3500 N FEDERAL HIGHWAY

FREESTANDING COMMERCIAL BUILDING | BOCA RATON, FL 33431

FOR LEASE



PREMIER EAST BOCA LOCATION | HIGH VISIBILITY | FLEXIBLE COMMERCIAL USE

8,950 SF	50+	14'	3
FREESTANDING BUILDING	PARKING SPACES	CEILING HEIGHT	BATHROOMS

EXCEPTIONAL EAST BOCA RATON LOCATION

- Minutes to I-95 via Yamato Road or Spanish River Boulevard
- Prominent North Federal Highway frontage and visibility
- Near upscale retail, restaurants and established residential neighborhoods
- Open floor plan with flexible commercial use potential (subject to zoning approval)



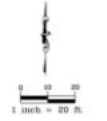
LOCATION MAP
NOT TO SCALE

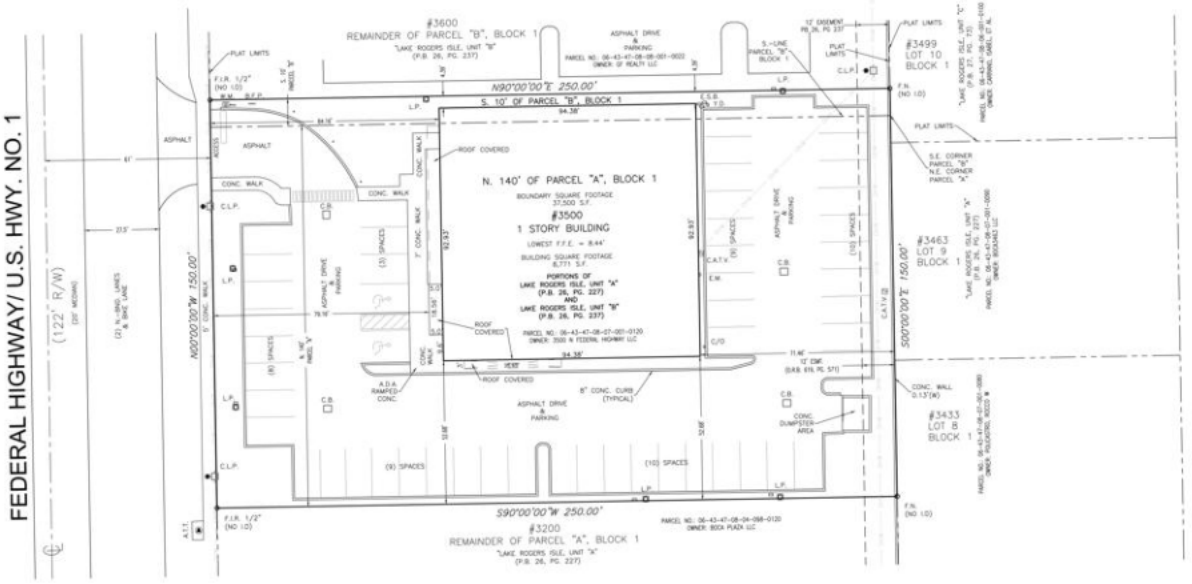
SYMBOLS

- C.B — CATCH BASIN
- WATER METER
- FIRE HYDRANT/F.H.
- WATER VALVE
- ELECTRIC BOX
- TELEPHONE BOX
- LIGHT POLE
- CONCRETE POLE
- WOOD POLE
- STORM MANHOLE
- SANITARY SEWER MANHOLE
- COVERED AREA
- CBS. WALL
- OH — OVERHEAD LINE (OH)
- CHAIN LINK FENCE (C.L.F)
- WOOD FENCE (W.F)
- METAL FENCE (M.F)

LEGEND

A/C. = Air Conditioner
B.M. = Bench Mark
B.C. = Broward County
C.B.S. = Concrete Block Structure
CH. = Chord
C.G. = Curb Gutter
(C) = Calculated
℄ = Center Line
CONC. = Concrete
D.E. = Drainage Easement
(D) = Deed
Δ = Delta
EL. = Elevation
F.F. = Finish Floor
F.D.H. = Found Drill Hole
F.I.P. = Found Iron Pipe
F.I.R. = Found Iron Rod
F.N. = Found Nail
F.N&D = Found Nail & Disc
F.N&T = Found Nail & Tab
F.P.L. = Florida Power & Light
F.P.N. = Found Parker Kalon Nail
I.E. & E.E. = Ingress Easement & Egress Easement
L= Arc Distance
L.B. = License Business
L.A.E. = Lake Access Easement
L.M.E. = Lake Maintenance Easement
L.A.E. = Limited Access Easement
(M) = Measured
N.I.D. = No Identification
N/A = Not Applicable
N.G.V.D. = National Geodetic Vertical Datum
N.A.V.D. = National American Vertical Datum
O.R.B. = Official Records Book
O/S = On Line
O/S = Offset
PL. = Planter
(P) = Plat
P.B.C. = Palm Beach County
P.B. = Plat Book
P.C. = Point of Curvature
P.C.P. = Permanent Control Point
P.C.C. = point of Continuous Curvature
PG. = Page
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
P.S.M. = Professional Surveyor and Mappers
(R) = Record
R = Radius
R/W = Right of Way
U.E. = Utility Easement
C.&G. = Curb and Gutter
+ 0.00 = Elevation Spot





LEGAL DESCRIPTION:
THE SOUTH 10 FEET OF PARCEL "B", BLOCK 1, LAKE ROGERS ISLE UNIT "B", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE 237, AND THE NORTH 140 FEET PARCEL "A", BLOCK 1, LAKE ROGERS ISLE UNIT "A", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 227, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEY NOTES:
LOCATIONS ARE LIMITED TO VISIBLE IMPROVEMENTS ONLY AS SHOWN HEREON.
LANDS SHOWN HEREON WERE ABSTRACTED BY FIRST AMERICAN TITLE INSURANCE COMPANY FOR EASEMENTS, RIGHTS-OF-WAY OF RECORD, OTHER RESTRICTIONS OR RESERVATIONS.
DESCRIPTIONS PROVIDED BY CLIENT, OR THEIR REPRESENTATIVE.
ALL DOCUMENTS ARE RECORDED IN SAME COUNTY AS PROPERTY LOCATION UNLESS OTHERWISE NOTED.
ROOF OVERHANGS NOT LOCATED.
SURVEY MEETS ACCURACY STANDARD FOR COMMERCIAL SURVEYS (1 FOOT IN 10000 FEET).
ELEVATIONS SHOWN HEREON ARE REFERENCED TO MASTER, UNLESS OTHERWISE NOTED.
NO EVIDENCE OF PARTY WALLS WERE OBSERVED DURING THE COURSE OF THIS SURVEY.
NO EVIDENCE OF RECENT EARTH MOVING WORK WAS OBSERVED DURING THE COURSE OF THIS SURVEY.
NO EVIDENCE OF CHANGES IN STREET RIGHTS-OF-WAY OR SIDEWALK.
NO CONSTRUCTION WAS OBSERVED DURING THE COURSE OF THIS SURVEY.
NO EVIDENCE OF DELINEATED WETLANDS WERE OBSERVED DURING THE COURSE OF THIS SURVEY.
THE LOCATION OF IMPROVEMENTS IN PLOTTABLE OFFSITE EASEMENTS WERE NOT WITHIN THE SCOPE OF THIS SURVEY.
UNLESS LABELED OTHERWISE, ALL MONUMENTS ARE FLUSH WITH THE SURFACE OF THE GROUND.

THE FOLLOWING ITEMS ARE FROM FIRST AMERICAN TITLE INSURANCE COMPANY; ISSUING AGENT: NELSON MULLINS RILEY & SCARBOROUGH LLP; COMMITMENT NUMBER: 1713665541; ISSUING OFFICE FILE NUMBER: EOD 2; COMMITMENT DATE: AUGUST 1, 2026 AT 8:00 A.M., SCHEDULE B, PART II – EXCEPTIONS.

ITEM NO.	RECORDING DATA	DESCRIPTION	APPLIES?	PLOTTED?
8.	PB 26, PG 227	PLAT MATTERS	YES	YES
10.	PB 26, PG 237	PLAT MATTERS	YES	YES
11.	ORB 616, PG 571	EASEMENT	YES	YES
12.	ORB 2538, PG 1511	UNITY OF TITLE	YES	NO
13.	ORB 29865, PG 1902	AGREEMENT	YES	NO

CERTIFICATION:
TO:
– EOD 3500, LLC, A FLORIDA LIMITED LIABILITY COMPANY
– FIRST AMERICAN TITLE INSURANCE COMPANY
– NELSON MULLINS RILEY & SCARBOROUGH LLP

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6 (a), 6 (b), 7 (a), 7 (b)(1), 8, 9, 13, 14, 16, 17, 18, 19, AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 20, 2026.

09/03/2026

JOHN E. KUHAR, PSM, LS 6711

BENCHMARK OF ORIGIN: CITY OF BOCA RATON, B.R.D., B.M. NO. 522 ELEVATION =7.494' (NAVD'88)

SHEET 1 OF 1

ALTA/NSPS LAND TITLE SURVEY			SCALE: 1" = 20'
COMMUNITY PANEL# 120195-0989-G	FLOOD ZONE: X	BASE FLOOD EL.: N/A	DRAWN BY: N.L.R.
			CHECKED BY: J.E.K.
DATE OF FIRM: 12/20/2024	BASIS OF BEARING: E. R/W N. FEDERAL HWY., SAID LINE HAVING A ASSUMED BEARING OF N00°00'00"W.		
PROPERTY ADDRESS: 3500 N. FEDERAL HIGHWAY, BOCA RATON, FL. 33431			

NOTES/REVISIONS

CREW CHIEF: RIGOBERTO 08/20/26

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE.

09/03/2026
Date

JOHN E. KUHAR, PSM, STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER LS 6711
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Baseline Land Survey LLC
1400 N.W. 1st COURT
BOCA RATON, FL. 33432
Ph.(561) 417-0700 Fax. (561) 417-0701

JOB NO.: 26–08–013 | LB-8229