

For Sale By



AVAILABLE FOR SALE

FREESTANDING OFFICE & ADJACENT LAND

TWO-PARCEL ASSEMBLAGE · ±27,007 SF LAND · BOCA RATON

6199 N FEDERAL HWY

Boca Raton, FL 33487

\$4,500,000

SALE PRICE

27,007

SF OF LAND · 2 PARCELS

2,479

SF OFFICE BUILDING

26,364

VEHICLES PER DAY · US-1

PROPERTY OVERVIEW



PROPERTY DESCRIPTION

Native Realty is proud to present the opportunity to acquire a highly upgraded freestanding office building with adjacent vacant land along Boca Raton's prominent Federal Highway corridor. The assemblage consists of two parcels totaling approximately 27,007 SF of land, offering a compelling opportunity for an owner-user, investor, or developer.

The offering includes a $\pm 2,479$ SF freestanding office building at 6199 N Federal Highway, situated on a $\pm 13,068$ SF lot, together with an adjacent $\pm 13,939$ SF vacant land parcel. The additional land provides flexibility for expanded parking, outdoor use, future expansion, or long-term redevelopment potential, subject to applicable zoning and approvals.

The existing office building features premium finishes throughout, including polished stone flooring, designer lighting, glass office fronts, upscale restrooms, a conference room, reception area, kitchenette, gated parking, and excellent visibility along Federal Highway.

With a turnkey office building, substantial adjacent land, and a highly visible Boca Raton location, this offering presents a unique opportunity to secure a versatile commercial property along one of South Florida's key commercial corridors.

PROPERTY HIGHLIGHTS

- ◆ Two-Parcel Assemblage Totaling $\pm 27,007$ SF of Land
- ◆ Prominent Federal Highway frontage and signage
- ◆ Gated parking and secured access
- ◆ Luxury modern interior buildout
- ◆ Centrally located within Boca Raton's premier commercial corridor

OFFERING SUMMARY

Sale Price	\$4,500,000
Number of Parcels	2
Lot Size	27,007 SF
Building Size	2,479 SF

DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
Total Households	25,648	71,846	140,510
Total Population	58,863	164,105	306,222
Average HH Income	\$136,029	\$148,606	\$134,122

FOR SALE

THE OFFERING

Two contiguous parcels sold together as one assemblage — a turnkey office building on the corner lot and an adjacent open parcel of nearly equal size directly beside it.

2,479

SF OFFICE BUILDING

27,007

SF TOTAL LAND

±0.62

ACRES · COMBINED

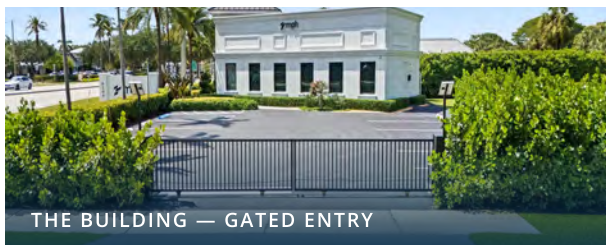
\$4,500,000

SALE PRICE · BOTH PARCELS

PARCEL	LAND AREA	BUILDING	DESCRIPTION
OFFICE PARCEL 6199 N FEDERAL HWY	±13,068 SF	±2,479 SF	A freestanding, single-story office building finished to a luxury standard — polished stone flooring, designer lighting, glass office fronts, a conference room, reception area, kitchenette and upscale restrooms. Private, gated parking with secured access, direct frontage and signage on Federal Highway. Move-in ready for an owner-user with no construction period.
LAND PARCEL ADJACENT · VACANT	±13,939 SF	—	A cleared, hedged and landscaped parcel immediately adjoining the office lot — larger than the parcel the building sits on. Provides flexibility for expanded parking, outdoor use, future building expansion or long-term redevelopment , subject to applicable zoning and City of Boca Raton approvals.
TOTAL ASSEMBLAGE OFFERED TOGETHER	±27,007 SF	±2,479 SF	Assembled corner position on the west side of US-1 with roughly 26,364 vehicles per day passing the door. Assemblages of this size on the Federal Highway corridor rarely come to market intact — the buyer controls both the income-producing improvement and the land beside it.

FOR THE OWNER-USER

Occupy a finished executive office on day one, park securely behind a gate, and hold the adjacent land for the expansion you would otherwise have to move for.



THE BUILDING — GATED ENTRY

FOR THE INVESTOR

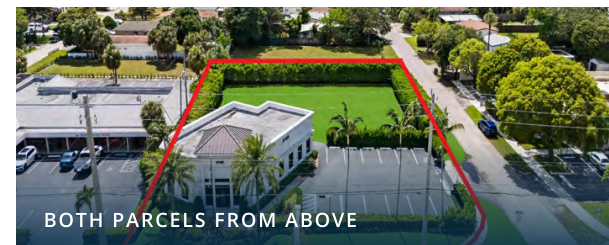
A single-tenant office building on a hard corner of US-1 in one of Palm Beach County's highest-income trade areas, with land banked beside it at no additional carrying complexity.



THE LAND — ±13,939 SF

FOR THE DEVELOPER

±27,007 SF of contiguous, cleared frontage on a corridor the City and FDOT are actively rebuilding — a scarce infill position with an existing building generating use in the interim.



BOTH PARCELS FROM ABOVE

TWO PARCELS · ±27,007 SF

THE SITE FROM ABOVE

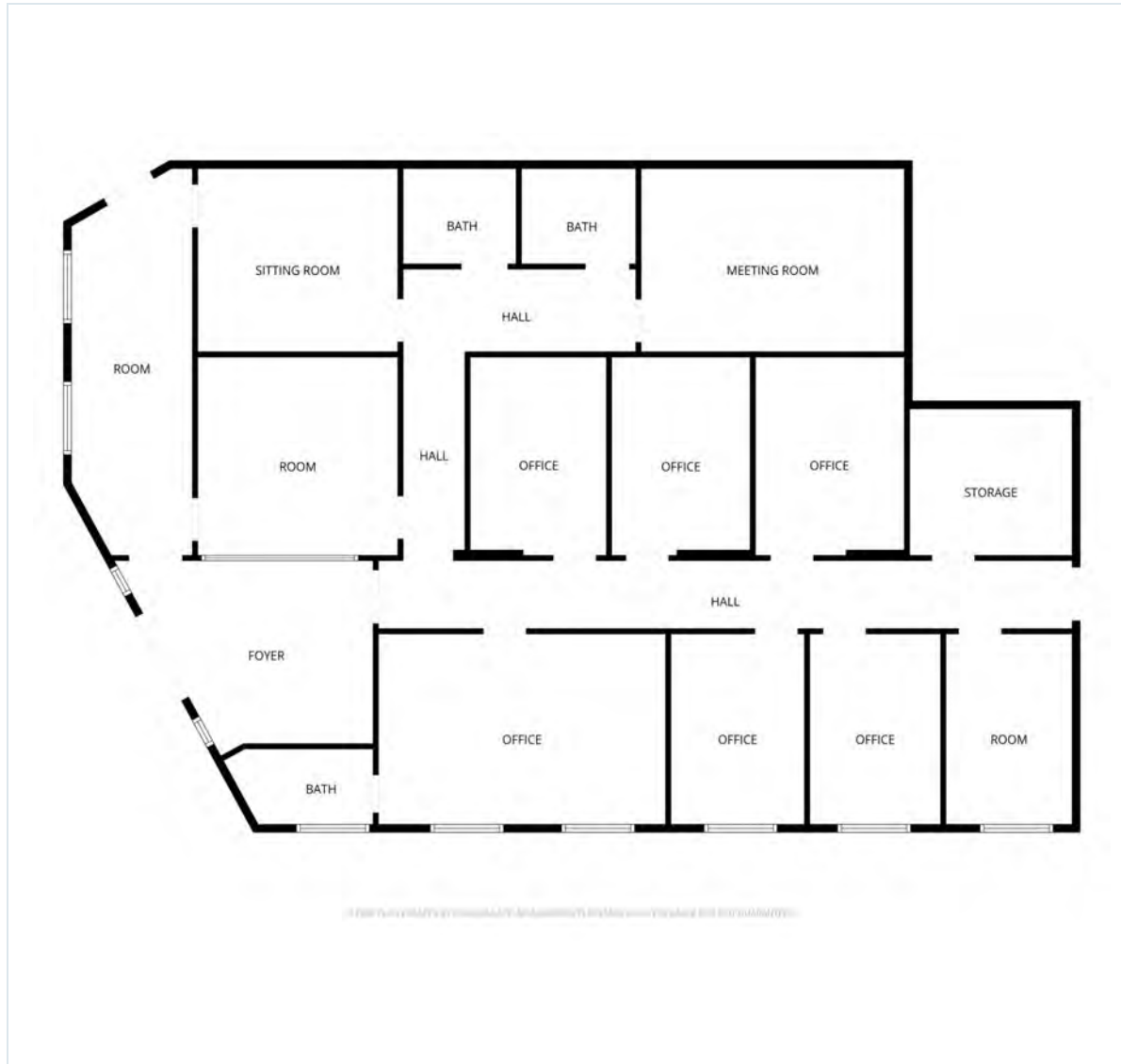
The assemblage outlined in red — the ±2,479 SF office building on its ±13,068 SF lot, and the ±13,939 SF vacant parcel immediately beside it.



±2,479 SF · SINGLE STORY

FLOOR PLAN

Seven private offices and two flexible rooms arranged off a central spine, with a meeting room, sitting room, foyer, storage and three bathrooms already in place.



WHAT IS BUILT OUT

- ◆ 7 private offices plus 2 flexible rooms
- ◆ Meeting room and separate sitting room
- ◆ Reception area and foyer entry
- ◆ Kitchenette with full cabinetry and sink
- ◆ 3 bathrooms
- ◆ Dedicated storage room
- ◆ Glass office fronts and designer lighting
- ◆ Polished stone flooring throughout

SITE & ACCESS

- ◆ Gated vehicular entry with secured access
- ◆ Private surface parking lot on site
- ◆ Direct frontage and signage on US-1
- ◆ Hedged and landscaped perimeter for privacy

TURNKEY ON DAY ONE

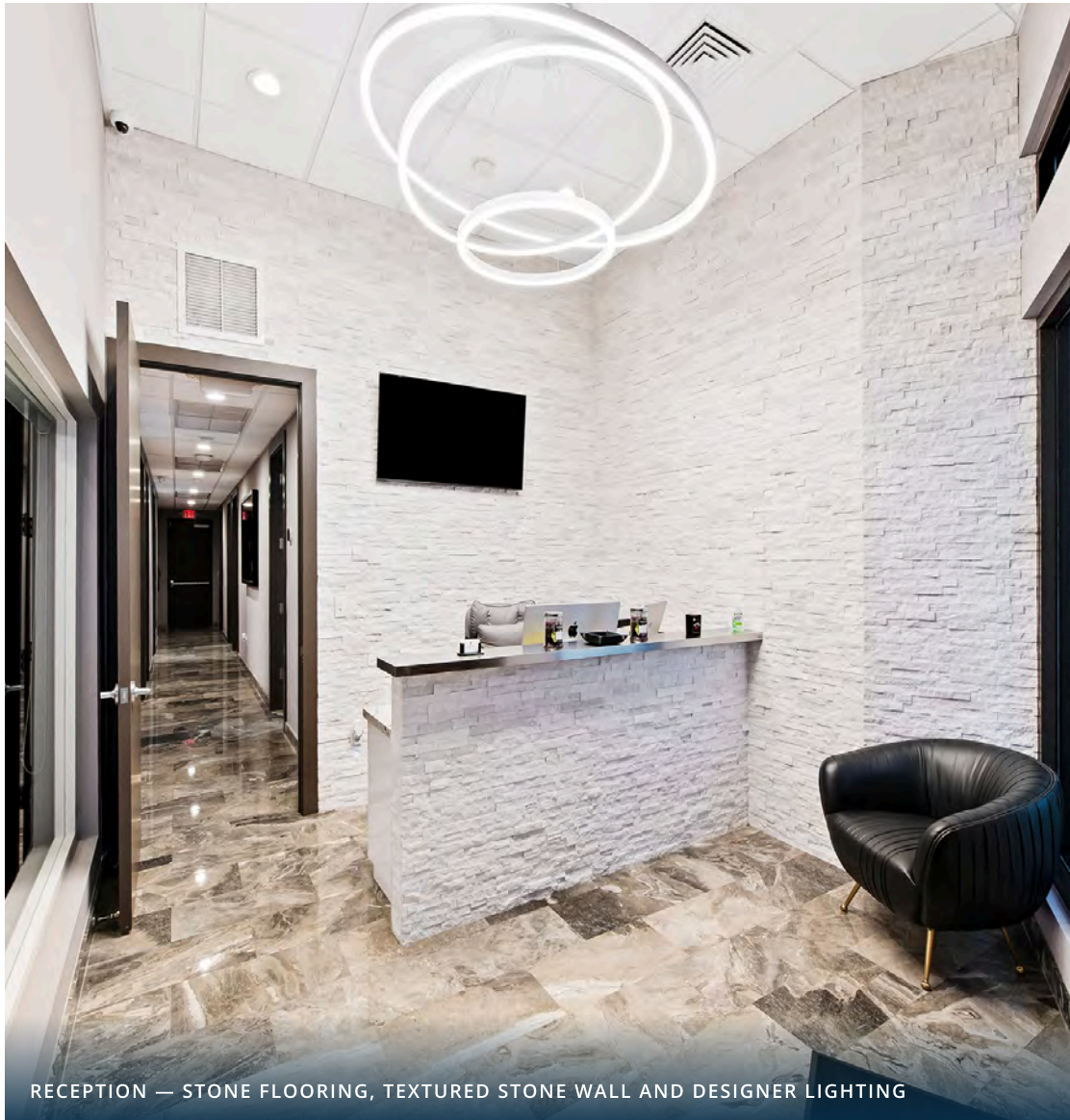
- ◆ No construction period for an owner-user
- ◆ Finishes suit legal, medical, financial or family-office use
- ◆ Private offices already partitioned — no demolition required

Floor plan is provided by a third party for illustration only. Room count, dimensions and layout are approximate and should be independently verified by the buyer.

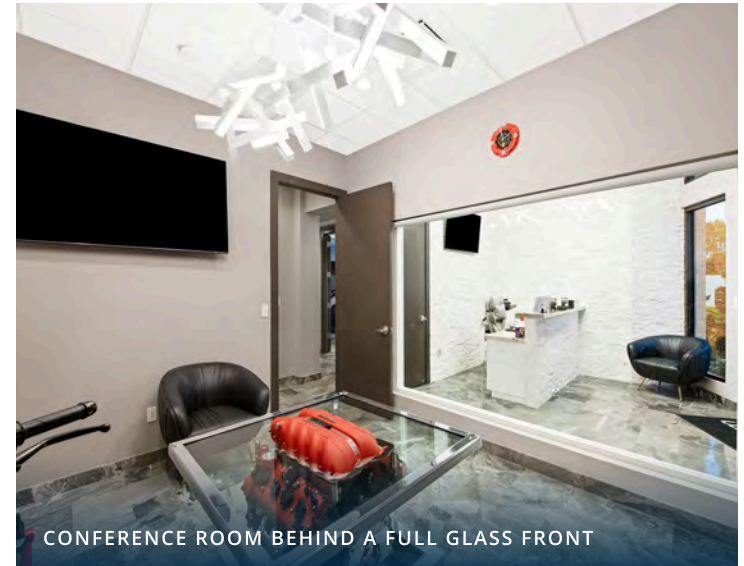
THE BUILDING

RECEPTION & COMMON AREAS

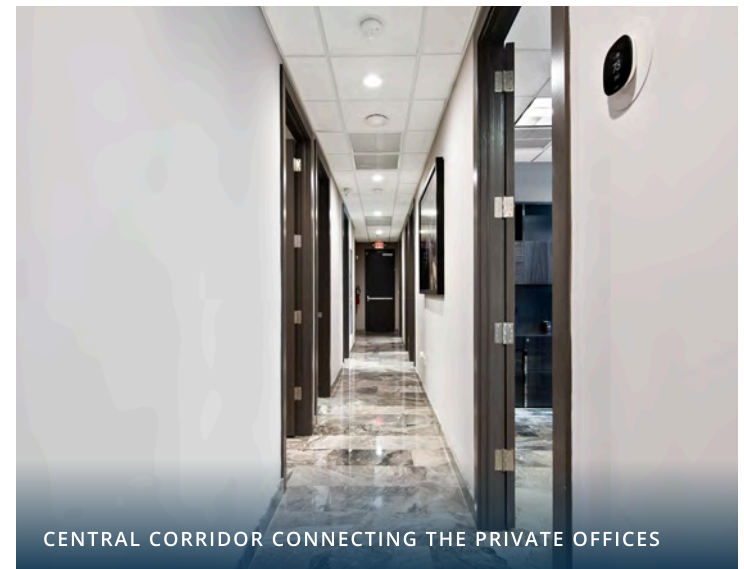
Polished stone floors, sculptural lighting and glass office fronts give the front of house a finish level well above a typical suburban office building.



RECEPTION — STONE FLOORING, TEXTURED STONE WALL AND DESIGNER LIGHTING



CONFERENCE ROOM BEHIND A FULL GLASS FRONT



CENTRAL CORRIDOR CONNECTING THE PRIVATE OFFICES

THE BUILDING

OFFICES & SUPPORT

Private offices on the window line, interior offices for staff, and a fully fitted kitchenette — all delivered finished and furnished-ready.



EXECUTIVE OFFICE WITH BUILT-IN MILLWORK AND WINDOW LINE



PRIVATE OFFICE — ONE OF SEVEN



KITCHENETTE WITH STONE COUNTER AND FULL CABINETRY

INSIDE THE BUILDING

- ◆ Polished stone flooring throughout
- ◆ Glass office fronts · designer lighting
- ◆ Conference room · reception · sitting room
- ◆ Kitchenette · 3 bathrooms · storage
- ◆ Gated parking with secured access

±13,939 SF ADJACENT PARCEL

THE LAND

The vacant parcel is larger than the lot the building occupies. It is cleared, level, hedged on three sides and ready for whatever the buyer's plan requires.



OPEN PARCEL LOOKING TOWARD THE OFFICE BUILDING



CLEARED, LEVEL AND FULLY HEDGED FOR PRIVACY

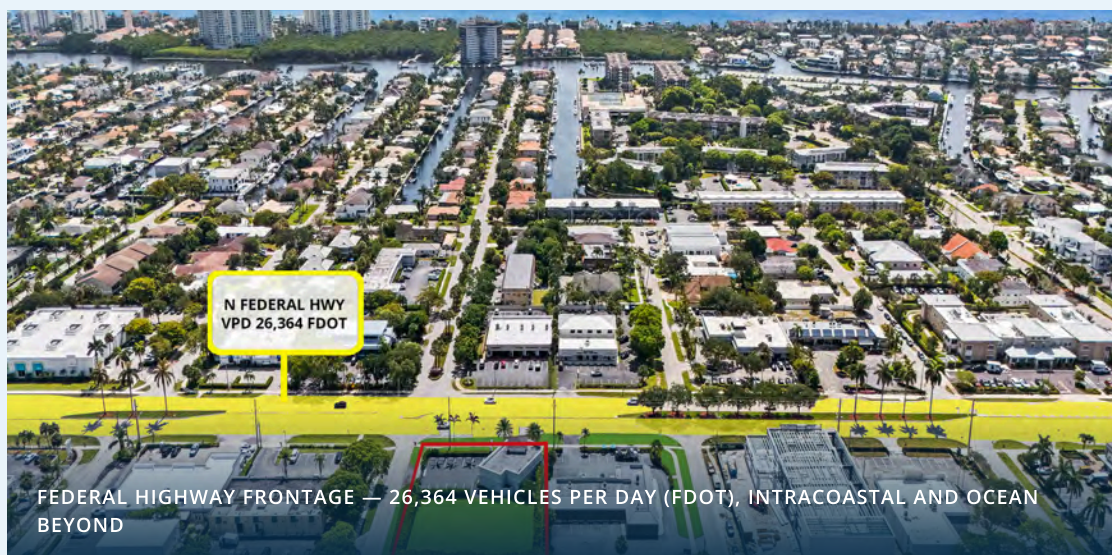
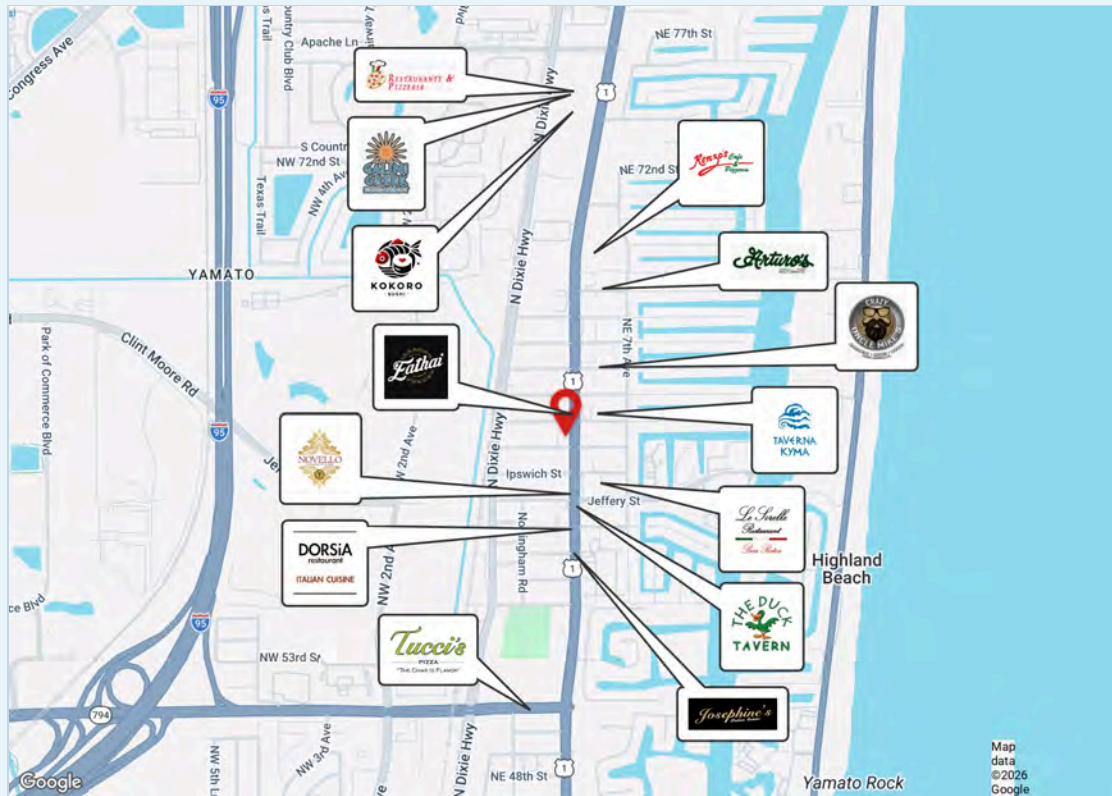


PRIVATE PARKING FIELD BEHIND THE GATE

WHAT THE LAND ALLOWS

- ◆ Expanded or fleet parking
- ◆ Outdoor amenity, display or storage use
- ◆ Building expansion beside the existing office
- ◆ Longer-term redevelopment of the assemblage
- ◆ Subject to zoning and City of Boca Raton approvals

DINING & RETAIL ALONG THE CORRIDOR



THE LOCATION

NORTHEAST BOCA RATON

The property sits on US-1 in Boca Raton's 33487 ZIP code, between the Intracoastal waterfront neighborhoods to the east and the Park of Commerce and Broken Sound employment corridor to the west, with the Delray Beach line a short drive north.

01 · ACCESS & CONNECTIVITY

- ◆ Direct frontage on US-1 / Federal Highway — 26,364 VPD
- ◆ I-95 at Yamato Road, roughly 2 miles west
- ◆ Tri-Rail station on West Yamato Road
- ◆ Brightline station in downtown Boca Raton
- ◆ Boca Raton Airport minutes away; PBI and FLL each under 30 minutes

02 · DINING ON THE CORRIDOR

- ◆ Taverna Kyma · Kokoro Sushi · Zathai
- ◆ Novello · Dorsia · Arturo's Ristorante
- ◆ Le Sorelle · Josephine's · Renzo's Cafe
- ◆ The Duck Tavern · Crazy Uncle Mike's · Galini Greek
- ◆ Tucci's Pizza and everyday retail along US-1 and Dixie

03 · FROM THE FRONT DOOR

Intracoastal & Highland Beach oceanfront	Directly east
Delray Beach · Atlantic Avenue	±3 mi north
Park of Commerce & Broken Sound	±3 mi west
Downtown Boca Raton · Mizner Park	±5 mi south
Boca Raton Regional Hospital · FAU	±5 mi south

Distances are approximate and measured by road; buyers should verify.

WHY THIS MARKET

BOCA RATON AT A GLANCE

Frontage in one of Palm Beach County's wealthiest, most supply-constrained coastal submarkets — in a state with no personal income tax.

\$148,606

AVG. HH INCOME · 5 MILES

164,105

POPULATION · 5 MILES

26,364

VEHICLES PER DAY AT THE
DOOR

0%

FLORIDA PERSONAL INCOME
TAX

THE EMPLOYMENT BASE

- ◆ **ADT and Office Depot** — both headquartered in Boca Raton
- ◆ **Boca Raton Innovation Campus** — ±1.7 million SF, the former IBM campus
- ◆ **Park of Commerce & Broken Sound** — the city's office and medical corridor, minutes west
- ◆ **Baptist Health Boca Raton Regional Hospital** — 400 beds, 800+ physicians
- ◆ **Florida Atlantic University** — roughly 25,000 undergraduates

GETTING AROUND

- ◆ **US-1 frontage** — 26,364 vehicles per day at the door
- ◆ **I-95 at Yamato Road** — roughly two miles west
- ◆ **Brightline** — Boca Raton station downtown
- ◆ **Tri-Rail** — station on West Yamato Road
- ◆ **Boca Raton Airport** — minutes away; PBI and FLL within half an hour

LIFESTYLE DRAWS

- ◆ **The beaches** — Spanish River and Red Reef Park, just east
- ◆ **Atlantic Avenue, Delray Beach** — a short drive north
- ◆ **Mizner Park** — downtown dining, retail and offices
- ◆ **Town Center at Boca Raton** — the region's dominant luxury mall
- ◆ **Dining on the corridor** — Taverna Kyma, Novello, Dorsia, Kokoro and more

A CORRIDOR ON THE WAY UP.

INCOME DEPTH

Average household income within five miles is roughly \$148,600 — the base professional-service tenants underwrite to.

SCARCE FRONTAGE

North Boca's Federal Highway corridor is built out. Contiguous parcels of ±27,007 SF are assembled, not created.

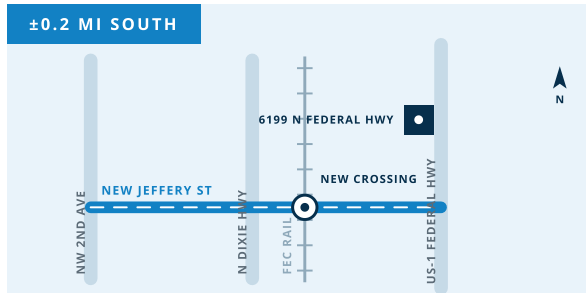
PUBLIC INVESTMENT

The City and FDOT are actively rebuilding this corridor — a new rail crossing, Complete Streets and new landscaping.

WHAT IS BEING BUILT AROUND IT

AREA DEVELOPMENT PIPELINE

Six projects shaping the trade area, drawn from the City's published development pipeline. Distances are approximate.



Jeffery Street Grade Crossing

JEFFERY ST · NW 2ND AVE TO FEDERAL HWY

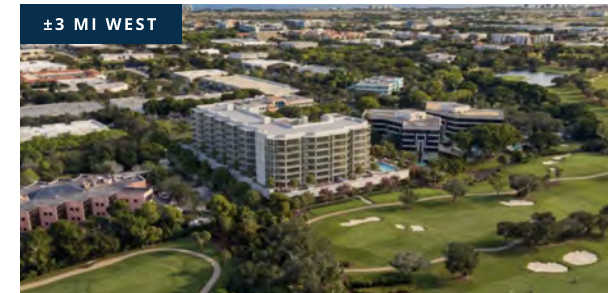
A **\$20 million** City project: a new FEC rail crossing, a North Park underpass and a road build-out connecting **Jeffery Street** through to **Federal Highway**. Construction late 2026 – 2027.



Boca Raton Innovation Campus

5000 T-REX AVE

The **±1.7 million SF** former IBM campus. A **\$100 million** amenity program finished in 2026; entitled for **1,200+ residences**, a hotel and a **5,000-seat venue**.



The Broken Sound Residential Wave

FIVE OFFICE SITES CONVERTING TO HOUSING

Ram Boca, Atrium, 5300 NW Broken Sound, Park Tower and The Bertani — roughly **860 new residences** proposed inside the employment corridor.



Link at Boca

680 W YAMATO RD

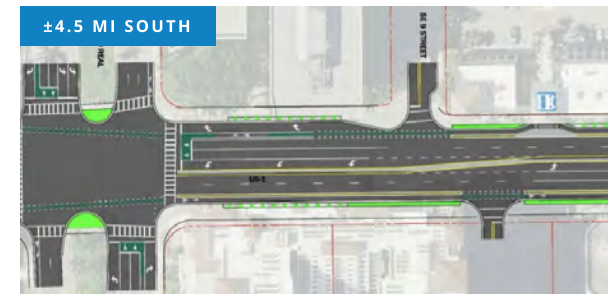
An eight-story transit development at the **Tri-Rail station** — **340 apartments** and **±24,000 SF** of retail. Broke ground in 2026 on a **±24-month** build.



New Building on the Corridor

6800, 6870 & 7900 N FEDERAL HWY

Briskel Pointe, 20 residences; an **11,028 SF** school addition at the Int'l Institute of Health Care Professionals; and **The Ora**, 17 single-family homes.



US-1 Complete Streets, Downtown

CAMINO REAL TO SE MIZNER BLVD

FDOT is rebuilding 1.3 miles of Federal Highway downtown — six lanes to four, **12-foot sidewalks**, buffered bike lanes and street trees. The new standard for the corridor.

Renderings and images: Terra Group / BRiC; 13th Floor Investments (Link at Boca); Compson Associates (The Bertani at Broken Sound); Briskel Pointe; City of Boca Raton / FDOT (US-1 conceptual design plan). Shown for illustration only; none of these projects is owned by, affiliated with or offered by the seller or Native Realty. — Project details are summarized from the City of Boca Raton Development Services "Projects in Review" report and public reporting current as of August 2026. Projects under review are not approved projects, may be modified or withdrawn, and may be rejected by the Planning & Zoning Board or City Council. Buyers should verify status directly with the City.



CONTACT US

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