



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

±2,255 - 2,810 RSF

Asking rate:

\$35.95 PSF Gross

(Net of janitorial)



HIGHLIGHTS

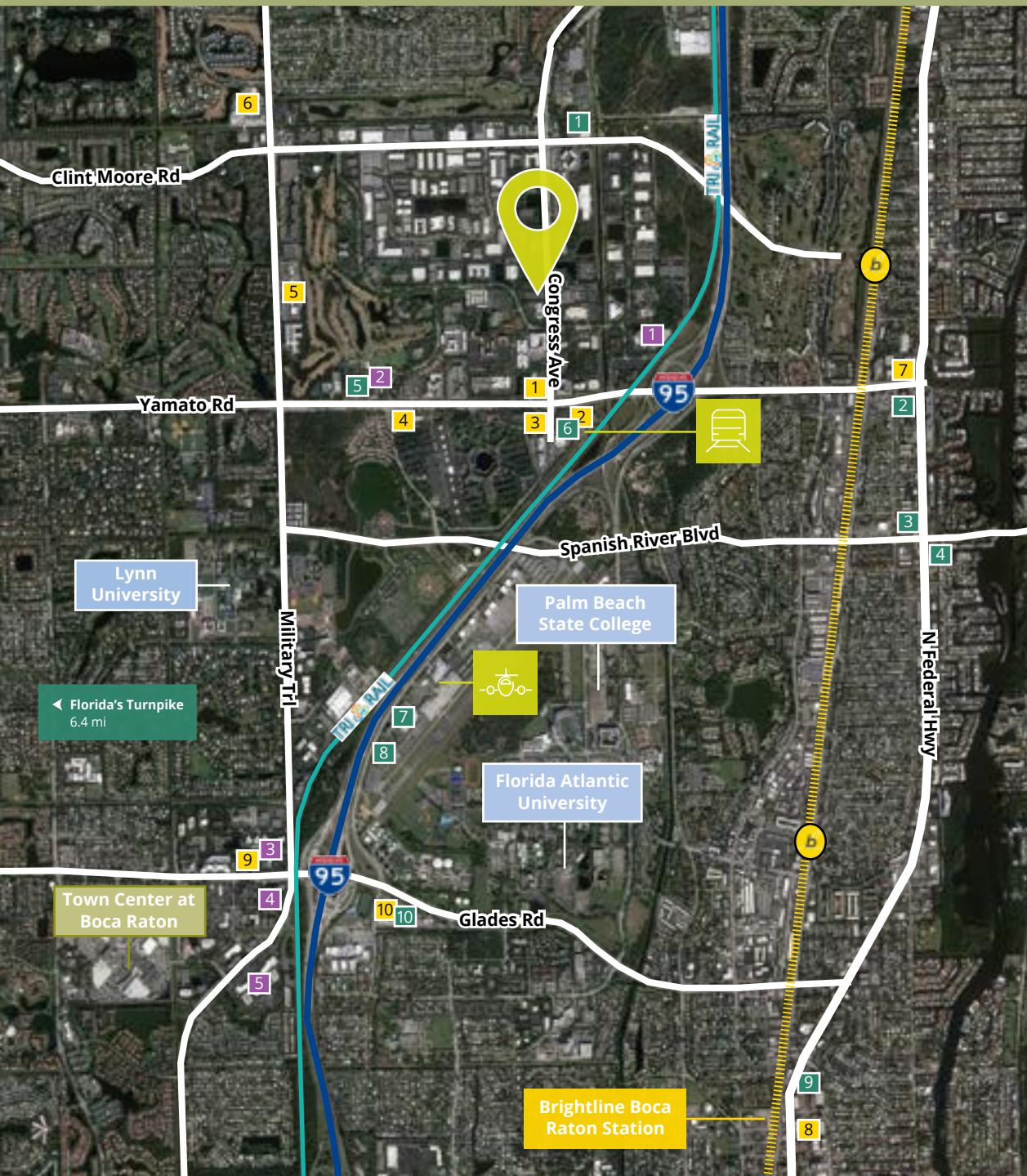
- › Ready-to-go office suites and turnkey options
- › Newly-renovated building with \$1M in improvements
- › Upgraded finishes
- › Immediate access to I-95
- › Ample parking



- › 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



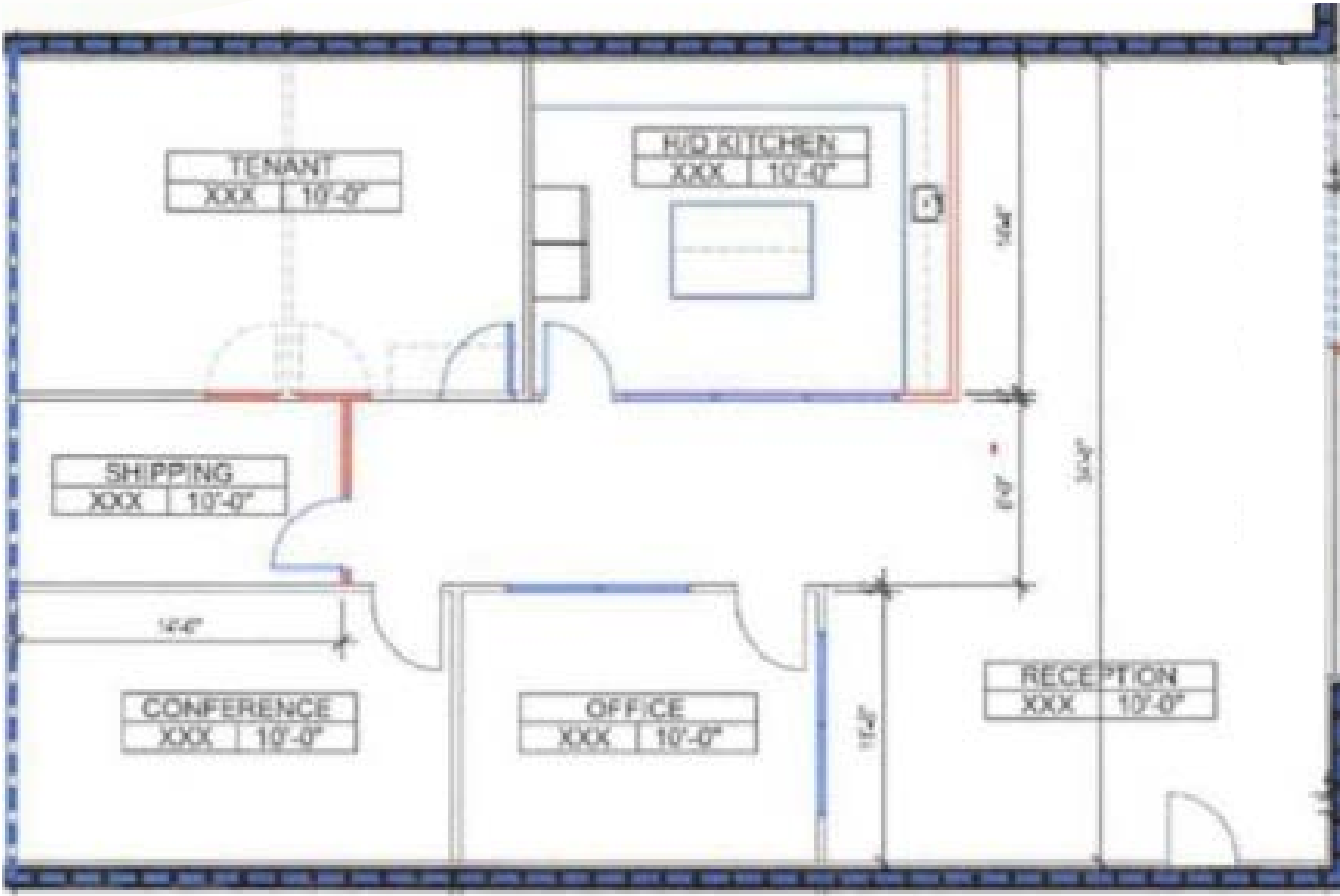
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A graphic of a floor plan, consisting of a dark green rectangle with a white triangle cut out of the top-left corner. The words "FLOOR PLAN" are written in white, uppercase, sans-serif font across the center of the rectangle.

FLOOR PLAN

SUITES 155

2,255 SF

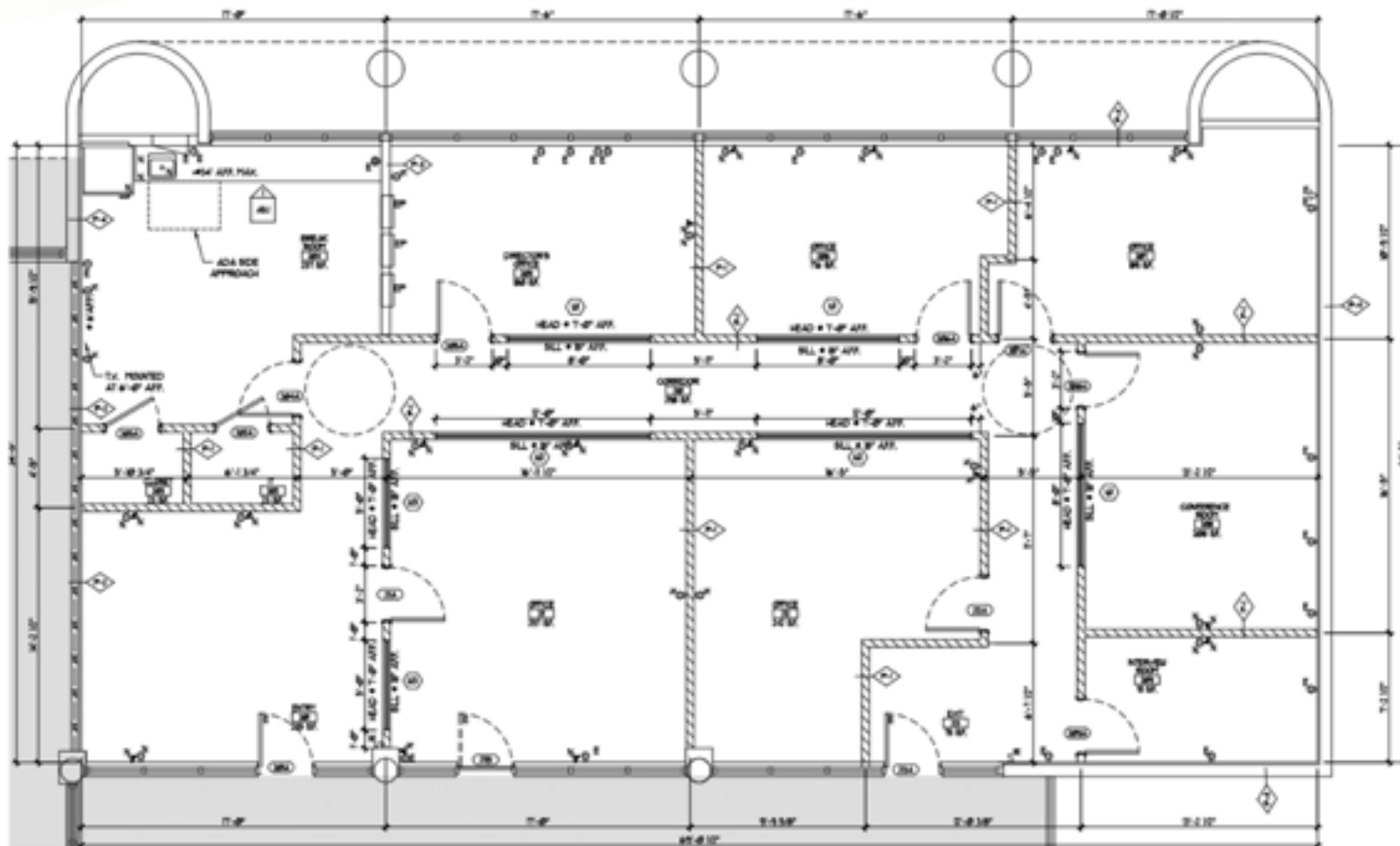


A graphic of a floor plan. It features a dark green rectangular area with the words "FLOOR PLAN" in white, uppercase, sans-serif font. The top-left corner of the rectangle is folded over, revealing a lighter green layer underneath.

FLOOR PLAN

SUITES 260

2,810 SF



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BOCA RATON, FL

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