

**TROPHY FREESTANDING
OFFICE BUILDING WITH
EXCESS LAND**

AVAILABLE FOR SALE

6199 N FEDERAL HWY

Boca Raton, FL 33487

For Sale By

NATIVE
REALTY®



PROPERTY DESCRIPTION

Native Realty is proud to present the opportunity to acquire a highly upgraded freestanding office building located along Boca Raton's prestigious Federal Highway corridor. Positioned on a prominent corner with exceptional visibility and signage exposure, the property offers a rare combination of luxury finishes, functional design, and future flexibility through the inclusion of excess land.

The offering includes a ±2,479 SF modern office building along with an additional ±13,939 SF vacant lot area, creating a unique opportunity for an owner user, investor, or business seeking outdoor storage, expansion potential, additional parking, or future development flexibility.

The building has been extensively improved with premium finishes throughout, featuring polished stone flooring, designer lighting, glass office fronts, upscale restrooms, conference room, reception area, kitchenette, and gated on site parking. The expansive landscaped lot behind the building provides a rare open air component not commonly found along the Federal Highway corridor.

Strategically located on North Federal Highway, the property benefits from outstanding accessibility to Boca Raton's affluent residential communities, luxury retail destinations, and major transportation corridors including Glades Road and I-95.

PROPERTY HIGHLIGHTS

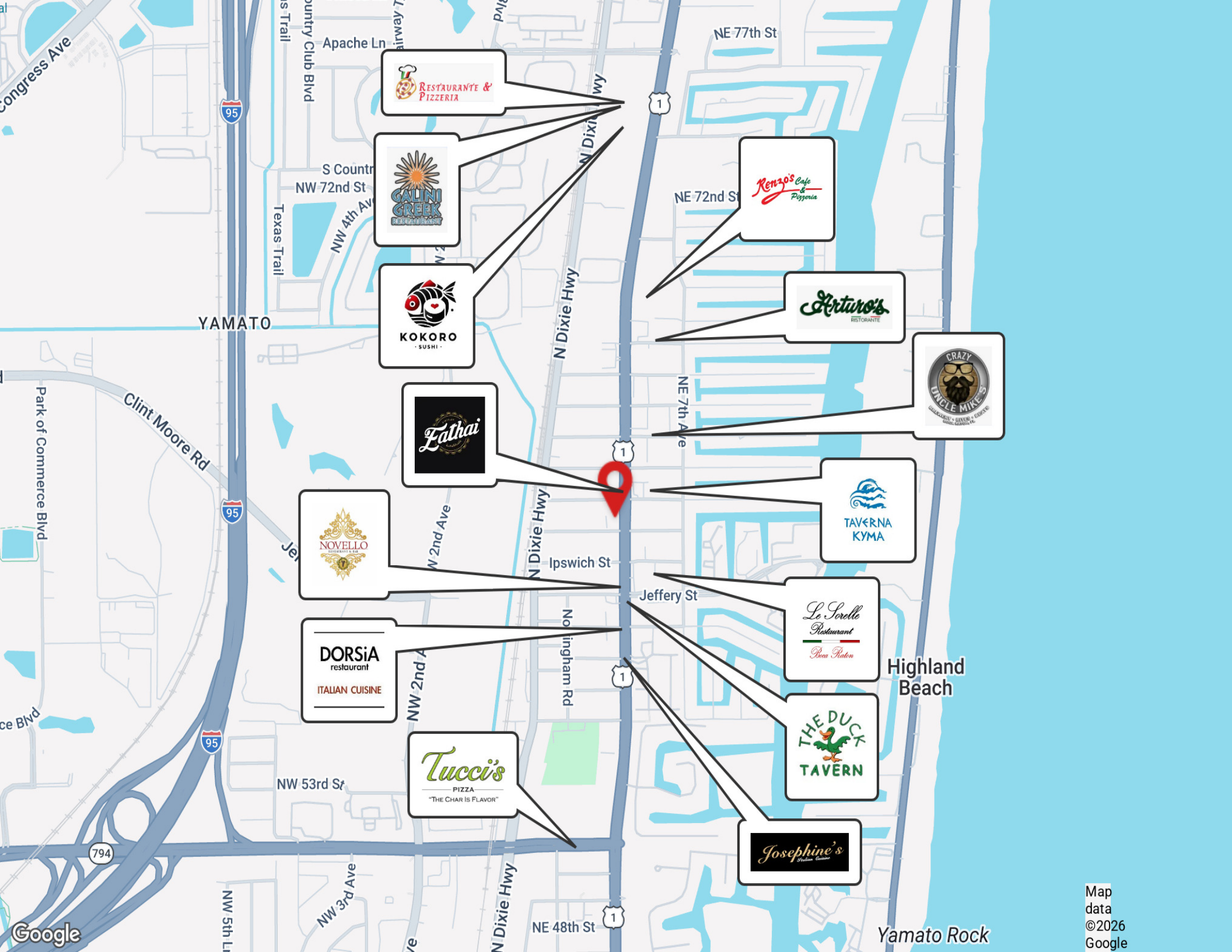
- Prominent Federal Highway frontage and signage
- Gated parking and secured access
- Luxury modern interior buildout
- High ceilings and abundant natural light

OFFERING SUMMARY

Sale Price:	\$7,900,000
Number of Units:	1
Lot Size:	27,260 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



Highland Beach

YAMATO









mph

6199







EXIT









EXIT





mph

State Farm

LEGACY

PELLEY

Boon Auto Tops

FEDERAL SAVINGS & CREDIT SOCIETY

mph





The image features a large, white, stylized logo for 'NATIVE REALTY' overlaid on a photograph of a modern, two-story office building. The building is light-colored with several windows and a dark roof. In the foreground, there is a paved parking lot with a black metal fence. The background shows palm trees and a clear blue sky. The logo consists of the word 'NATIVE' in a large, bold, sans-serif font, with the letters 'N', 'A', and 'E' having a unique, angular design. Below it, the word 'REALTY' is in a smaller, standard sans-serif font, followed by a registered trademark symbol (®).

NATIVE REALTY®

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