

CLASS A OFFICE | EAST BOCA RATON

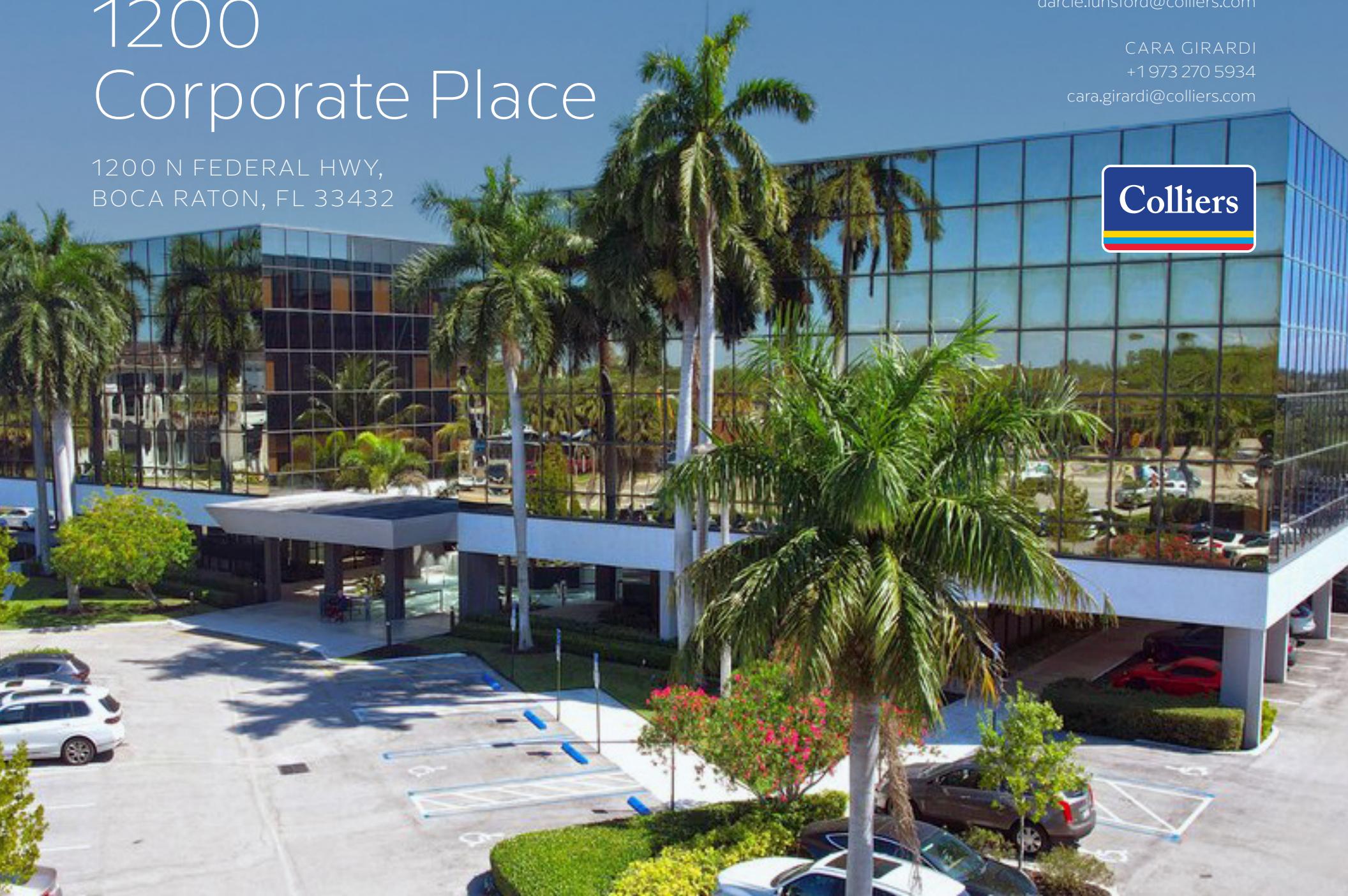
1200 Corporate Place

1200 N FEDERAL HWY,
BOCA RATON, FL 33432

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Colliers



A Unique Workspace

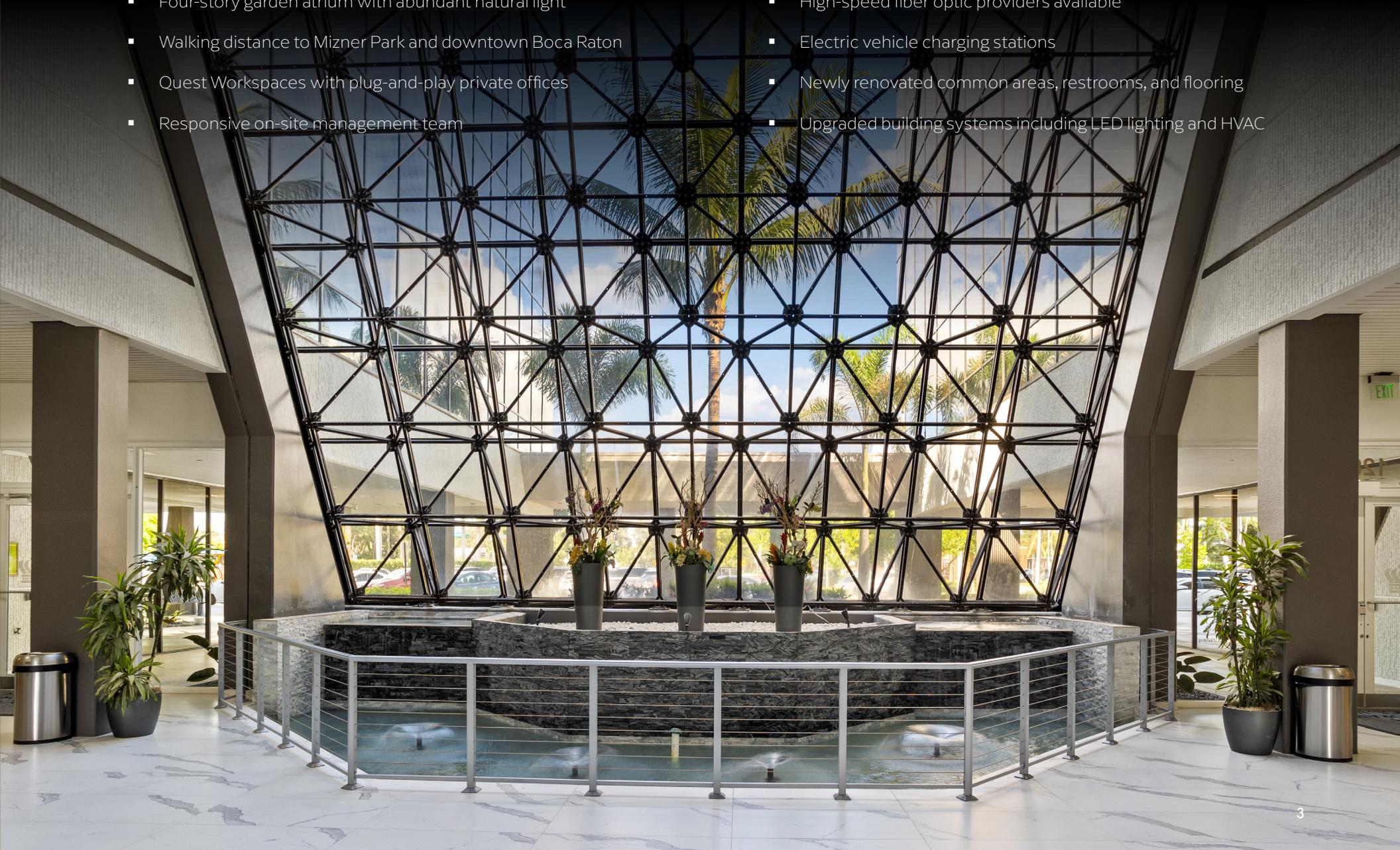
SOPHISTICATION, LIGHT,
AND LOCATION - ALL IN ONE
ADDRESS

Under new ownership, this landmark four-story Class A office building has been transformed through over \$3 million in renovations, including redesigned common areas, new flooring, upgraded restrooms, enhanced landscaping, and key infrastructure improvements. The renovation have resulted in a sophisticated, move-in-ready environment.

A dramatic multi-story atrium provides an abundance of natural light and a welcoming atmosphere, while complimentary lobby WiFi, multiple fiber-optic providers, and on-site day porter service enhance daily operations. Located within walking distance of Mizner Park and minutes from downtown Boca Raton, the property offers exceptional convenience and prestige.

Property Features

- On-site café and outdoor courtyard seating
- Four-story garden atrium with abundant natural light
- Walking distance to Mizner Park and downtown Boca Raton
- Quest Workspaces with plug-and-play private offices
- Responsive on-site management team
- Ready-to-go spec suites with modern finishes
- High-speed fiber optic providers available
- Electric vehicle charging stations
- Newly renovated common areas, restrooms, and flooring
- Upgraded building systems including LED lighting and HVAC





An Amenity Rich Environment



RENOVATED LOBBY AND COMMON AREAS

Step into a modern, welcoming environment with redesigned lobbies and common



STATE OF THE ART SPA-STYLE BATHROOMS

Enjoy spa-inspired bathrooms with modern fixtures and finishes. Comfort and style elevate the everyday experience.



ONSITE CAFÉ

Grab a bite or coffee without leaving the building. Indoor seating and landscaped courtyards enhance the experience.



ELECTRIC VEHICLE CHARGING STATIONS

Charge your EV conveniently on-site. Sustainable amenities support modern commuting needs.



LUSH INTERIOR GARDEN

Surround your workplace with the calming influence of nature, where lush indoor landscaping creates a refreshing and inspiring environment.



PANORAMIC ATRIUM EXPERIENCE

A striking multi-story atrium offers breathtaking 360° views and a bright, welcoming atmosphere.

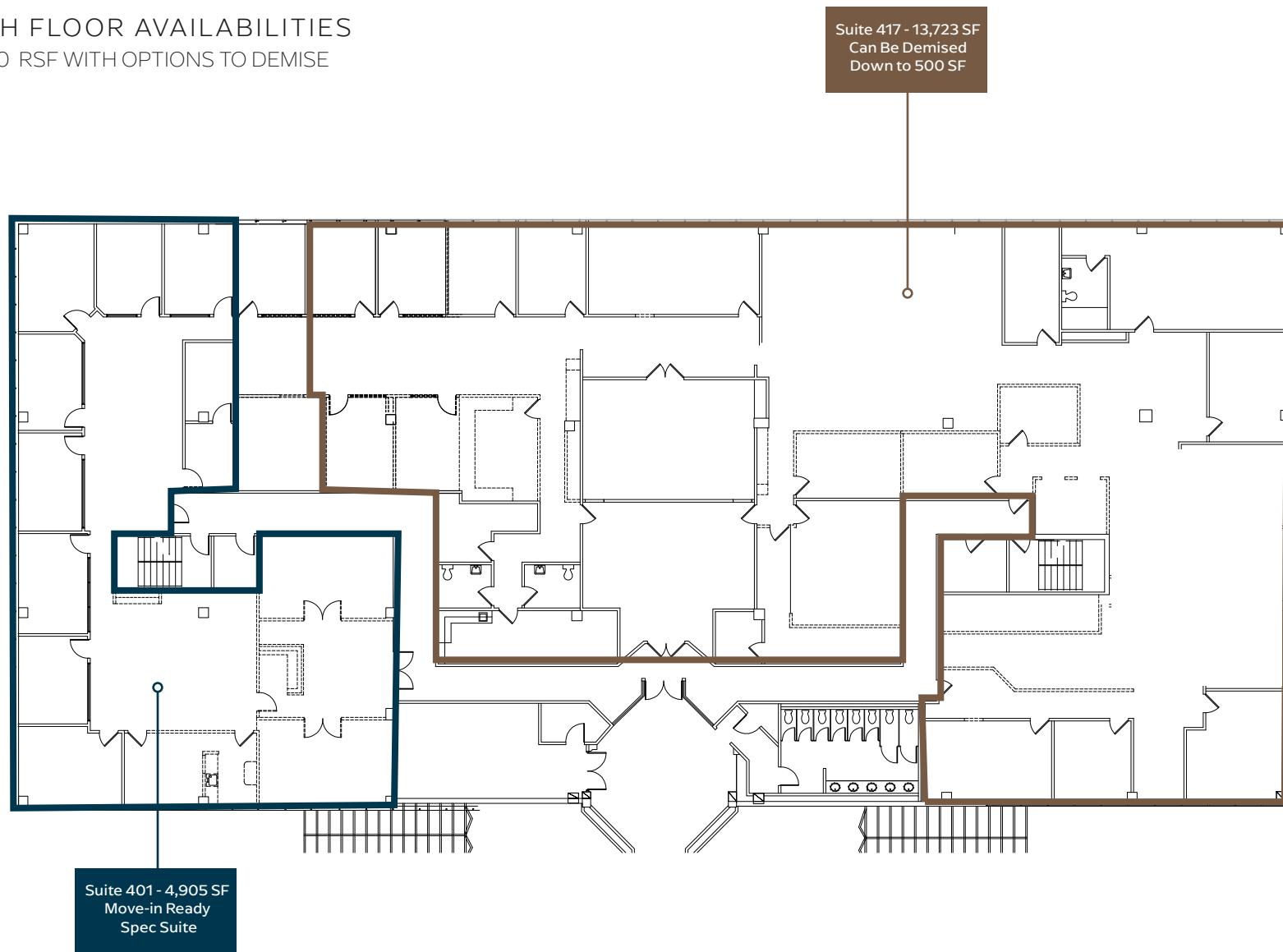


Availabilities

Suite	Size	Available	Asking Rent	OPEX
Suite 101	300 SF	Now	\$27.50	\$16.00
Suite 401	4,905 SF	Now	\$27.50	\$16.00
Suite 417	571-13,723 SF	Now	\$27.50	\$16.00
Suite 424	2,303 SF	Now	\$27.50	\$16.00

Floorplans

FOURTH FLOOR AVAILABILITIES
+/-20,000 RSF WITH OPTIONS TO DEMISE

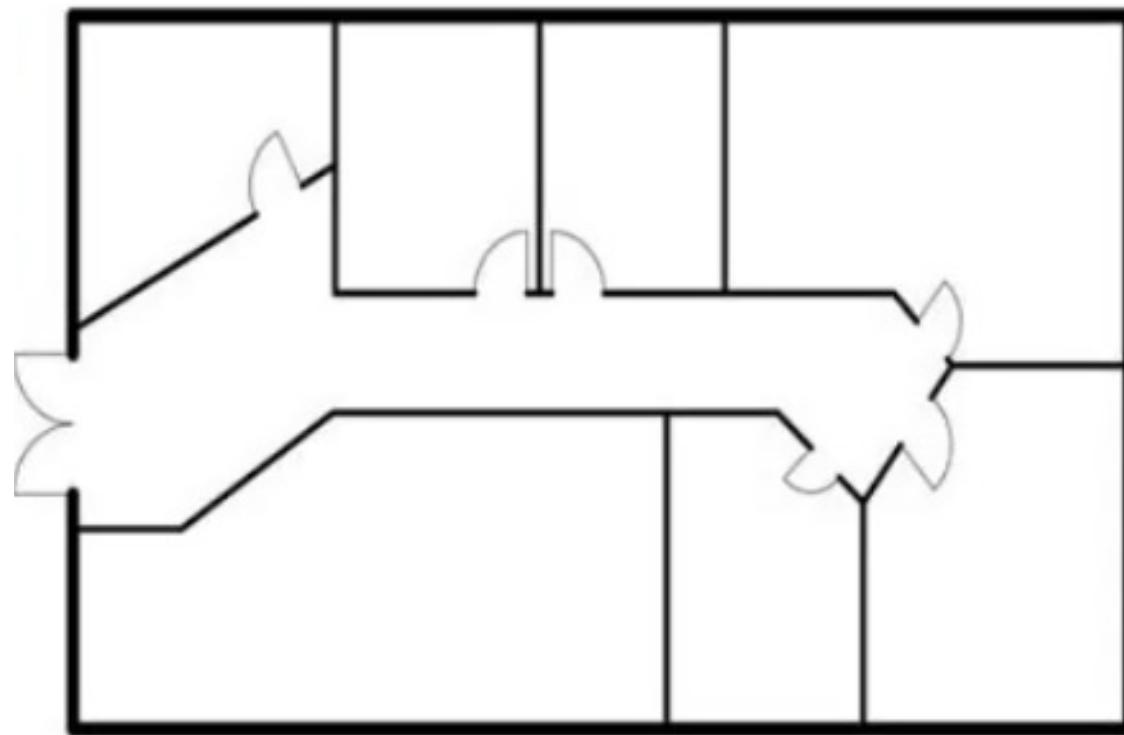


Floorplans

SUITE 424

2,303 RSF

Move-In Ready



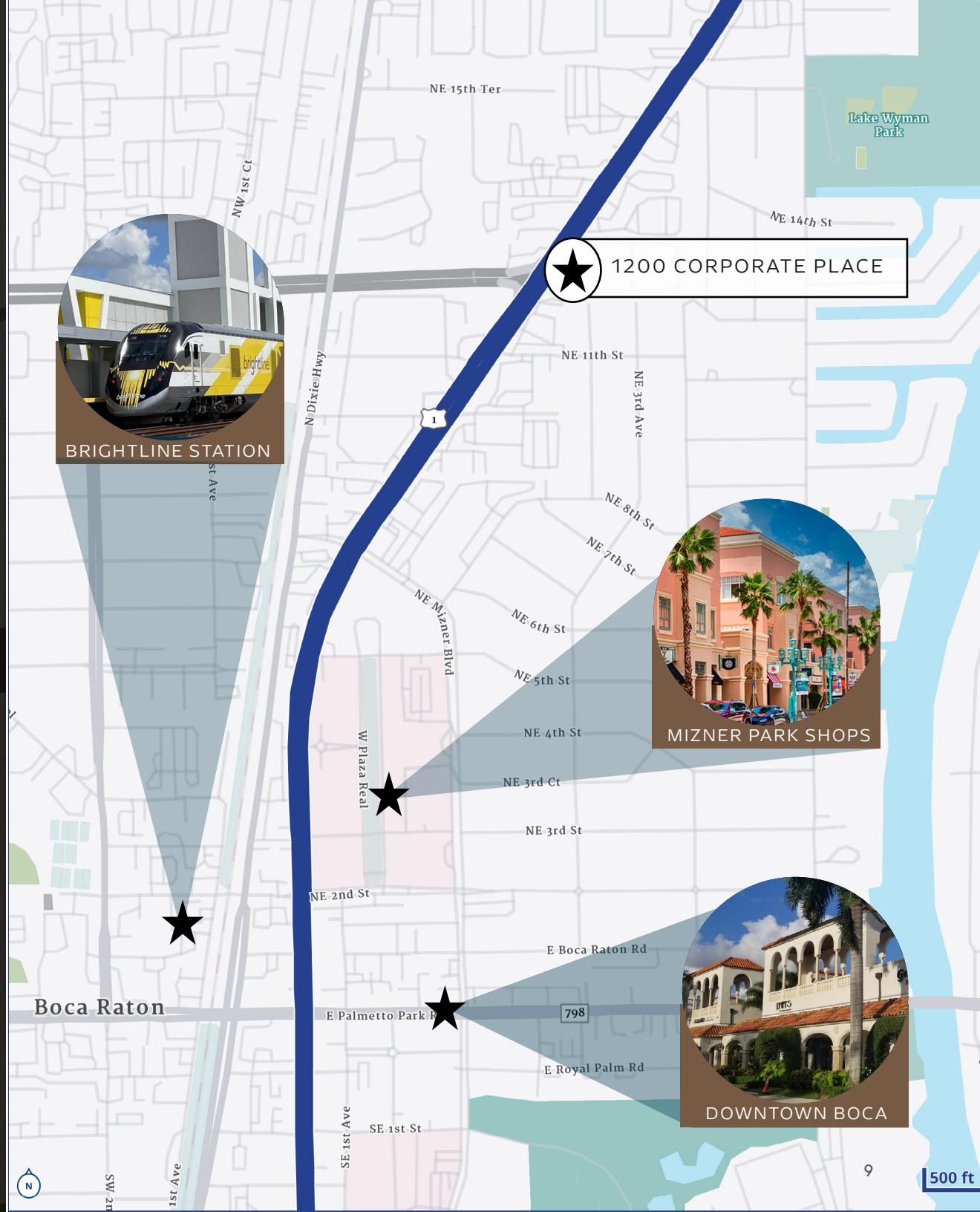
The Heart of Everything

SEAMLESS ACCESS TO
DOWNTOWN BOCA RATON'S
VIBRANT BUSINESS AND
LIFESTYLE HUB

10 MINUTE
walk to Mizner Park

5 MINUTES
drive to Brightline Station

50+ RESTAURANTS
in a 1 mile radius





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