

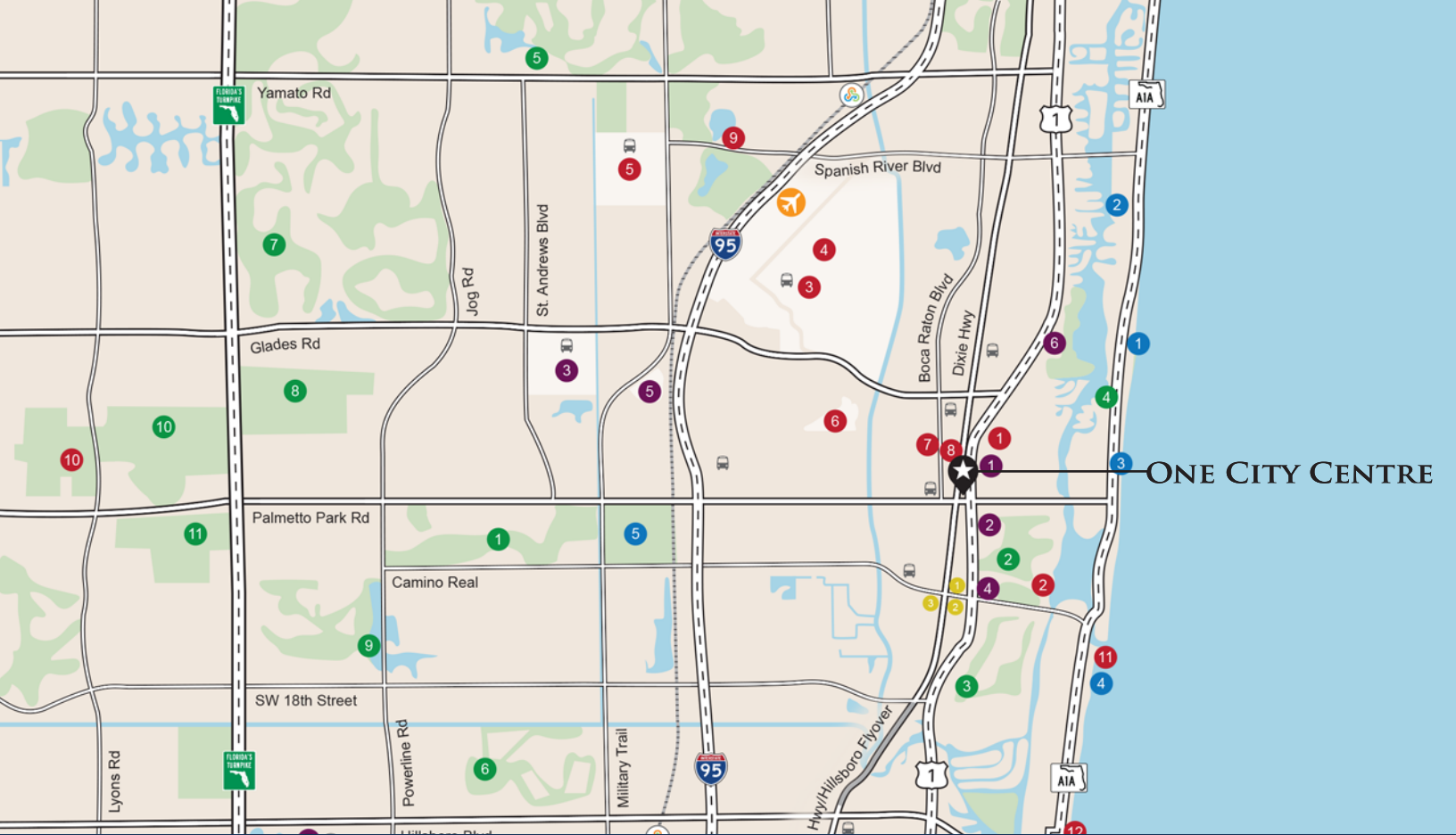


ONE CITY CENTRE

1 NORTH FEDERAL HIGHWAY BOCA RATON, FLORIDA 33432

- Five-story, 40,149 SF Class A office building
- Full floor available - 10,000+ SF
- Prominent location on the corner of Federal Highway and Palmetto Park Road
- Surrounded by retail and entertainment including Mizner Park, Sanborn Square and Royal Palm Place
- Attached parking garage with private, direct elevator access
- Private balconies with ocean views
- Fiber lit (AT&T, Comcast, DirecTV)
- Impact resistant windows
- On-site banking
- High-visibility monument signage
- Upgraded, designer finishes





ONE CITY CENTRE



1 North Federal Highway Boca Raton, Florida 33432

Retail 

Mizner Park	1
Royal Palm Place	2
Town Center at Boca Raton	3
Via Mizner	4
The Shops at Boca Center	5
Fifth Avenue Shops	6
Deerfield Mall	7

Points of Interest 

Boca Raton Museum of Art	1
Boca Raton Resort & Club	2
Florida Atlantic University	3
FAU Stadium	4
Lynn University	5
Boca Raton Regional Hospital	6
Boca Raton Children's Museum	7
The Boca Raton Public Library	8
Spanish River Library	9
West Boca Medical Center	10
Boca Raton Inlet	11
Deerfield Beach Fishing Pier	12

Parks 


Gumbo Limbo Nature Center	1
Spanish River Park	2
South Beach Park	3
South Inlet Park	4
Sugar Sand Park	5

Groceries 

1	Trader Joe's
2	Publix Super Market
3	The Fresh Market

Golf Courses 

1	Via Mizner Golf & City Club
2	Boca Raton Golf Club
3	Royal Palm Yacht & Country Club
4	Red Reef Oceanfront Golf Course
5	Broken Sound Golf Course
6	Deer Creek Golf Club
7	Boca West Country Club
8	Boca Grove Plantation Golf Course
9	The Club at Boca Pointe
10	Boca Lago Golf Course
11	Boca Rio Golf Club

Transportation 

1.2 mi	A1A
2.0 mi	I-95
3.0 mi	Boca Raton Executive Airport
4.2 mi	Tri Rail - Deerfield Beach Station
4.6 mi	Tri Rail - Boca Raton Station
6.7 mi	Florida Turnpike