

LUXURY TWO-STORY OFFICE BUILDING

197 SOUTH FEDERAL HIGHWAY
BOCA RATON, FL 33432

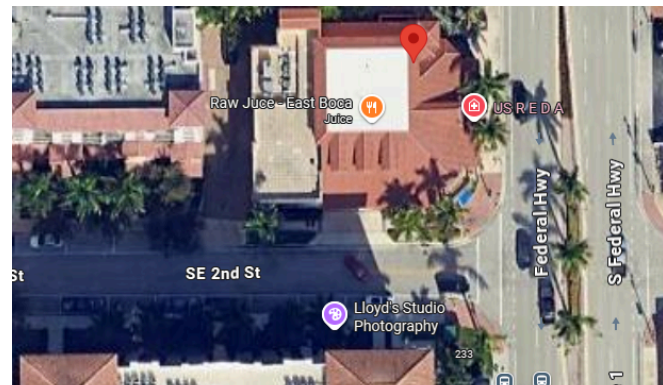
OFFICE SPACE AVAILABLE



197 S Federal Highway is an 11,245 SF, two-story Class B office building in East Boca Raton, offering prime visibility on Federal Highway. With flexible layouts and approximately 6,030 SF currently available for lease at \$35.00/SF/YR, the property features modern finishes, covered parking, and strong area demographics an ideal location for professional office users seeking a prestigious presence in South Florida.

FEATURES

- 6,030 SF available at \$35.00/SF/YR with flexible layouts to suit professional users.
- Prominent Federal Highway frontage with excellent visibility and signage opportunities.
- Ample parking options including both surface and covered spaces.
- Prime East Boca Raton location surrounded by affluent demographics and major commuter routes.



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