

CLASS A OFFICE | EAST BOCA RATON

# 1200 Corporate Place

1200 N FEDERAL HWY,  
BOCA RATON, FL 33432

DARCIE LUNSFORD

+1 954 261 3820

[darcie.lunsford@colliers.com](mailto:darcie.lunsford@colliers.com)

CARA GIRARDI

+1 973 270 5934

[cara.girardi@colliers.com](mailto:cara.girardi@colliers.com)

**Colliers**







# A Unique Workspace

SOPHISTICATION, LIGHT,  
AND LOCATION - ALL IN ONE  
ADDRESS

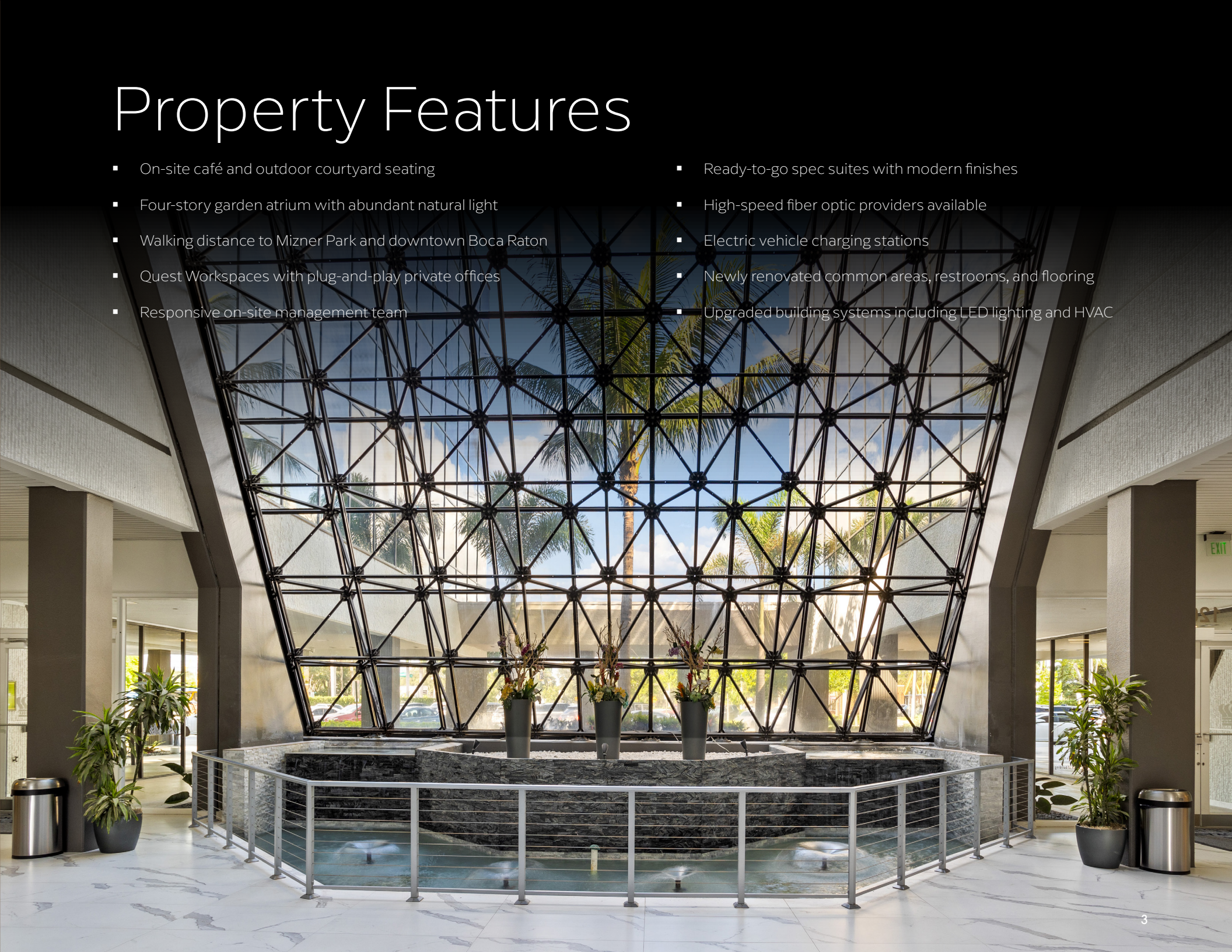
Under new ownership, this landmark four-story Class A office building has been transformed through over \$3 million in renovations, including redesigned common areas, new flooring, upgraded restrooms, enhanced landscaping, and key infrastructure improvements. The renovation have resulted in a sophisticated,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





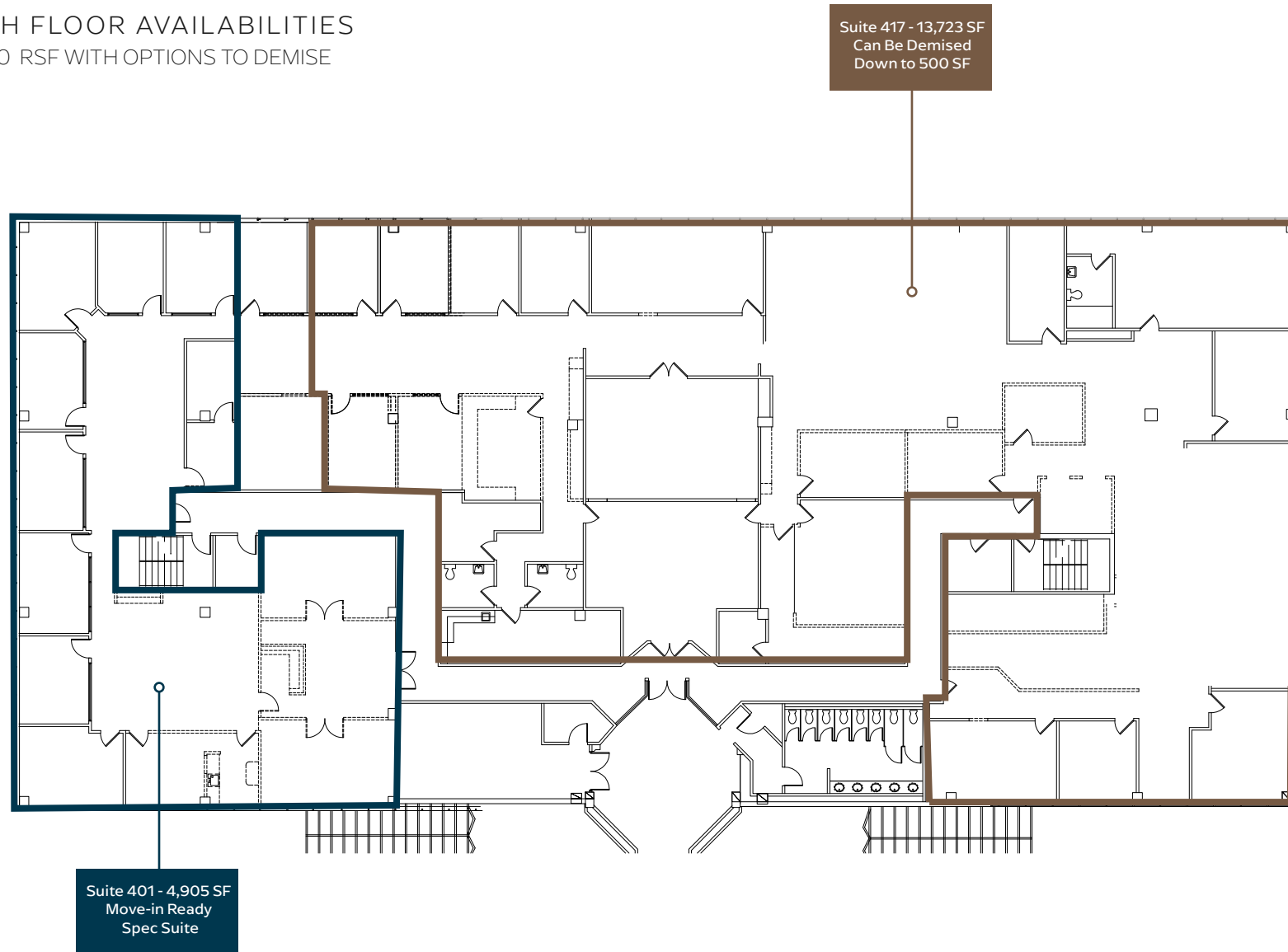
# Availabilities

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

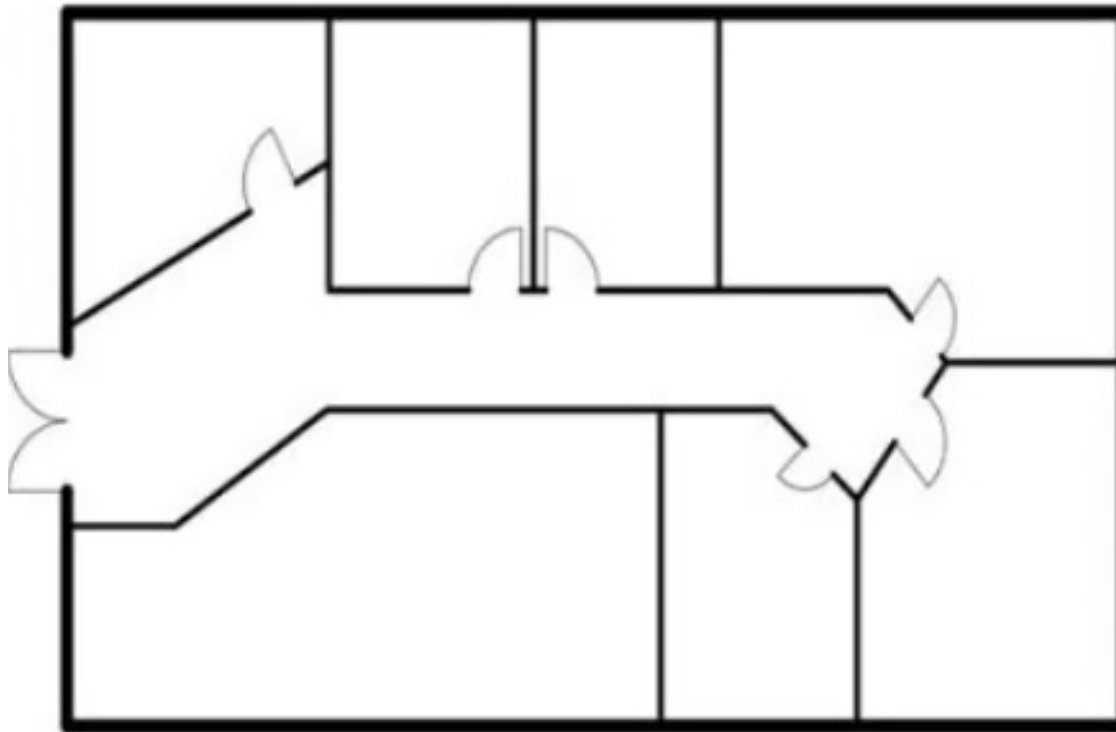
FOURTH FLOOR AVAILABILITIES  
+/-20,000 RSF WITH OPTIONS TO DEMISE





# Floorplans

SUITE 424  
2,303 RSF  
Move-In Ready





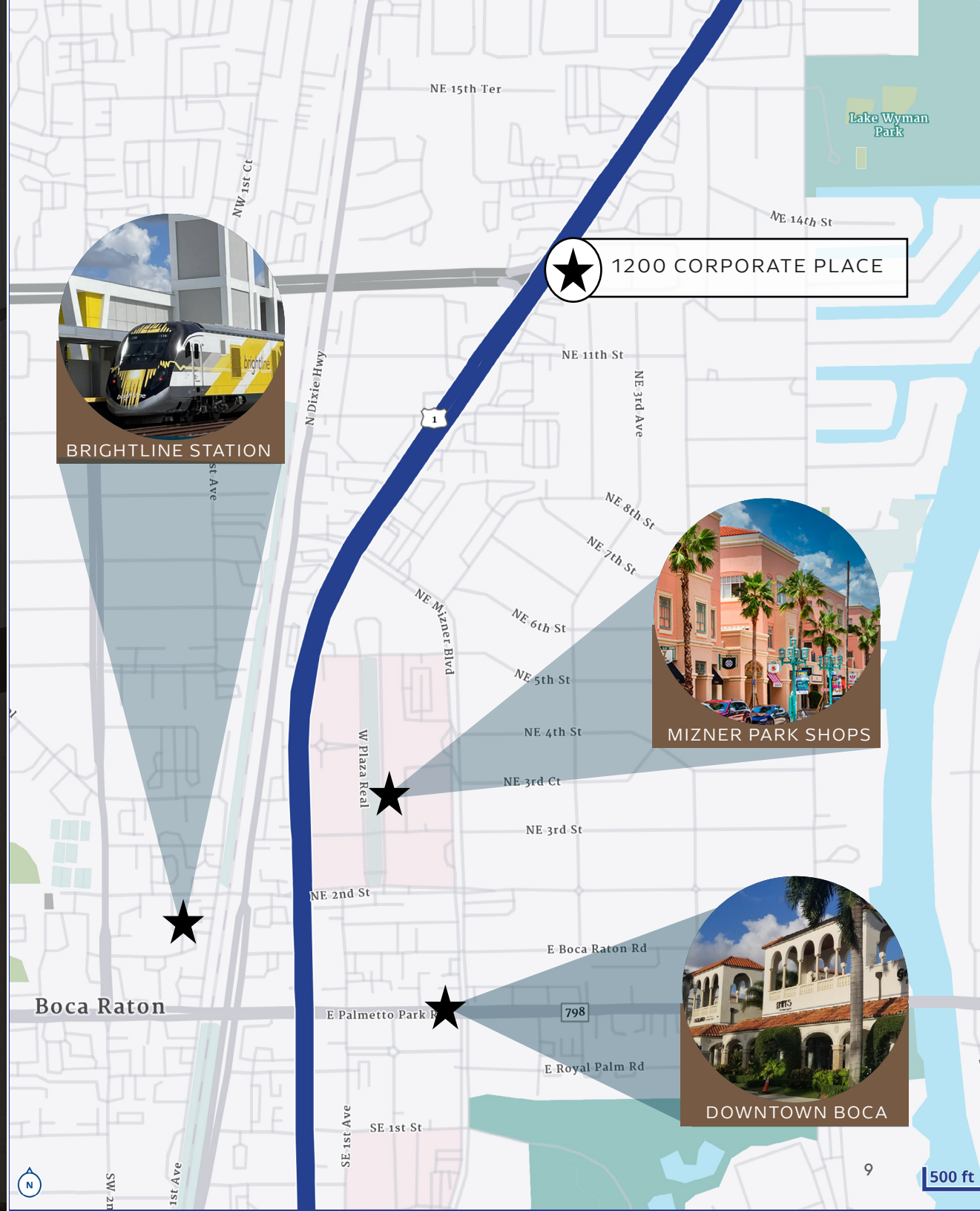
# The Heart of Everything

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







# Class A Office East Boca Raton

1200 N FEDERAL HWY,  
BOCA RATON, FL 33432

DARCIE LUNSFORD  
+1 954 261 3820  
[darcie.lunsford@colliers.com](mailto:darcie.lunsford@colliers.com)

CARA GIRARDI  
+1 973 270 5934  
[cara.girardi@colliers.com](mailto:cara.girardi@colliers.com)

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC.

