

THE
PARK

AT BROKEN SOUND



OFFICE
for Lease

5401 BROKEN SOUND BOULEVARD, BOCA RATON, FL 33487

One of a kind opportunity to lease a highly improved, free-standing, Class A office building located in Boca Raton. The Property is ideal for a corporate headquarter use located in a beautiful park setting with golf course views in the Park at Broken Sound.



THE **PARK**
AT BROKEN SOUND

SPEC SUITES
COMING SOON



PREMISES
±66,905 SF



AVAILABLE SPACE:
±3,300 SF-±23,366 SF

SPEC SUITES COMING SOON



LEASE RATE:
\$25.00 NNN



EST. OPEX :
\$11.87/SF inclusive of
electric & janitorial
services



PARKING:
4.6:1,000
· 304 Total Parking Spaces
· 244 Surface Parking Spaces
· 60 Covered Parking Spaces



Fully redundant generator
capable of powering tenant
spaces for up to 2 weeks

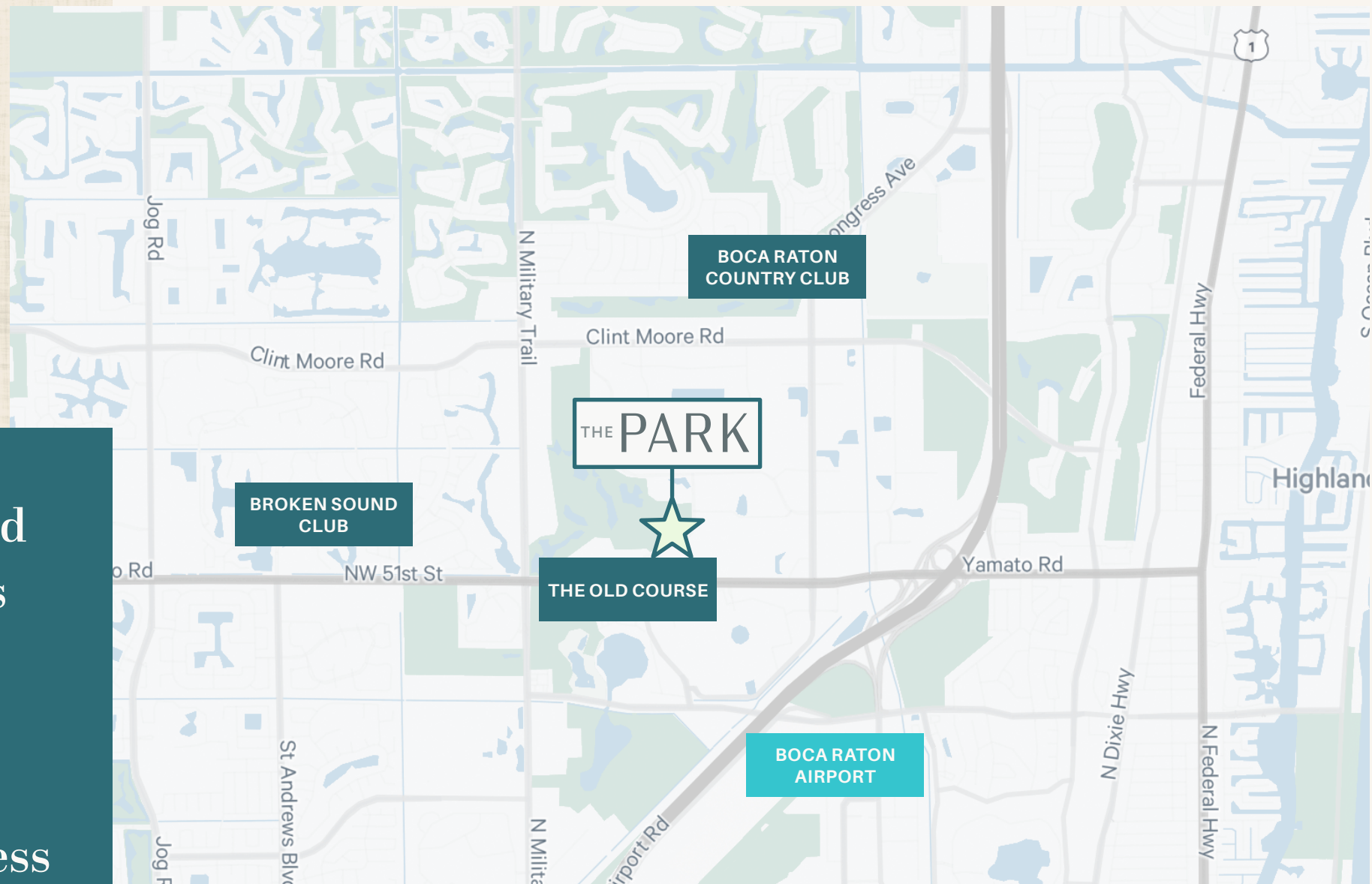
The Arvida Park of Commerce has recently been renamed the Park at Broken Sound as **developers begin to build residential units and retail stores at the 700 acre park in Northwest Boca Raton.**

The name change reflects the new mix of properties including **1,050 units in three multifamily buildings and 65,000 square foot retail project.**

The park consists of 29 acres of waterways and 28 acres of green space creating *the perfect live, work, play environment.*

Swing into Paradise

The property is located within the prestigious Park at Broken Sound in Boca Raton, one of Florida's premier residential and business communities



Located in the Park at Broken Sound overlooking the Broken Sound Golf Club

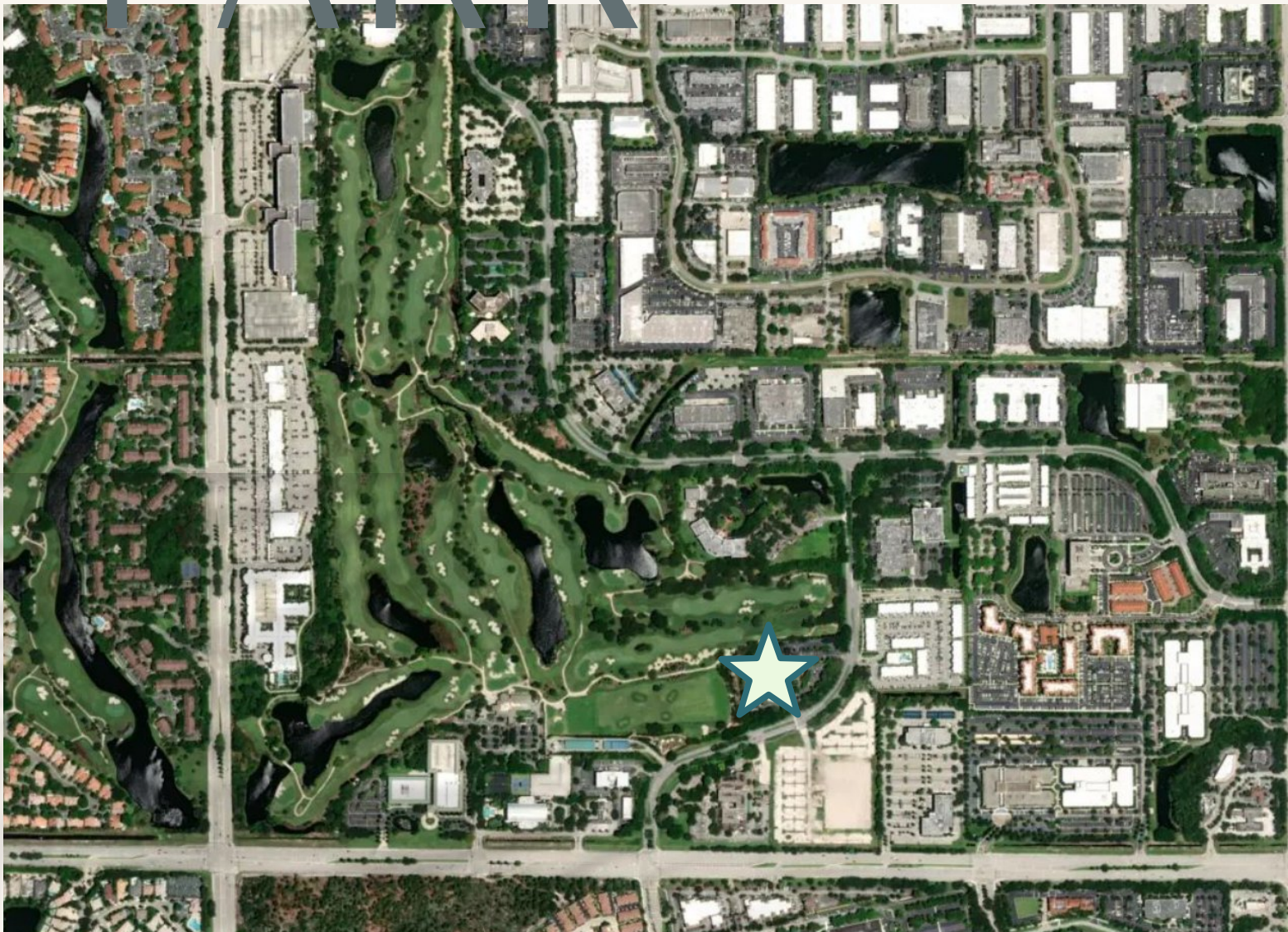


Minutes from Boca Raton Executive Airport, Downtown Boca/ Mizner Park and Interstate 95 and Florida's Turnpike



Situated between Palm Beach International Airport and Fort Lauderdale/Hollywood International Airport access to Palm Beach International

THE PARK AT BROKEN SOUND



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