



BOARDWALK
DISTRICT

LUCIA'S
RESTAURANT & WINE BAR

DUNKIN'

BURGERFI

A-FEDER
JEWELERS

PIZZA
DISTRICT

LEGACY
DENTAL CARE

RAFINA GREEK
TAVERNA

IV Splash
Cuisine • Cuisine

BOCA RATON • WATERFRONT

RESTAURANT OPPORTUNITY FOR LEASE
6877 SW 18th Street, Suite H-147

BOARDWALK
DISTRICT

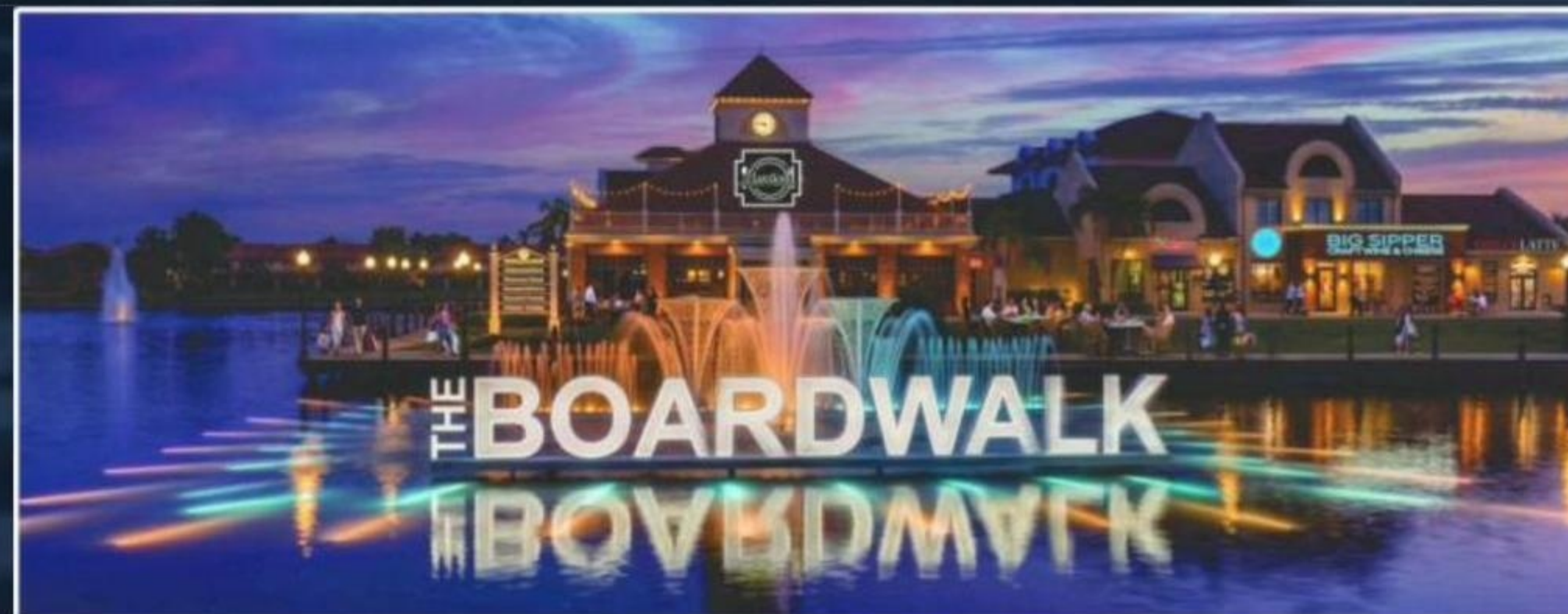
FORTY YEARS ON THE WATER • REBORN

A Living Current. A District in Motion.

Boca's new social dining destination — where
the water isn't just where we are, it's who we are.



BFO MANAGEMENT
VISION • REAL ESTATE • LEGACY



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01 / 07 • The Boardwalk District



Forty years
on the water,
now a current
runs through it.

Not a renovation — a repositioning. The whole waterfront, reimagined into a single district, with space now opening to lease.



NOW LEASING ON THE WATER

- 1 2 3 7 11 Restaurant Opportunity
- 4 5 6 Signed Restaurants
- 8 Retail / Personal Services
- 9 10 Valet
- 12 Boardwalk — 1,500' continuous

South Central Boca Raton

SW 18th Street & Powerline Road



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ARRIVAL & APPROACH

Arriving at the Boardwalk.

From the water's edge to your front door.

- Valet
- Panoramic water view
- Dynamic pedestrian experience



KEY PLAN



① Chloe's Bistro

② Rafina Taverna

③ H-147



NOT TO SCALE

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ANCHORED ON THE CORNER

Maximum Water views.

- Premium corner location
- Expansive Boardwalk patio
- Main entrance within Atrium



PROPOSED RESTAURANT

3 H-147

INSIDE

Dining	1,658 SF
BOH	1,363 SF
Subtotal	3,021 SF

OUTSIDE PATIO

Dining	1,796 SF
Subtotal	1,796 SF

TOTAL 4,817 SF



BOARDWALK
DISTRICT

Iconic by design, made to be experienced.

Distinct architecture, one waterfront address — designed
to be walked, gathered in, and remembered.

THE RESTAURANT

ON THE WATER



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OWNERSHIP



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BFO Management is a multigenerational, privately held real estate operating company, defined by proven operational leadership, principled stewardship, and a commitment to enduring value.



BOARDWALK DISTRICT

The current is *already moving.*

Boca finally has a place to go. Come see it on the water.