

AVAILABLE FOR LEASE
CLASS A OFFICE

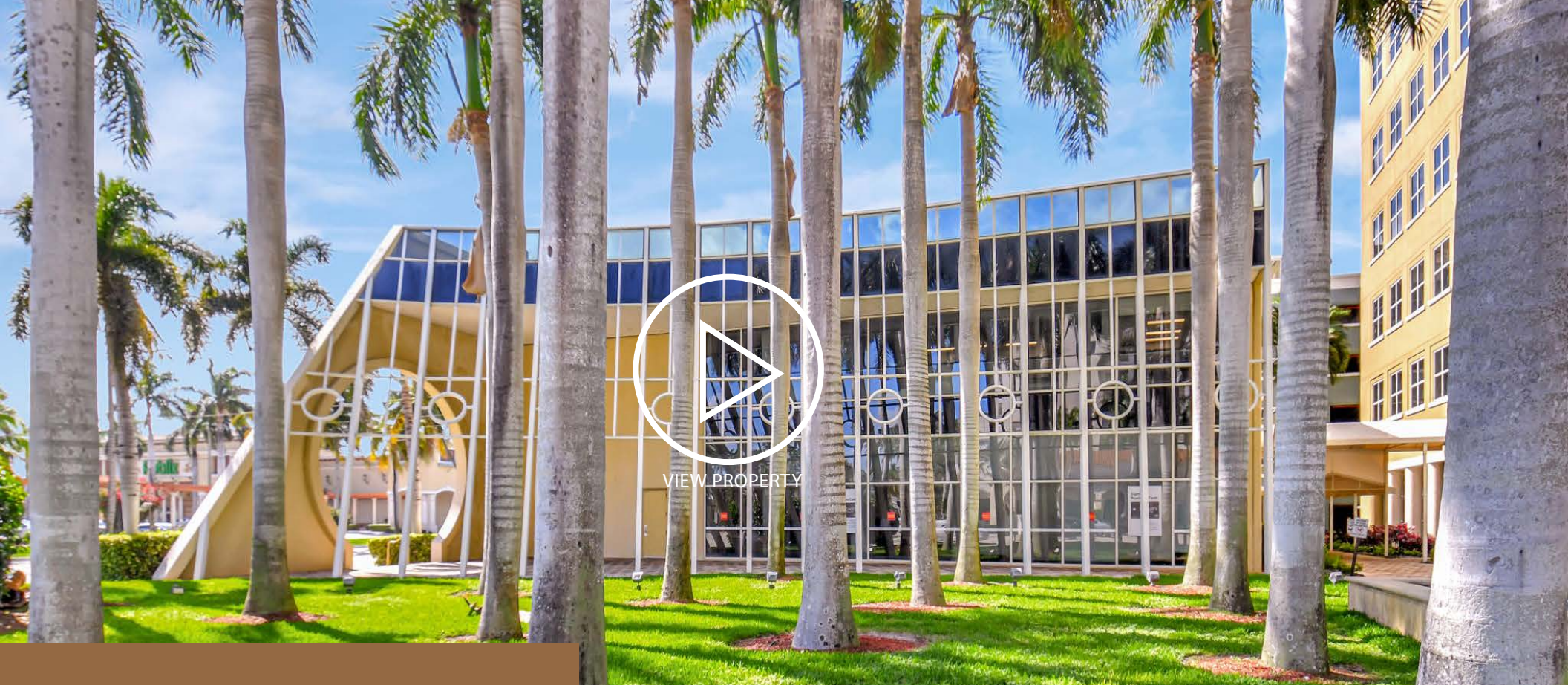


925 & 975
SOUTH FEDERAL HWY



IPCapital
PARTNERS, LLC

CBRE



Views that
Inspire.

925 & 975 South Federal Hwy is a distinguished Class “A” office tower, masterfully designed by Philip Johnson, strategically located at the entrance to Downtown Boca Raton and Mizner Park. This architectural gem boasts breathtaking ocean views from its eastern offices, captivating golf course panoramas, and generous floor-to-ceiling glass windows that enhance its elegant curved façade. Nestled amidst The Boca Resort & Club, the Royal Palm Yacht & Country Club, and multiple golf courses, along with an array of dining options, it provides an unparalleled setting for a thriving corporate environment.



Building top & monument
signage available on South
Federal Hwy



Over 25,000 Vehicles drive by daily



Ideally
LOCATED



Just South of Royal Palm Plaza and
Mizner Park



Walking distance to Publix, Trader
Joe’s, and other retail amenities



Dynamic water and golf course views



Highly desirable and abundant
covered parking



Excellent access to Interstate 95



High-end finishes and well-appointed
common areas

Office space fit for your needs

Bldg 925
South Federal Hwy

105,000 SF
7 Stories

Bldg 975
South Federal Hwy

13,904 SF
2 Stories



Rates

- 7TH FLOOR: \$55
- 6TH FLOOR: \$55
- 5TH FLOOR: \$55
- 4TH FLOOR: \$50
- 3RD FLOOR: \$50-\$55
- 2ND FLOOR: \$50-\$55
- 1ST FLOOR: \$50

OpEx

\$20.00
includes electrical
and janitorial



ABUNDANT
STRUCTURED PARKING



CROSS STREETS
East Camino Real &
South Federal Highway



ACCESS
Federal Highway, just
south of Palmetto Park Road.
Quick access via Dixie flyover
connecting Deerfield Beach to
Boca Raton.

Floor Plan

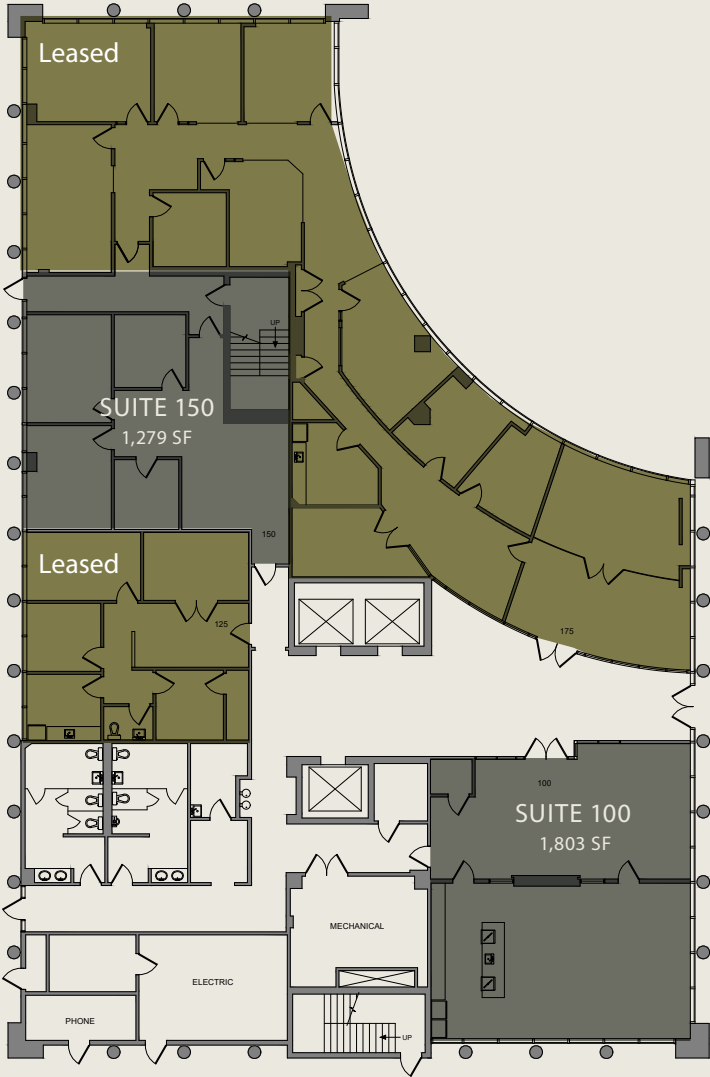
Bldg 925
South Federal Hwy

1ST FLOOR

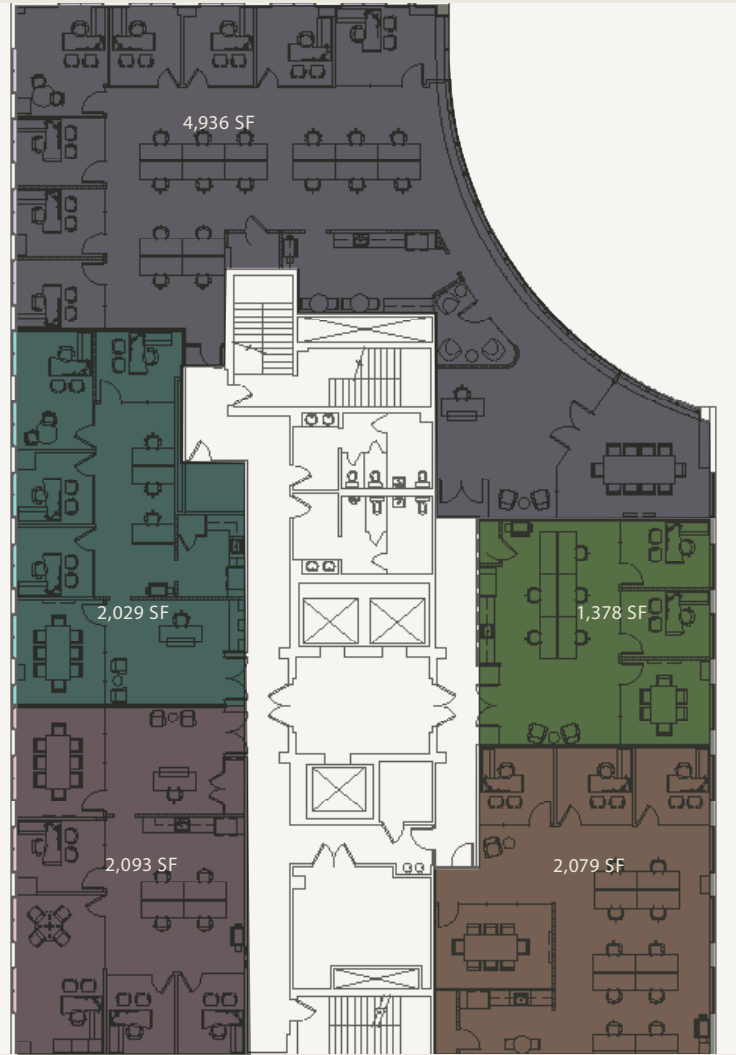
Available:
SUITE 100: 1,803 SF
SUITE 150: 1,279 SF

2ND FLOOR

Available:
FULL FLOOR: 12,515 SF
SUITE : 4,936 SF
SUITE : 2,029 SF
SUITE : 2,093 SF
SUITE : 1,378 SF
SUITE : 2,079 SF



1ST FLOOR



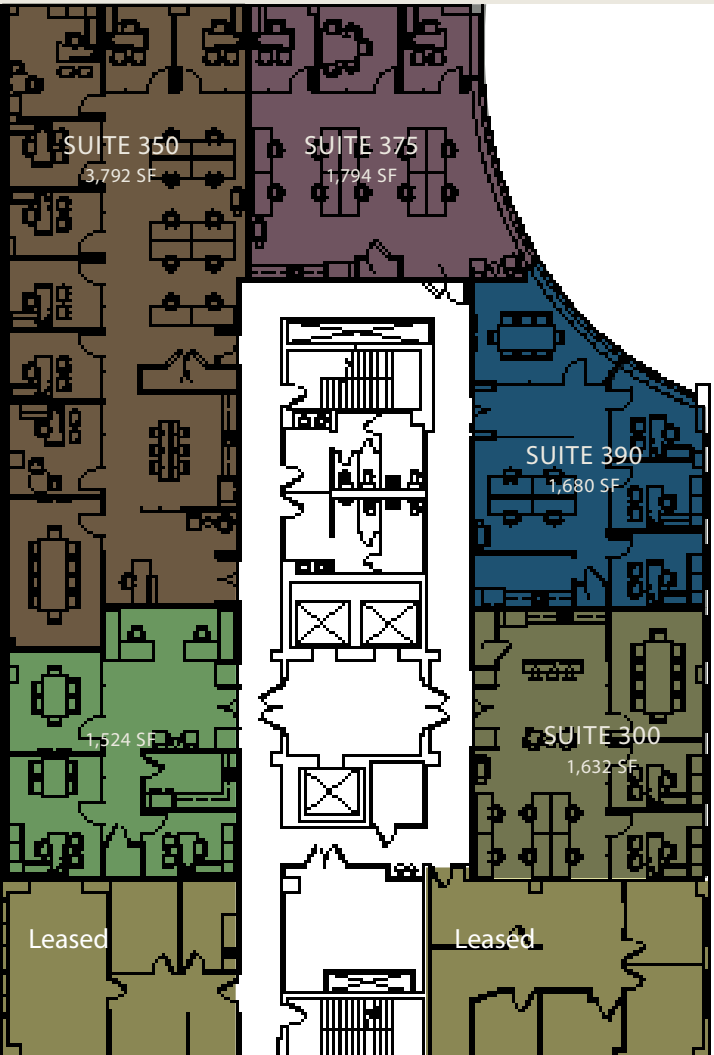
2ND FLOOR

3RD FLOOR

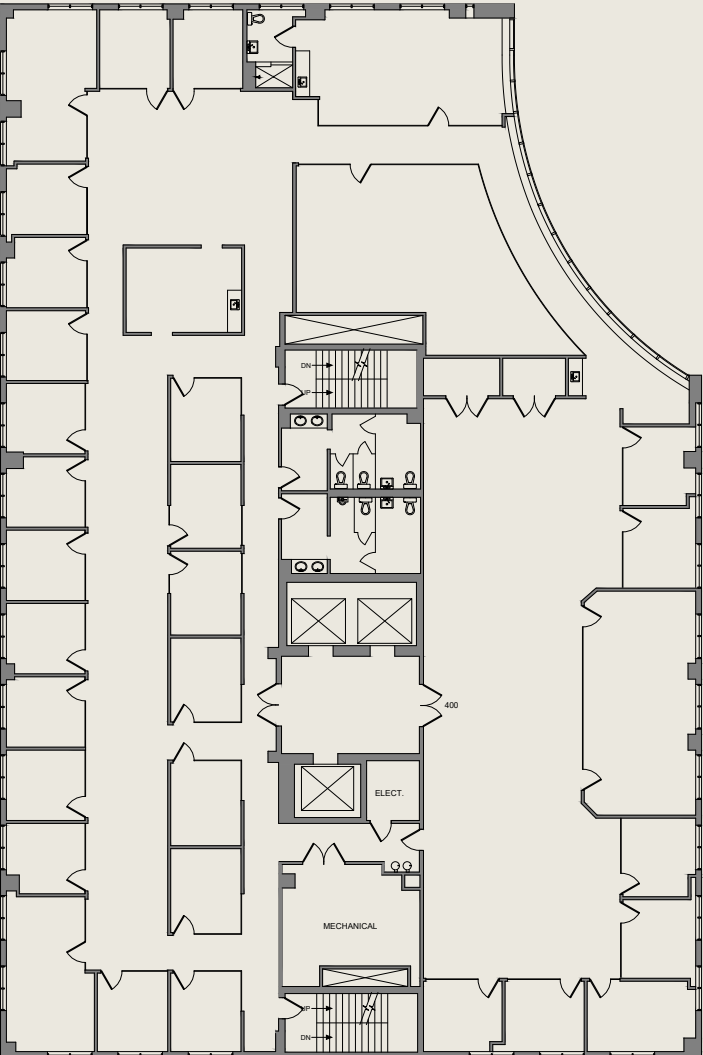
Available:
SUITE 350: 3,792 SF
SUITE 375: 1,794 SF
SUITE 390: 1,680 SF
SUITE 315: 1,203 SF
SUITE 300: 1,632 SF
SUITE : 1,524 SF
TOTAL: 10,936 SF

4TH FLOOR

Available:
FULL FLOOR: 13,279 SF



3RD FLOOR



4TH FLOOR

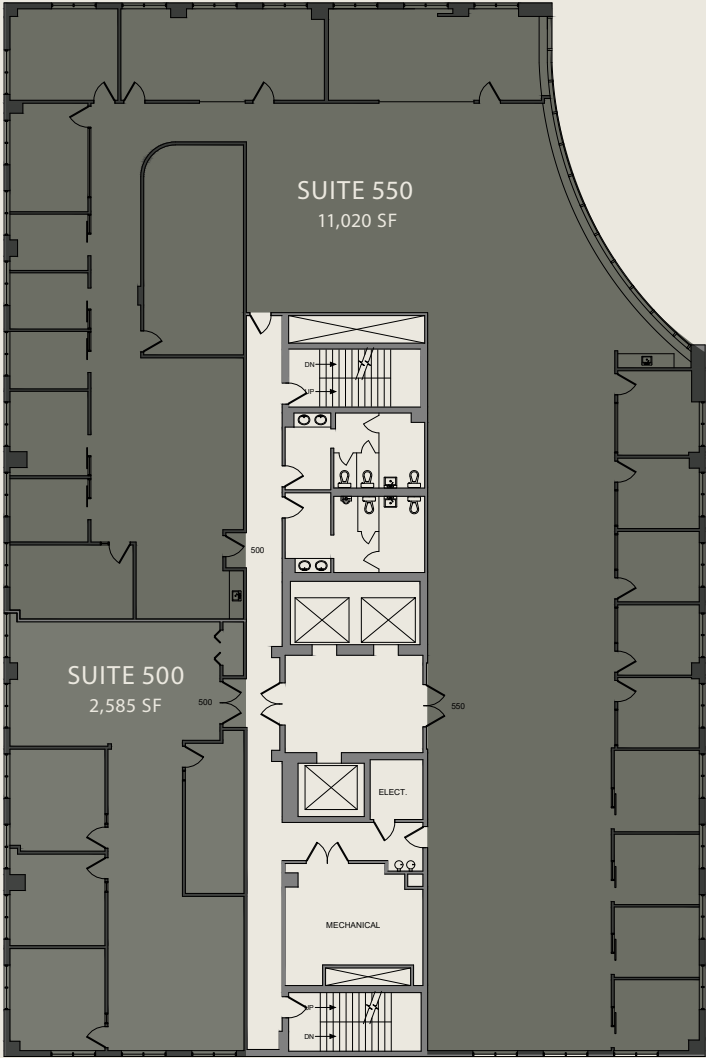
Floor Plan

5TH FLOOR

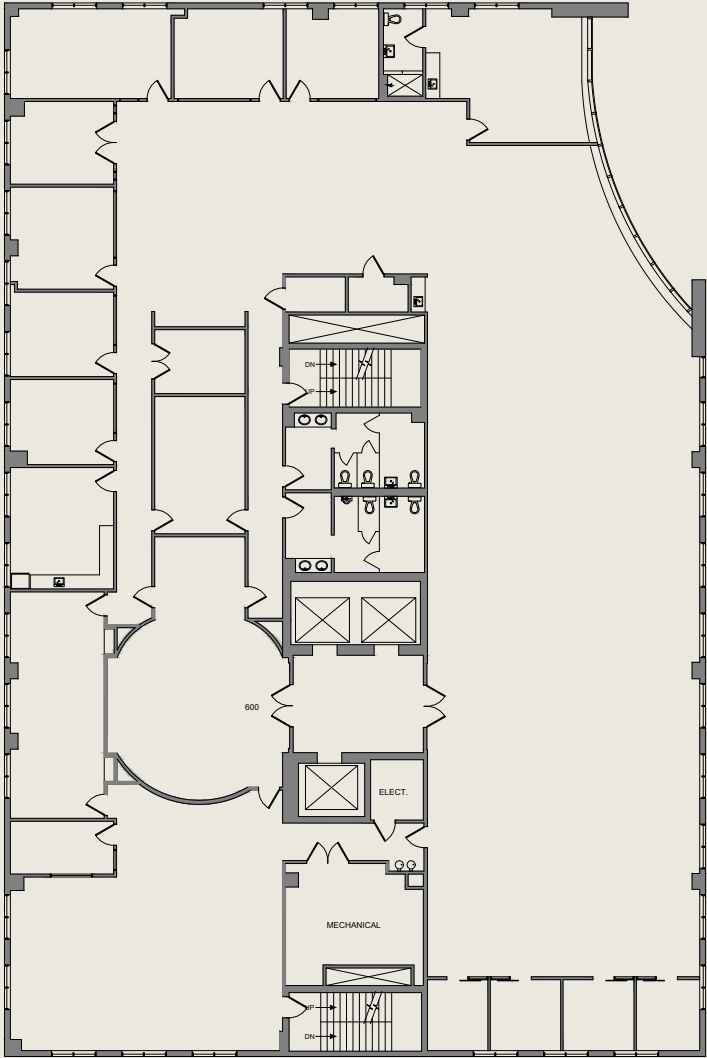
Available:
FULL FLOOR: 13,605 SF
SUITE 550: 11,020 SF
SUITE 500: 2,585 SF

6TH FLOOR

Available:
FULL FLOOR: 13,902 SF



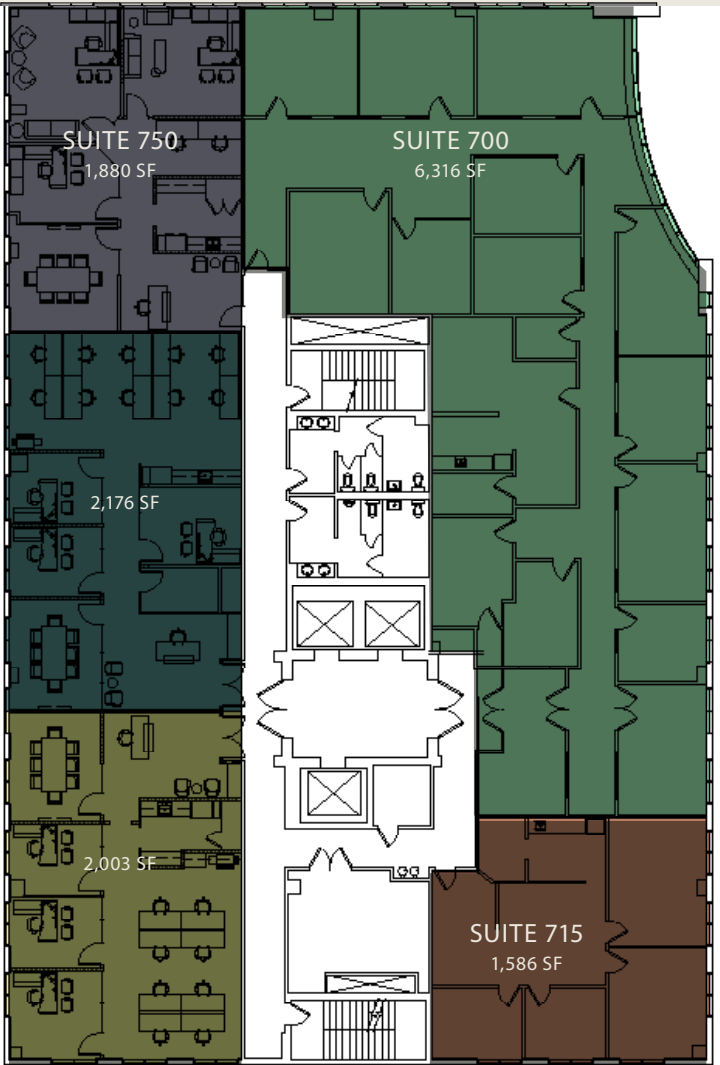
5TH FLOOR



6TH FLOOR

7TH FLOOR

Available:
FULL FLOOR: 13,961 SF
SUITE 700: 6,316 SF
SUITE 715: 1,586 SF
SUITE 750: 1,880 SF
SUITE : 2,176 SF
SUITE : 2,003 SF



7TH FLOOR

VIEWS FROM THE 7TH FLOOR





Stacking Plan

Bldg 925 South Federal Hwy Availabilities

7TH FLOOR - FULL FLOOR OPPORTUNITY

Suite 700 | 6,246 SF

Suite 715 | 1,701 SF

Suite 750 | 6,014 SF

Suite _____ | 2,176 SF

Suite _____ | 2,003 SF

6TH FLOOR - FULL FLOOR OPPORTUNITY

Suite 600 | 13,902 SF

5TH FLOOR - FULL FLOOR OPPORTUNITY

Suite 500 | 2,585 SF

Suite 550 | 11,020 SF

4TH FLOOR - FULL FLOOR OPPORTUNITY

Suite 400 | 13,279 SF

3RD FLOOR

Suite 300 | 1,632 SF

Suite 315 | 1,203 SF

Suite 350 | 3,792 SF

Suite 375 | 1,794 SF

Suite 390 | 1,680 SF

Suite _____ | 1,524 SF

2ND FLOOR - FULL FLOOR OPPORTUNITY

Suite _____ | 4,936 SF

Suite _____ | 2,029 SF

Suite _____ | 2,093 SF

Suite _____ | 1,378 SF

Suite _____ | 2,079 SF

1ST FLOOR

Suite 100 | 1,803 SF

Suite 150 | 1,279 SF



Stacking Plan

Bldg 975 South Federal Hwy Availabilities

2ND FLOOR

Suite 210 7,070 SF | AVAIL: 10/31/2026





Boca Raton

Boca Raton features five miles of stunning beaches and 47 parks, including more than 20 golf courses, making it an idyllic destination for families and outdoor enthusiasts.

Culturally, Boca Raton is a vibrant hub, showcasing the renowned Boca Raton Museum of Art, hosting lively open-air concerts at the Mizner Park Amphitheater, and celebrating creativity at the annual Festival of the Arts BOCA. The city also offers some of the finest dining experiences in South Florida.

For retail enthusiasts, Mizner Park presents an inviting open-air shopping and dining experience, complemented by the upscale Town Center Mall and a myriad of charming boutique shops, all waiting to be explored.

Boca Raton is a great place to Live, Work, and Play.



Boca Raton, known simply as “Boca”, truly has it all

47

Parks

5

Miles of Beaches

20

Golf Courses in Boca Raton





Just down
the road

ROYAL PALM

0.5 MILE | 2 MIN DRIVE

BRIGHTLINE

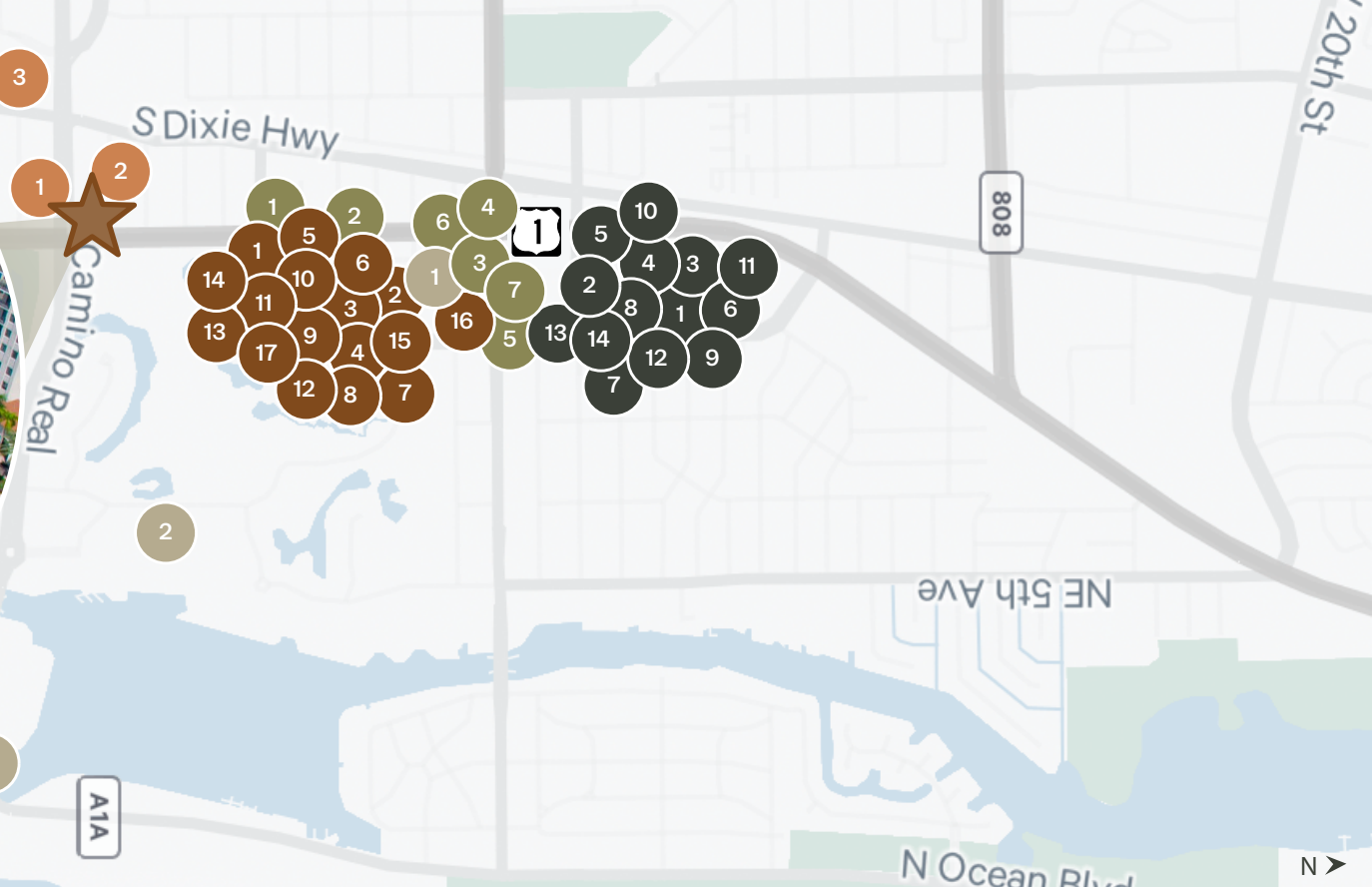
Boca Raton Station
1.2 MILES | 5 MIN DRIVE

MIZNER PARK

1.2 MILES | 6 MIN DRIVE



Nearby Amenities



RESTAURANTS

Federal Highway

- 1 ANTHONY'S COAL FIRED PIZZA
- 2 DE LUCA'S CHOPHOUSE
- 3 BASILIC VIETNAMESE CUISINE
- 4 LOUIE BOSSI
- 5 MATTEO'S OF BOCA RATON
- 6 KANPAI
- 7 FLANIGAN'S
- 8 MISTER 01 PIZZA

Royal Palm

- 1 LE SORELLE DOWNTOWN
- 2 LEMONGRASS ASIAN BISTRO
- 3 YAKITORI SAKE HOUSE
- 4 THE STANDARD
- 5 BIERGARTEN
- 6 PATIO TAPAS AND BEER
- 7 ICHIYAMI BUFFET
- 8 TWENTY TWENTY GRILLE
- 9 GARY RACK'S FARMHOUSE
- 10 SAQUELLA CAFÉ
- 11 CASIMIR FRENCH BISTRO

- 12 SUSHI BY BOU
- 13 INDIAN HARVEST RESTAURANT
- 14 ANOTHER BROKEN EGG
- 15 CHOPS LOBSTER BAR
- 16 MIA ROSEBUD
- 17 THE FUNKY BISCUIT

Mizner Park

- 1 KAPOW ASIAN NOODLE BAR
- 2 EDDIE V'S
- 3 CALAVERAS CANTINA

GROCERY STORES

- 1 PUBLIX
- 2 TRADER JOE'S
- 3 FRESH MARKET

HOTELS

- 1 HYATT PLACE DOWNTOWN
- 2 THE BOCA RATON
- 3 BEACH CLUB AT THE BOCA RATON
- 4 WATERSTONE RESORT & MARINA



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Elevate Your Workday

IPCapital
PARTNERS, LLC **CBRE**

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