

# ONE CITY CENTRE



## 1 NORTH FEDERAL HIGHWAY BOCA RATON, FLORIDA 33432

- Five-story, 40,149 SF Class A office building
- Full floor available - up to 7,000 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

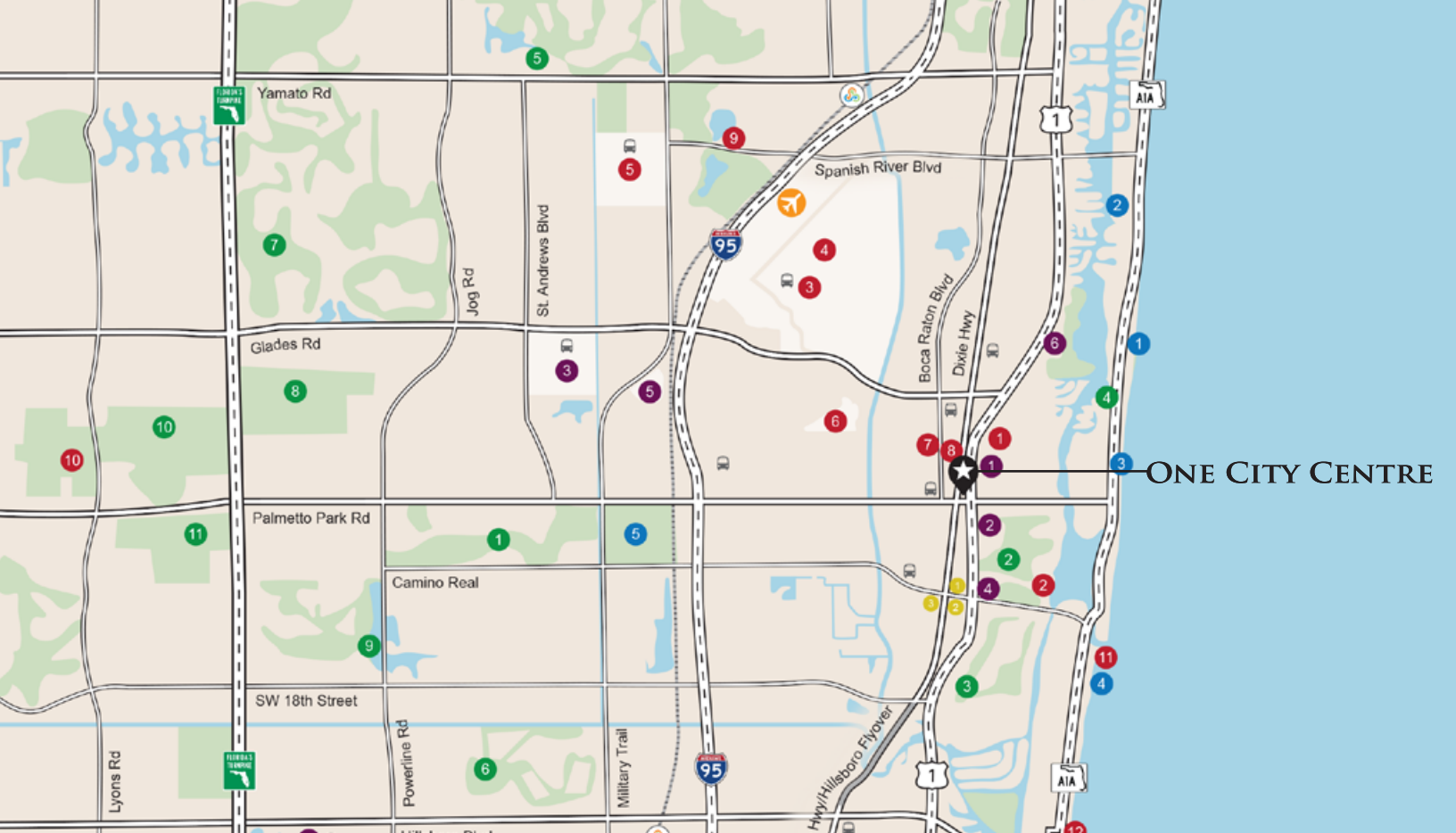


pennflorida.com | Licensed Real Estate Broker

For leasing information please contact

DYANA KENNEY

561.750.1030 | [dkenney@pennflorida.com](mailto:dkenney@pennflorida.com)



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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 Publix Super Market
- 2 Whole Foods Market
- 3 Publix Super Market
- 4 Trader Joe's
- 5 Publix Super Market
- 6 The Fresh Market

**Golf Courses**



- 1 Via Mizner Golf & Country 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**



- 1.9 mi A1A
- 2.7 mi I-95
- 3.7 mi Boca Raton Executive Airport
- 4.2 mi Tri Rail - Boca Raton Station
- 5.2 mi Tri Rail - Deerfield Beach Station
- 5.8 mi Florida Turnpike



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