



ZFC REAL ESTATE
RESIDENTIAL - COMMERCIAL

490 E Palmetto Park Road Downtown Boca Raton

1,000 – 9,500 SF Class A Office & Retail

PRESENTED BY

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Property Overview

490 E Palmetto Park Road

31,784 SF

Total Building Size

3,680 SF

Available Ground Floor Retail Space

9,670 SF

Entire 3rd Floor Office Space Available

4/1,000 Parking

Newly constructed attached parking garage

We are pleased to present 490 East Palmetto - a unique 3-story landmark in downtown Boca Raton, offering exceptional visibility along East Palmetto Park Road. This property presents a rare opportunity to occupy one of East Boca's most well-known and desirable office / retail locations.

The entire 3rd floor, encompassing 9,670 contiguous square feet, is available, featuring a large balcony with breathtaking views of the Intracoastal.

In addition to the premier office space on the 3rd floor, the ground floor features prime retail space, providing an unbeatable location for tenants and visitors alike.

The building provides direct access to major roadways such as Federal Highway, I-95, and South Ocean Boulevard, ensuring seamless connectivity. Additionally, the property is in close proximity to both the Tri-Rail Station and the Brightline Station, facilitating convenient transportation options. The location is also near popular destinations like Mizner Park and Royal Palm Place, adding to the convenience and appeal. Furthermore, it is steps from The Boca Raton and within walking distance to the beach, offering a prime spot for leisure and work-life balance.

This is the perfect setting for your business, offering a blank slate that is ready to be customized to meet your specific needs.

Ground Floor

Prime Office / Retail Space In Downtown Boca

Suite A

1,000 SF of **unfinished** ground floor retail space with ample exposure on East Palmetto Pk Rd.

Suite B

2,680 SF of **built out** ground floor office space with **private entrance** on East Palmetto Pk Rd.



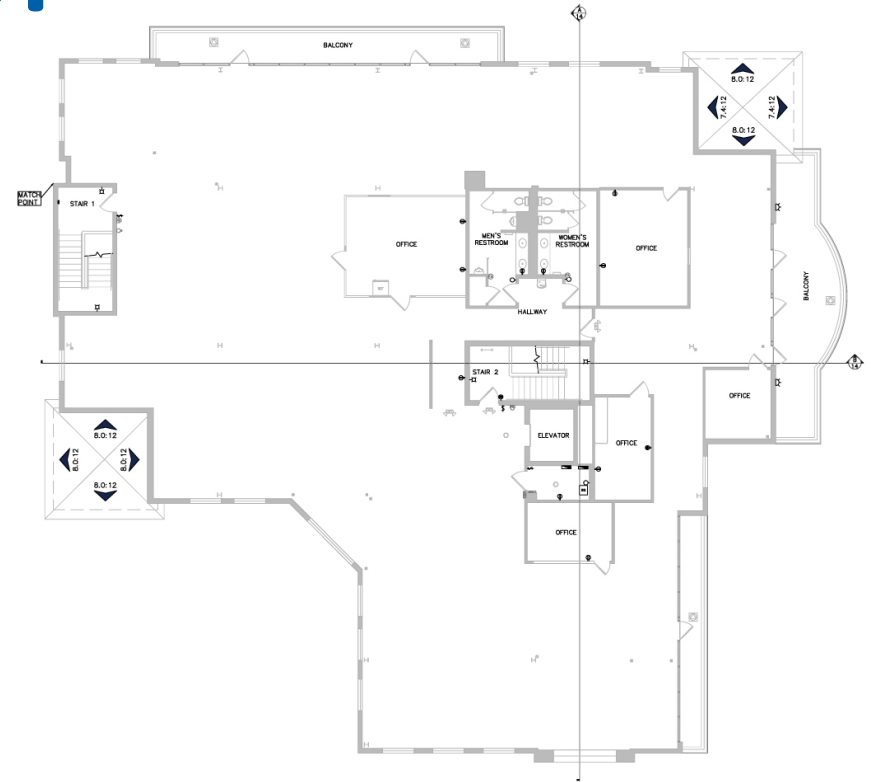
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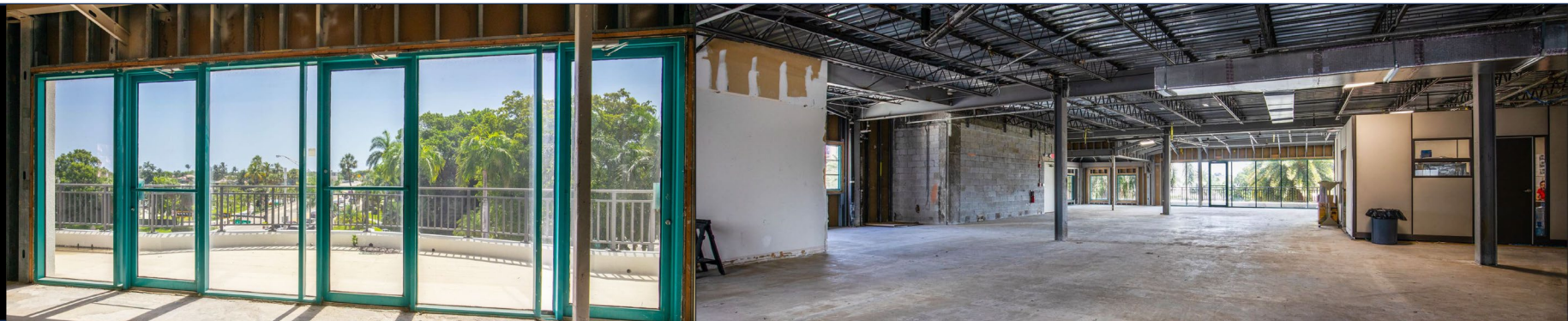
3rd Floor

Prime Corporate HQ Opportunity

Showcase your business with the entire 3rd floor, offering 9,670 contiguous square feet of premium, class A office space, including a large balcony with stunning views of the Intracoastal Waterway. This blank slate is perfect for establishing your corporate headquarters or luxury executive offices. Ready for build-out to meet your unique needs and specifications, this space provides the ideal foundation for your vision.



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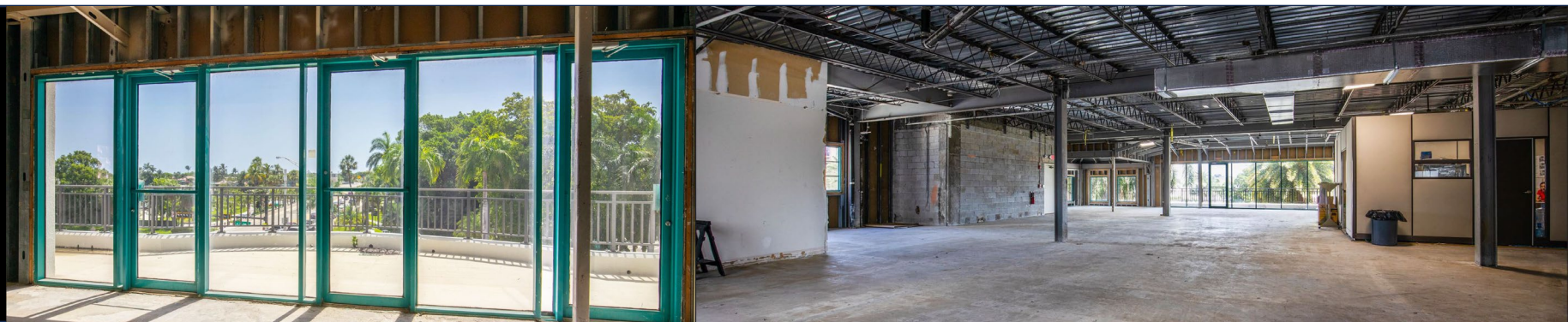
Available Spaces

Suite 300	9,670SF	\$50 NNN*
Suite 100A	1,000SF	\$50 NNN*
Suite 100B	2,680SF	\$60 NNN*

*NNN expenses are estimated at \$15/SF



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