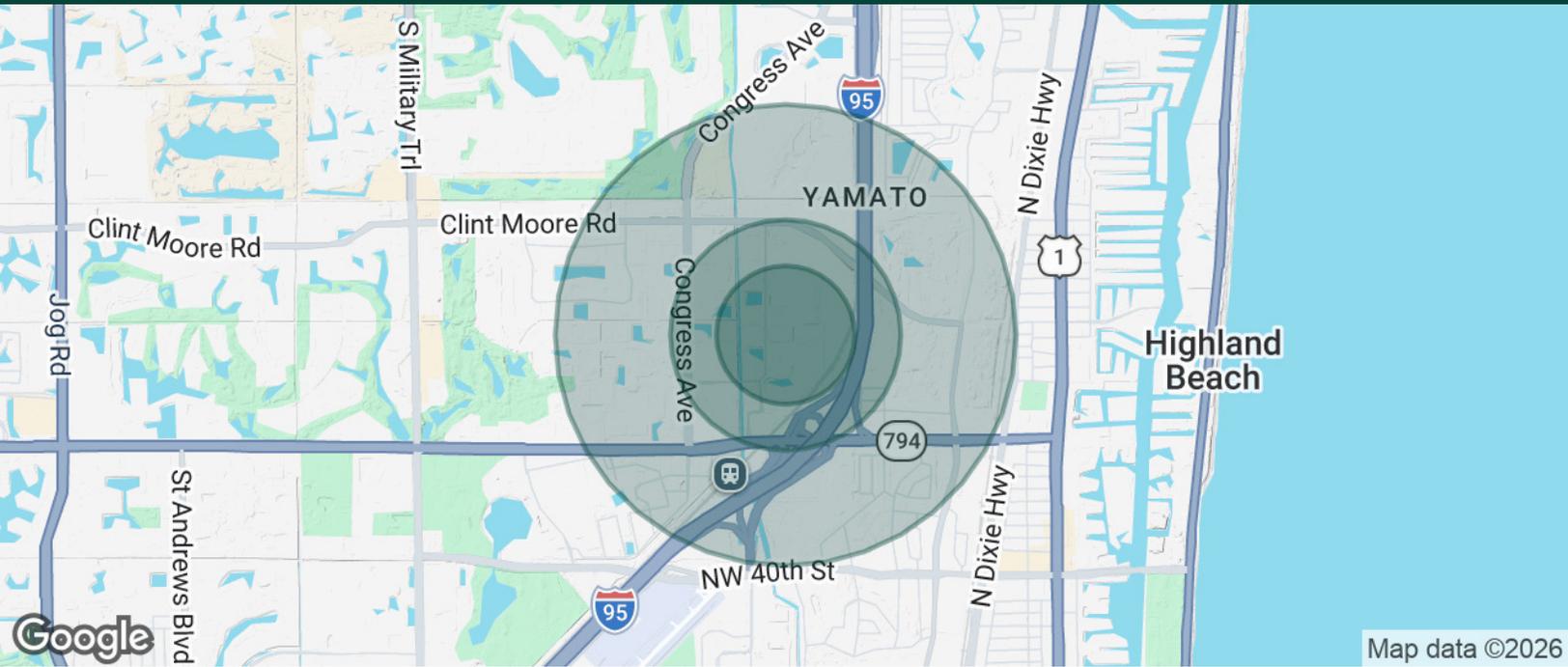


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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	23	611	5,133
Average Age	43	45	44
Average Age (Male)	42	43	43
Average Age (Female)	44	46	46

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	15	346	2,449
# of Persons per HH	1.5	1.8	2.1
Average HH Income	\$145,088	\$119,197	\$107,804
Average House Value	\$350,000	\$317,292	\$298,870

Demographics data derived from AlphaMap



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Property Description

Flexible Office Sublease Opportunity – Boca Raton Industrial Business Park

Positioned within a professionally maintained flex/industrial building at 6000 Park of Commerce Blvd, this flexible office sublease presents an efficient and cost-effective workspace solution in the highly desirable Boca Raton/Yamato corridor. Located just north of Yamato Road and west of Congress Avenue, the property offers convenient access to I-95, making it ideal for small businesses, remote teams, consultants, and professional service users seeking private offices in a central North Boca Raton location.

This unique offering includes multiple small private upstairs office suites averaging approximately 150 SF each, along with a larger 1,200 SF contiguous ground-floor office space that must be leased as a single unit. The layout allows for flexible occupancy configurations, accommodating individual users, small teams, or a single tenant seeking both executive offices and operational workspace within one building.

Upstairs Office Suites:

The second floor features six private office suites, each designed for quiet, individual use and well-suited for professionals, administrative staff, creatives, or satellite team members. Suites average approximately 150 SF and provide a private, secure environment within a professional industrial business park setting. These spaces are ideal for users who prefer a smaller footprint with the benefit of a Boca Raton business address without the cost of traditional Class A office space.

Tenants benefit from shared common areas, a professional atmosphere, and convenient on-site parking within the Park of Commerce campus. The smaller suite sizes create an accessible entry point for startups, independent professionals, and service-based businesses.

Downstairs Office Space (Must Be Leased Together):

The ground-floor office space consists of approximately 1,200 SF and is offered as a single unit. This space is well-suited for a small operating team, administrative headquarters, or a company requiring a collaborative workspace with private office functionality. The layout supports a mix of office and team-oriented use, making it ideal for businesses that need both private work areas and shared operational space within an industrial-flex environment.

Location Advantages:

Situated within the established Park of Commerce industrial park, the property is surrounded by a strong mix of corporate, industrial, and service-oriented users. The location provides quick access to major employment centers in Boca Raton, Deerfield Beach, and North Broward, as well as proximity to I-95, Boca Raton Airport, and the broader South Florida tri-county region. The business park setting offers ample surface parking, low traffic congestion, and a quieter alternative to traditional multi-tenant office buildings.

Lease Highlights:

Flexible sublease structure with multiple small office suites available individually and a 1,200 SF ground-floor space available as a single lease. Ideal for professional services, small businesses, remote teams, administrative users, and light office operations seeking an affordable and functional workspace in a prime Boca Raton industrial submarket. Immediate availability with flexible terms considered.

Upstairs Features:

The upper level consists of multiple private office suites ranging from approximately 120 SF to 328 SF, suitable for individual professionals, small teams, or media/creative uses. Suites include:

- Suite 1 – 144 SF (12x12) - \$500 per month
- Suite 4 – 192 SF (12x16) - \$600 per month
- Suite 5 – 132 SF (12x11) - \$600 per month
- Suite 6 – 132 SF (12x11) - \$600 per month
- Suite 7/8 – Combined larger suite - N/A - \$750 per month
- Suite 9 – 120 SF (12x10) - \$500 per month
- Suite 10 – 328 SF video room - \$750 per month

A large shared conference room with well-maintained carpet supports meetings, presentations, and team collaboration. The floor also includes a dedicated break room and two separate restrooms (men's and women's).

Downstairs Features:

The downstairs “Keyes” space encompasses approximately 1,200 SF and includes utilities (electric included; internet not included), making it a cost-efficient operational hub. This level offers:

- Two private offices (one window office and one interior/shared office)
- A spacious bullpen area with 8 cubicles (approx. 480 SF)
- A 240 SF conference room (20x12)
- Dedicated break room
- Two restrooms
- Large conference room for team meetings or training sessions

The layout is especially well-suited for companies needing both executive offices upstairs and collaborative team space downstairs.

\$1,900 per month.

Location Description

6000 Park of Commerce Blvd is strategically located within the Park of Commerce industrial business park in Boca Raton, one of the most established flex and light industrial corridors in northern Palm Beach County. The property sits just west of Congress Avenue and north of Yamato Road, providing direct access to I-95 and close proximity to Florida’s Turnpike via Yamato Road and Glades Road, allowing convenient connectivity throughout the South Florida tri-county region (Palm Beach, Broward, and Miami-Dade).

The building benefits from its position in a well-recognized industrial and flex submarket that supports a mix of logistics, light manufacturing, technology, and professional office users. The surrounding area is characterized by institutional-grade business parks, corporate campuses, and service-oriented commercial uses, including nearby hubs such as the Park at Broken Sound and major employment centers along the Yamato Road corridor.

Despite being an industrial asset, the property’s interior office suites offer a unique small-suite leasing opportunity within a supply-constrained Boca Raton submarket where traditional executive office space is often priced at a premium. The location is particularly attractive to small professional users, startups, remote teams, and service-based businesses seeking affordable, private office space with easy highway access and a Boca Raton business address.

The property is approximately:

1.5 miles from I-95

4 miles from the Boca Raton Airport

6 miles from Florida Atlantic University

8 miles from downtown Boca Raton and the Brightline station

This central positioning places the building within a strong daytime employment base and near affluent residential neighborhoods, supporting steady demand for small office users and service-oriented tenants. Additionally, the Park of Commerce setting provides ample parking, professional surroundings, and a quieter alternative to traditional multi-tenant office buildings, making it especially suitable for smaller office occupiers who value privacy, flexibility, and accessibility.

Overall, the property's location combines the accessibility of a core industrial corridor with the prestige of a Boca Raton address, offering functional small office suites in a highly accessible and business-friendly environment within the Boca Raton/Yamato industrial submarket of the greater South Florida market.