

FOR SUBLEASE

1200 N Federal Highway
Boca Raton, FL 33411



Opportunity

To occupy a sublease in prestigious 1200 N Federal Highway, a Class "A" office building in East Boca Raton.

- › 5,514 SF on ground floor
- › Available 1/1/18
- › Lease Expires 12/31/18; landlord will consider new direct lease
- › Ground floor with entrances from building lobby and/or exterior
- › Former bank branch
- › Prominent signage on building and separate monument sign

Location

This is a prime location at the intersection of Glades Road and Federal Highway in East Boca Raton.

Building Highlights

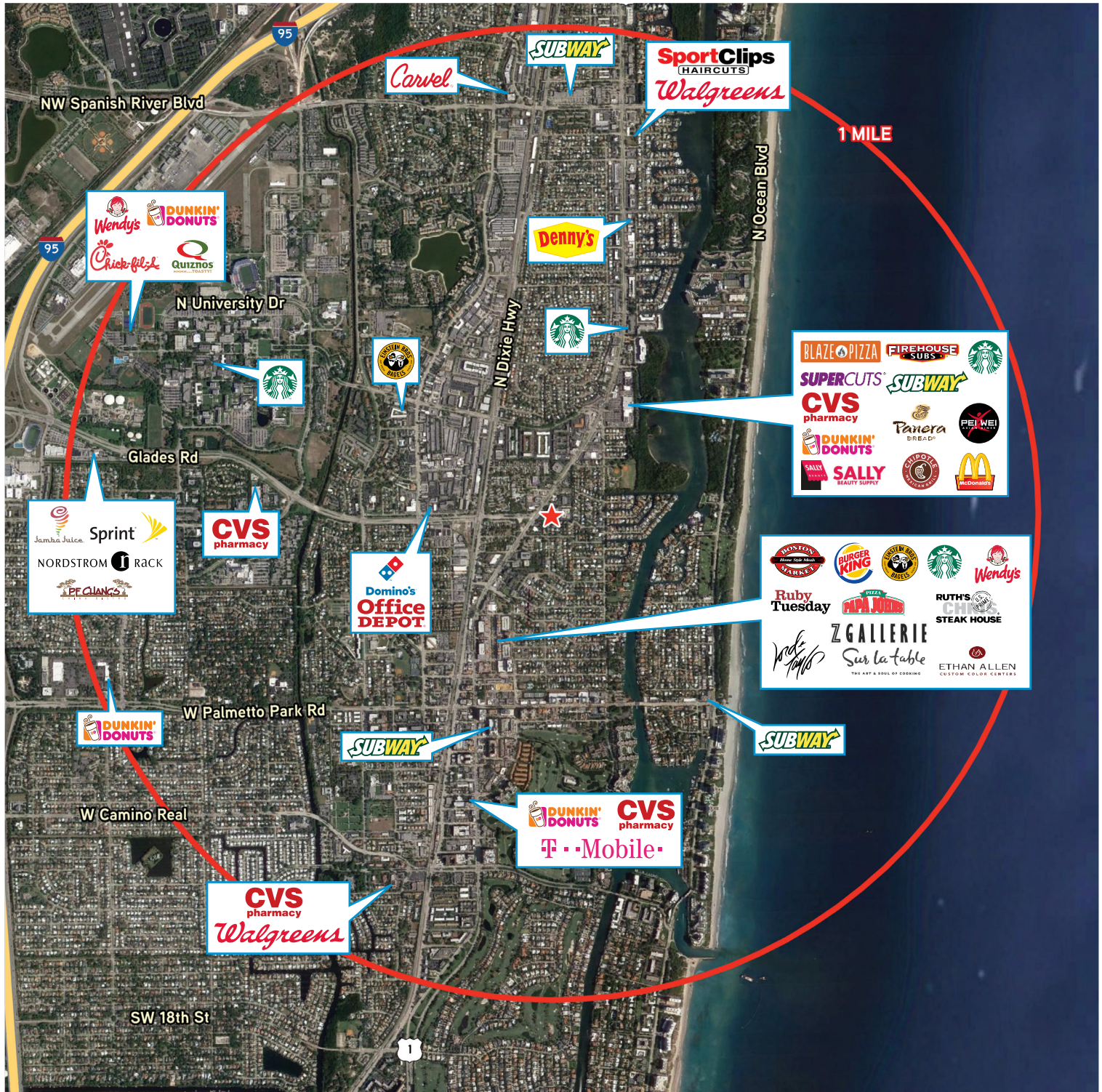
- › Class A finishes
- › Covered/reserved parking available
- › Four stories
- › Building is 137,021 SF
- › Property is located near numerous restaurants, shopping, Mizner Park, beaches, etc.
- › Café
- › Fiber optics
- › On-site management
- › 24/7 key card access

Base Rent: \$20.60 PSF

Operating Expenses: \$12.46 PSF plus tenant electric and janitorial



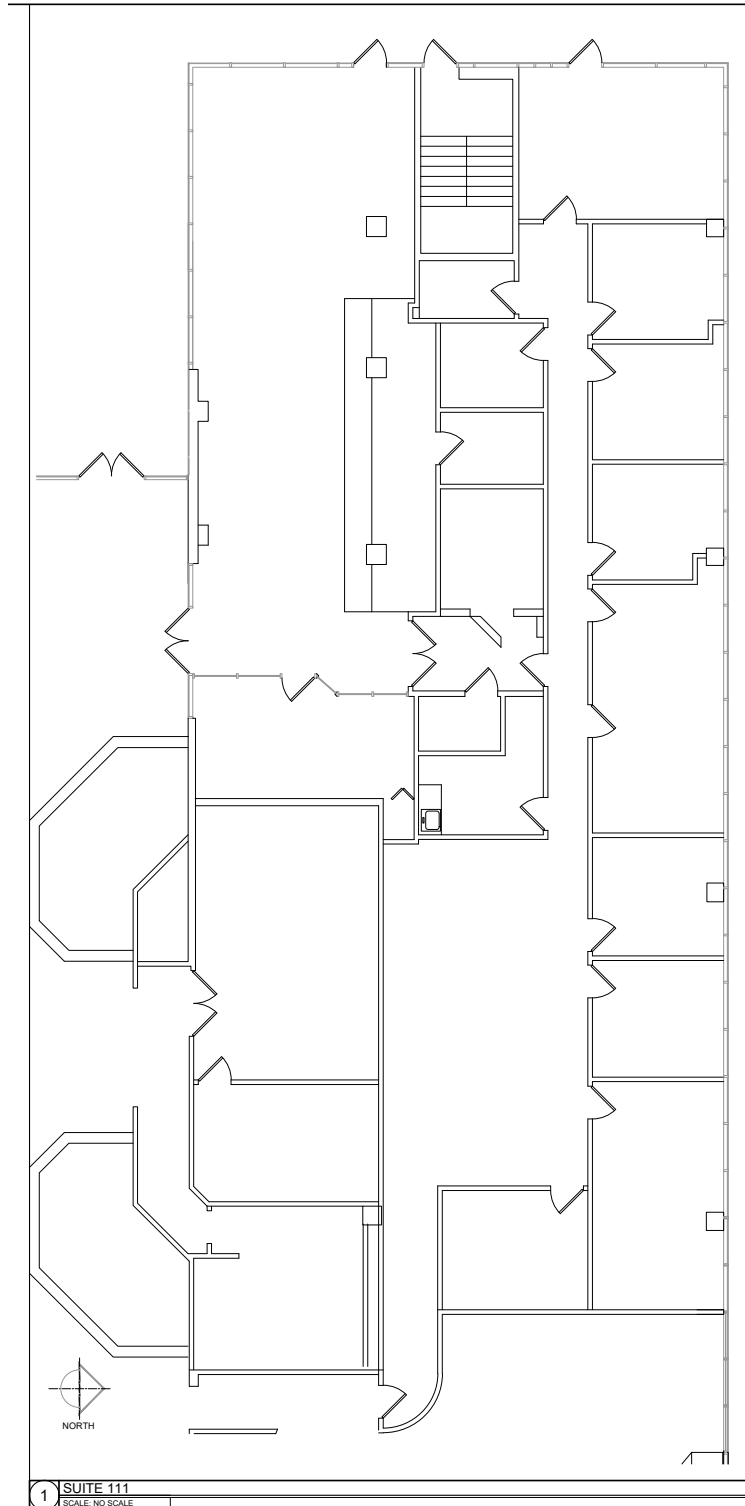
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FLOOR PLAN SUITE 111 - AS BUILT

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