

The Concierge

22 SE 6TH STREET, BOCA RATON, FL 33432

Fully entitled 42-unit luxury condominium
development opportunity in the heart of Boca Raton



AVISON
YOUNG

Executive summary

Avison Young, as exclusive advisor, is excited to present the unique opportunity to participate in the development of **The Concierge at Boca Raton, a fully-entitled luxury condominium development opportunity in the heart of Boca Raton, FL (the “Property” or the “Project”).**

Located at 22 Southeast 6th Street the Property is stated at the epicentre of one of the wealthiest cities in South Florida. The site is immediately adjacent to The Boca Raton and within close proximity to Royal Palm Place, Mizner Park, the new Mandarin Oriental Hotel, and Royal Palm Yacht Club, rated by Forbes as one of the most expensive communities in the country. This location provides easy access to A1A, Route 1 and I -95. Boca Raton has its own airport and is close to two international airports: West Palm Beach - 25 miles and Fort Lauderdale - 23 miles.

The site benefits from a citywide referendum that allocated development rights for mixed-use projects. With no new residential density available, the Property is **one of the last remaining undeveloped and entitled sites in Boca Raton, one of the most desirable residential markets in the country.**

Property stats

Property Address	22-26 Southeast 6th Street Boca Raton, FL 33432
Lot Size	26,375 SF (0.61 AC)
Proposed Density	42 Units
Proposed Building Size	GSF: 146,947 SF SSF: 105,093 SF
Proposed Height	9 Stories
In-Place Zoning	DDRI



Renderings



15 Minute Drive



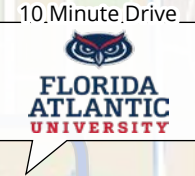
LYNN UNIVERSITY

Spanish River Athletic Park



BOCA RATON AIRPORT

10 Minute Drive



FLORIDA ATLANTIC UNIVERSITY

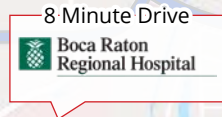
UNIVERSITY COMMONS

WHOLE FOODS	jamba
Michael's	SHAKE SHACK
J. ALEXANDER'S RESTAURANT	MARIO'S

Boca Raton High School

808

8 Minute Drive



Boca Raton Regional Hospital

Boca Raton

Boca Raton Brightline Station
5 Minute Drive
20 Min Walk

MIZNER PARK

W Palmetto Park Rd



ROYAL PALM PLACE
Your Style For Life

Lake Boca Raton

Royal Palm Yacht & Country Club




SAINT ANDREW'S SCHOOL
Nationally recognized pre-k through 12 grade day and boarding, college preparatory school offering rigorous, private school curriculum.

12 Minute Drive

Apple	TOWN CENTER AT BOCA RATON & SIMON MALL	blommingdals
MAC	Cartier	DOLCE & GABBANA
BOSS	Lilly Pulitzer	LOUIS VUITTON
		Neiman Marcus

Ally Louie's
fiofing
EL CAMINO
RED PINE

BOCA VILLAGE SQUARE

Publix	DUNKIN'	CVS
FIRST WATCH	LITTLE GREEK FRESH GRILL	Banfield PET HOSPITAL

12 Minute Drive

BOCA CENTER	MORTON'S THE STEAKHOUSE
WAXING THE CITY	
copperfish	chico's
MARriott BOCA RATON	Orangetheory



VIA MIZNER
GOLF & CITY CLUB

W Camino Real

Sugar Sand Park

PALMETTO PARK SQUARE

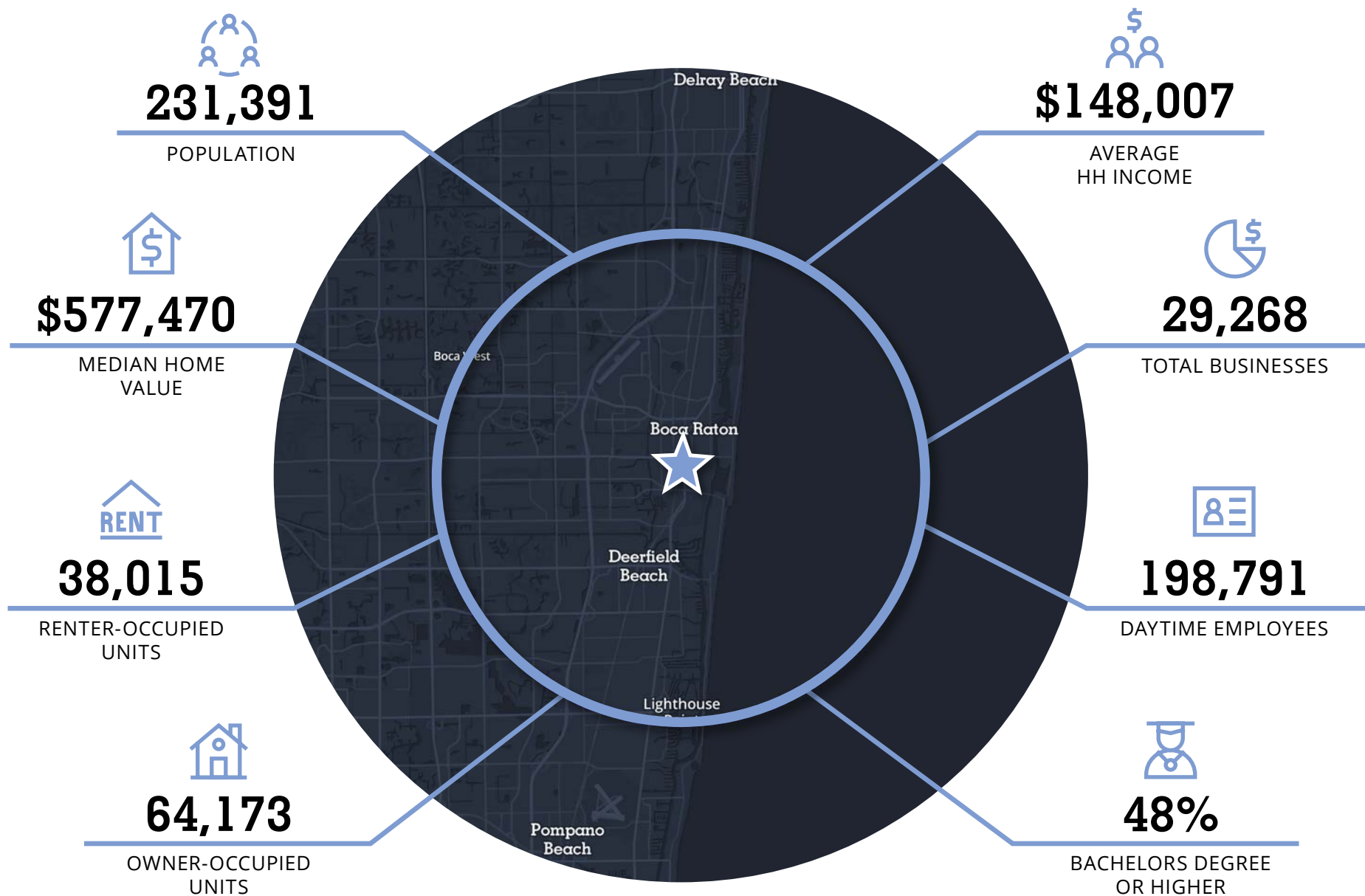
Publix	DUNKIN'
YouFit	TD Bank
keke's	TACO BELL
Chick-fil-A	SAVERIO

10 Minute Drive



Nearby amenities

Demographics - 5 mi



Demographics Provided by Avison Young Technologies

If you would like more information on this offering please get in touch.

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