



For Sublease

WELLS FARGO PLAZA

925 S FEDERAL HWY
Boca Raton, FL 33432



**CUSHMAN &
WAKEFIELD**

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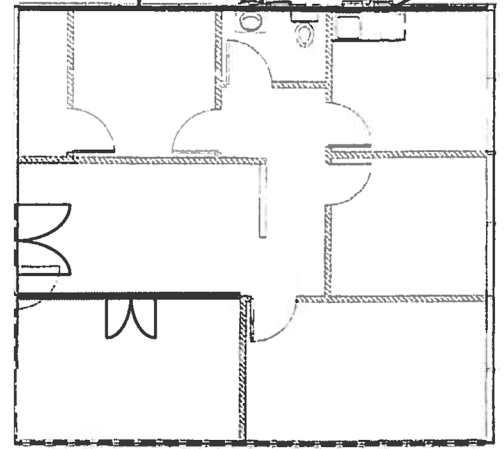
PROPERTY FEATURES

- Iconic Philip Johnson designed Class A 88K SF office tower
- Modern interior designs
- Anchor tenants Wells Fargo, T. Rowe Price & Raymond James
- Covered parking
- 24 Hour access
- On site Property manager

SPACE FEATURES

- Ground floor
- 3 offices
- High ceilings
- Marble floors
- Kitchen
- Private restroom
- Conference room
- Waiting area

FLOOR PLAN

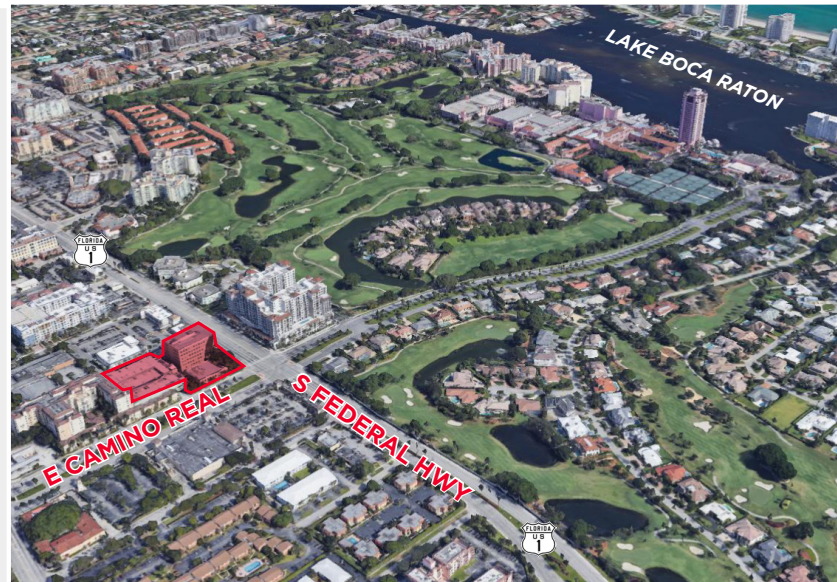


PROPERTY DETAILS

AVAILABLE SQFT:	1,230 SF
TERM:	March 7, 2027
PARKING RATIO:	3.00/1,000 SF, Covered Parking Available
2020 EST. OPEX:	\$16.10/SF, Janitorial & Electric Included
LEASE RATE:	\$30.00/SF

LOCATION FEATURES

- Located in Downtown Boca Raton
- Near some of South Florida's most exclusive residential neighborhoods
- 10 minutes from Boca Raton Airport
- Less than 5 miles from I-95
- Less than 7 miles from Florida's Turnpike
- Plethora of nearby Food & Beverage options
- Located on Boca Raton's premier north-south corridor



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