



FOR LEASE  
*Courtyard at Broken Sound*

851  
BROKEN SOUND  
PARKWAY NW

Boca Raton, FL

## PROPERTY OVERVIEW

Whether you're a freelancer, startup, or established corporation, our newly renovated Class A office spaces offer the perfect blend of modern design and innovation to support your business growth. The property features sleek, open common areas that foster collaboration and creativity, with a calming, zen atmosphere to enhance productivity.

With cutting-edge amenities and a contemporary aesthetic, Courtyard at Broken Sound provides an ideal environment for professionals seeking an elevated workspace. Come and discover how our space can elevate your business today!

### **Available Space**

±863 - 5,597 RSF

### **Asking rate:**

\$35.95 PSF Gross  
(Net of janitorial)



## HIGHLIGHTS

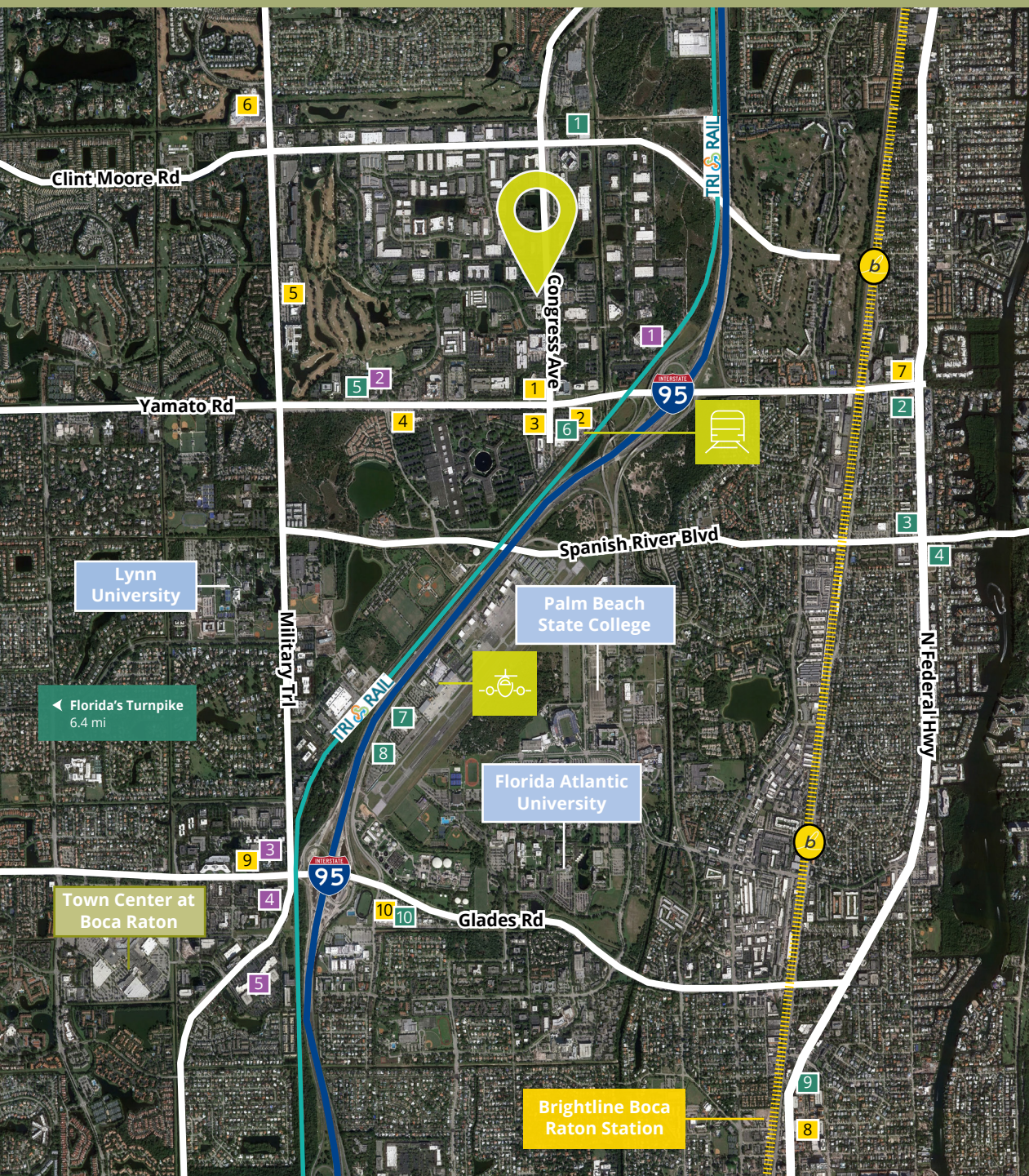
- › Ready-to-go office suites and turnkey options
- › Newly-renovated building with \$1M in improvements
- › Upgraded finishes
- › Immediate access to I-95
- › Ample parking



- › Zen courtyard
- › Lush landscaping
- › Opportunity to lease a modern and inviting office space in a prime location



# Amenities Map



## Subject Property

### Restaurants

- 1 Wendy's
- 2 McDonald's
- 3 Starbucks
- 4 Miller's Ale House
- 5 Burton's Grill & Bar  
Yolk  
The Habit Burger  
Olive U  
Prezzo  
Fresh Kitchen
- 6 Bolay
- 7 Dunkin' Donuts  
Tucci's Pizza
- 8 American Social  
Yard House  
Kapow! Noodle Bar  
Ruth's Chris Steak House
- 9 Seasons 52  
Houston's  
Gallagher's
- 10 J. Alexander's  
P.F. Chang's

### Shopping/Entertainment

- 1 Costco
- 2 Aldi's
- 3 Publix
- 4 Walgreens
- 5 Life Time Fitness
- 6 LA Fitness
- 7 Cinemark Theaters
- 8 Boomers
- 9 Boca Raton Museum of Art  
Mizner Park Amphitheater  
Kendra Scott  
Strike 10 Bowling  
Sur La Table
- 10 Whole Foods Market  
Nordstrom Rack  
Barnes & Noble

### Hotels

- 1 Embassy Suites  
SpringHill Suites  
Holiday Inn  
TownePlace Suites
- 2 Hampton Inn
- 3 Sonesta Select
- 4 Wyndham  
Renaissance
- 5 Marriott



Boca Raton  
Airport



Boca Raton  
Tri-Rail Station



851  
BROKEN SOUND  
PARKWAY NW

# FLOOR PLAN

## SUITES 136

› 863 SF

FLOOR PLAN TO COME

# FLOOR PLAN

## SUITES 140

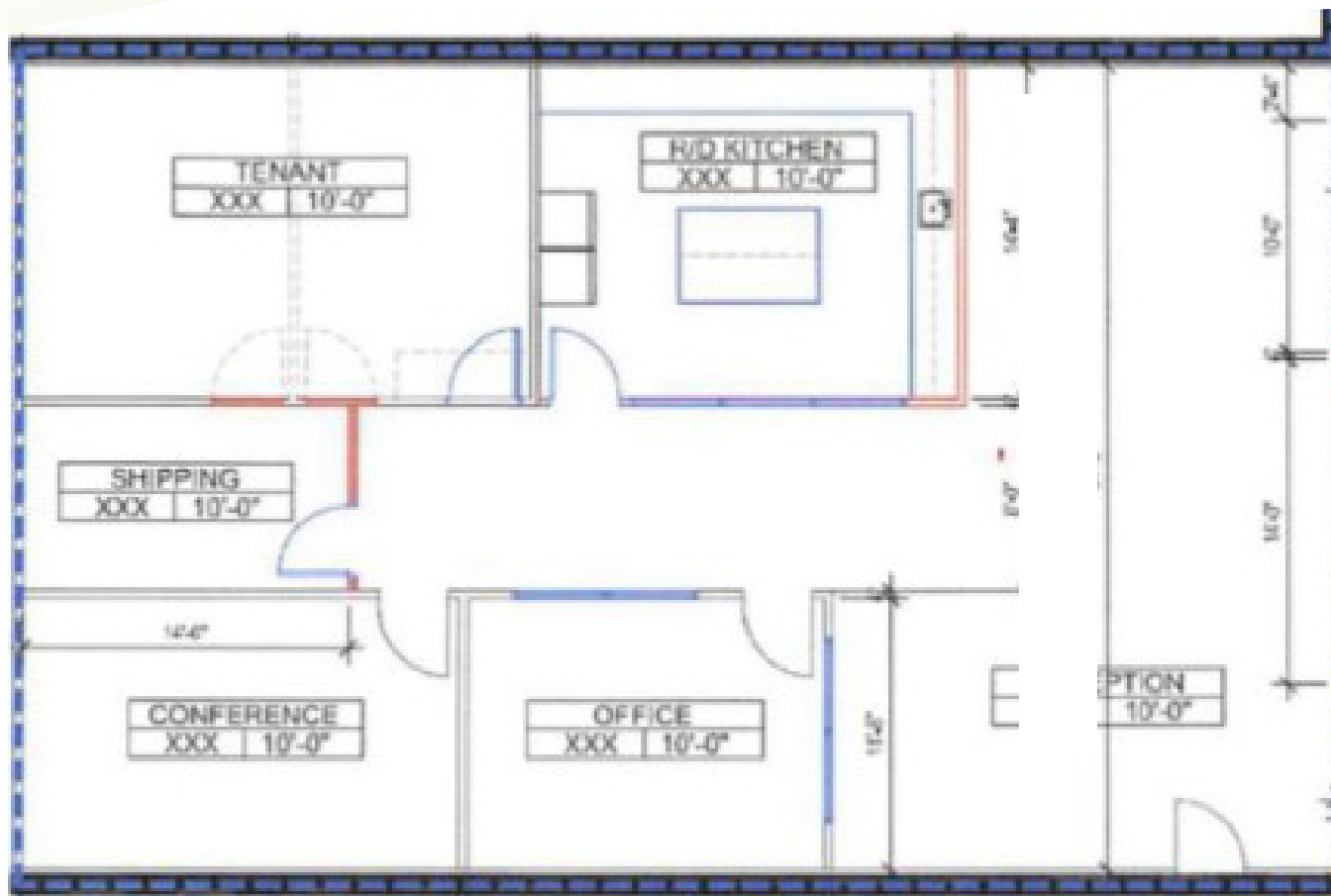
› 3,707 SF

FLOOR PLAN TO COME

## FLOOR PLAN

## SUITES 155

2,255 SF



## FLOOR PLAN

### **SUITES 250**

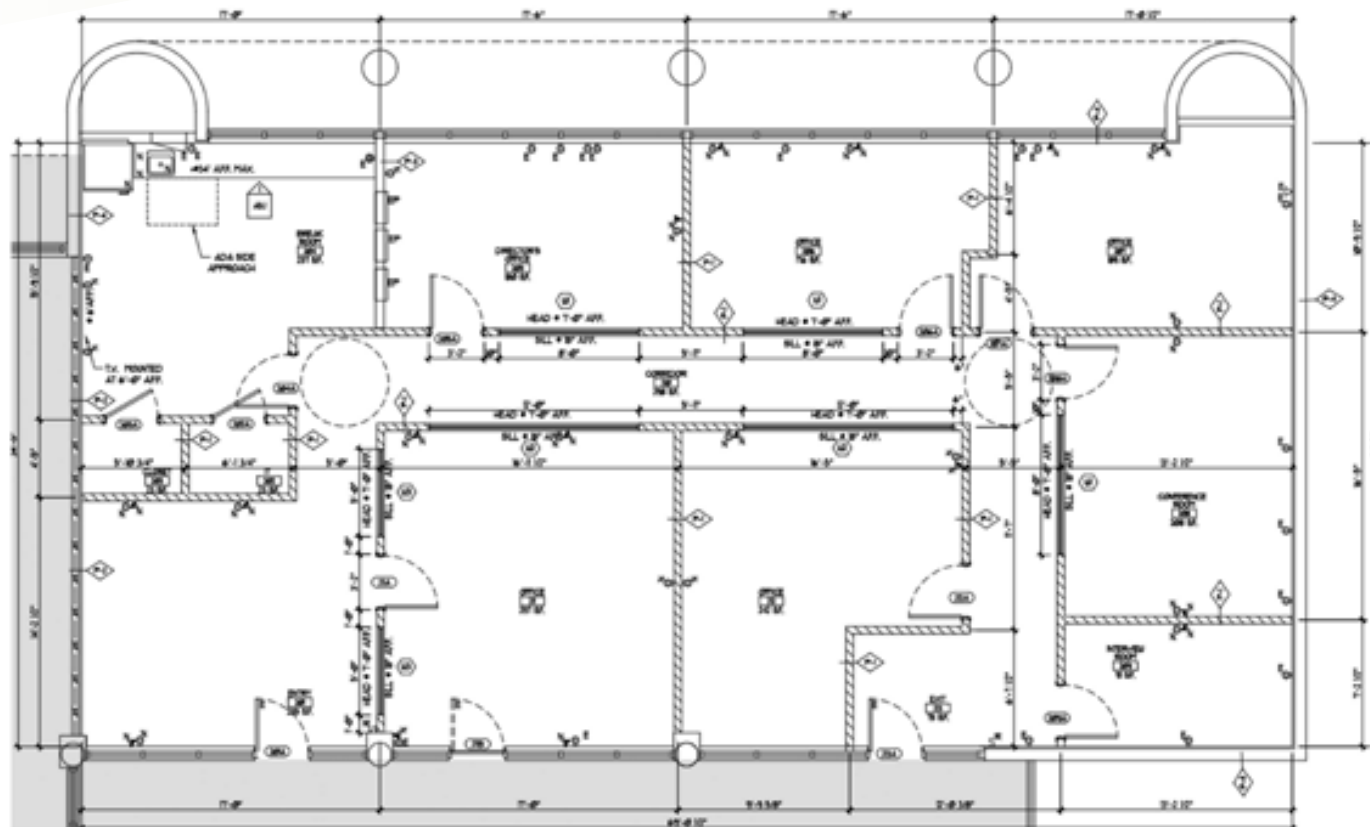
› 5,597 SF

FLOOR PLAN TO COME

# FLOOR PLAN

## SUITES 260

› 2,810 SF



# 851 BROKEN SOUND PARKWAY NW

BOCA RATON, FL

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