



851

Sensus  
Healthcare

851  
BROKEN SOUND  
PARKWAY NW

Boca Raton, FL

FOR LEASE  
*Courtyard at Broken Sound*

# PROPERTY OVERVIEW

[CLICK HERE FOR  
PROPERTY VIDEO](#)



Whether you're a freelancer, startup, or established corporation, our newly renovated 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:

\$27.50 NNN

\$9.50 CAM



# HIGHLIGHTS

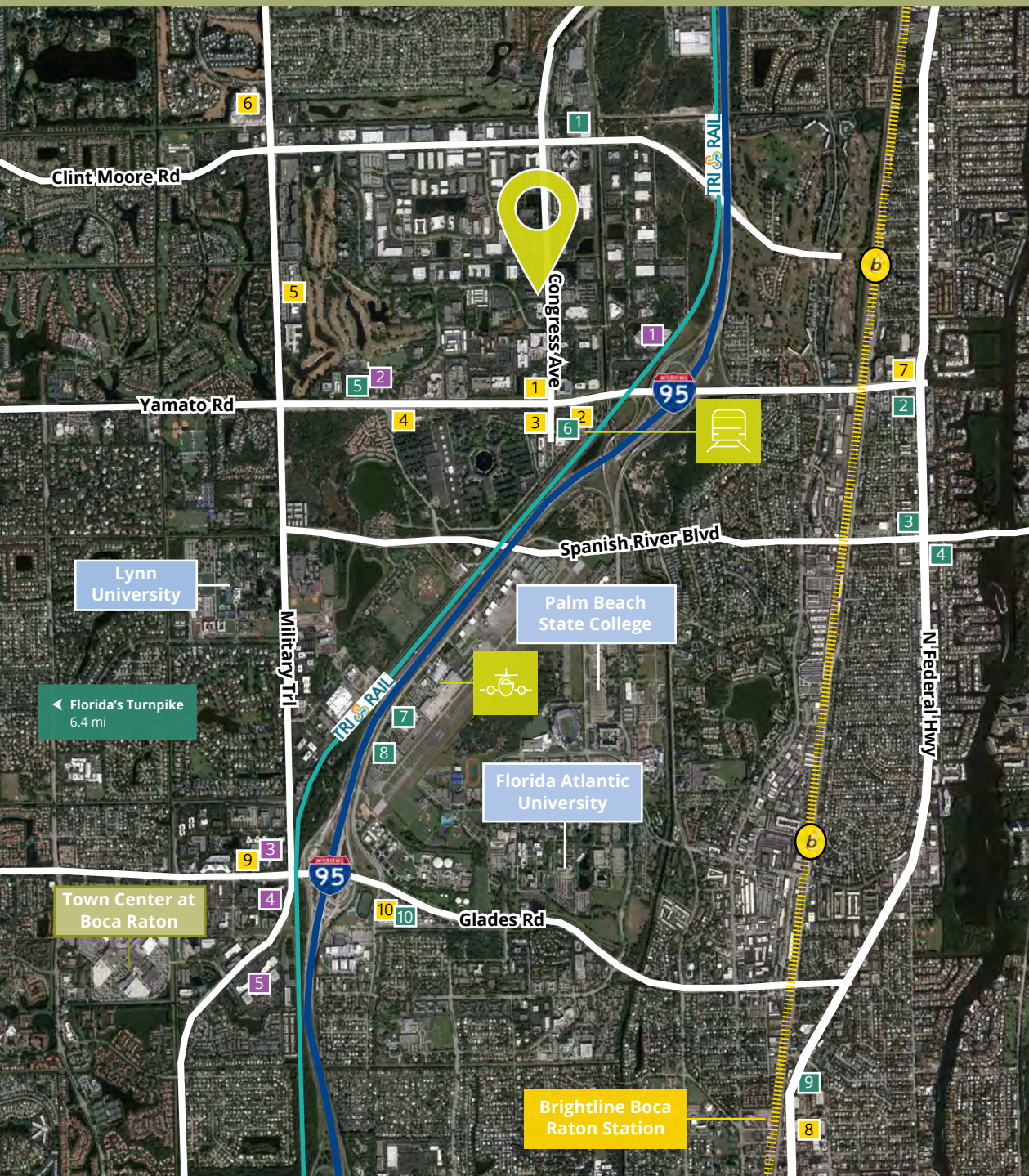
- › Ready-to-go office suites and turnkey options
- › Newly-renovated building with \$1M in improvements
- › Upgraded finishes
- › Immediate access to I-95
- › Ample parking



- › 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

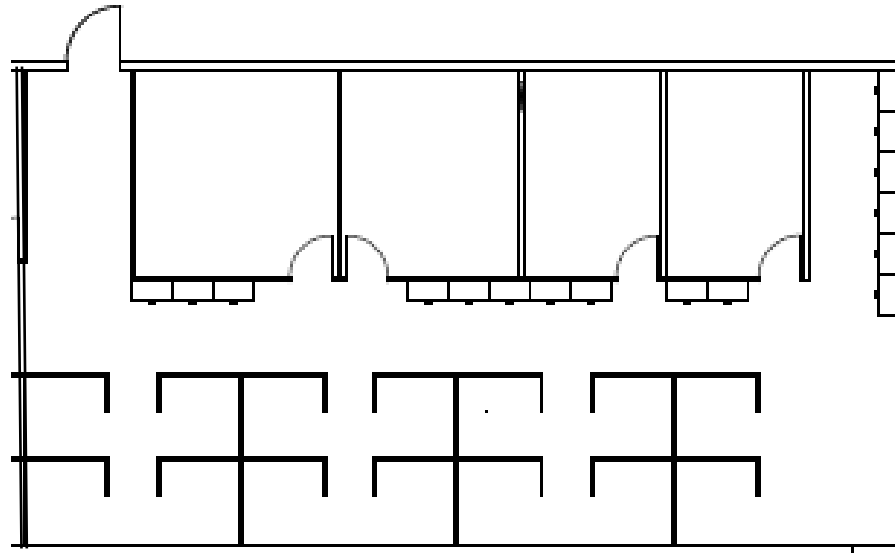
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# FLOOR PLAN

## SUITES 120

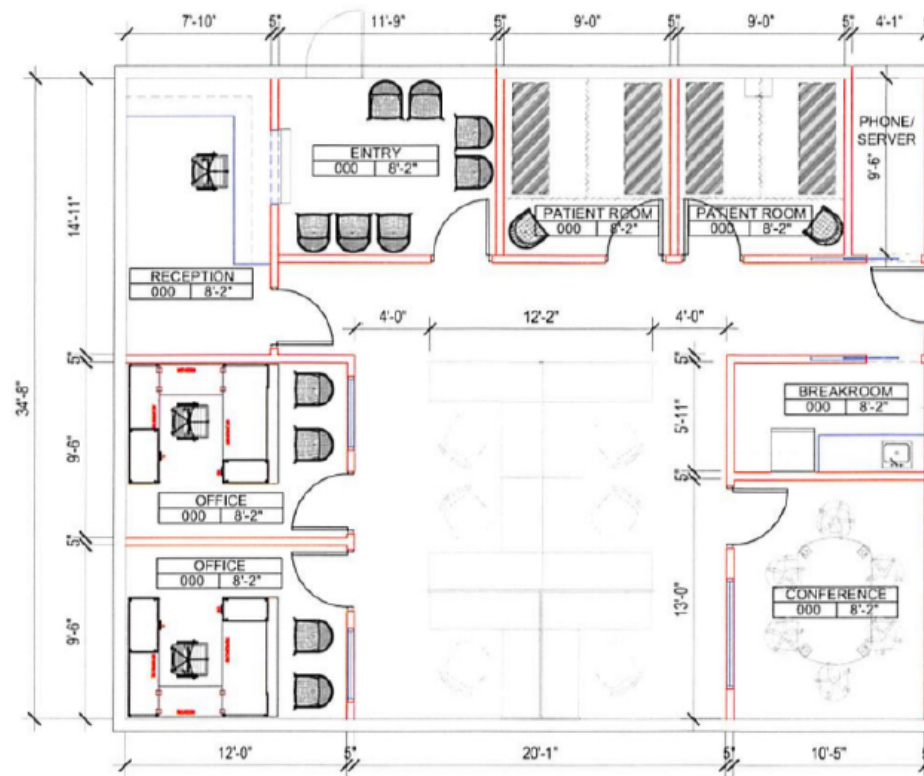
› 2,452 SF



# FLOOR PLAN

## SUITES 125 & 131

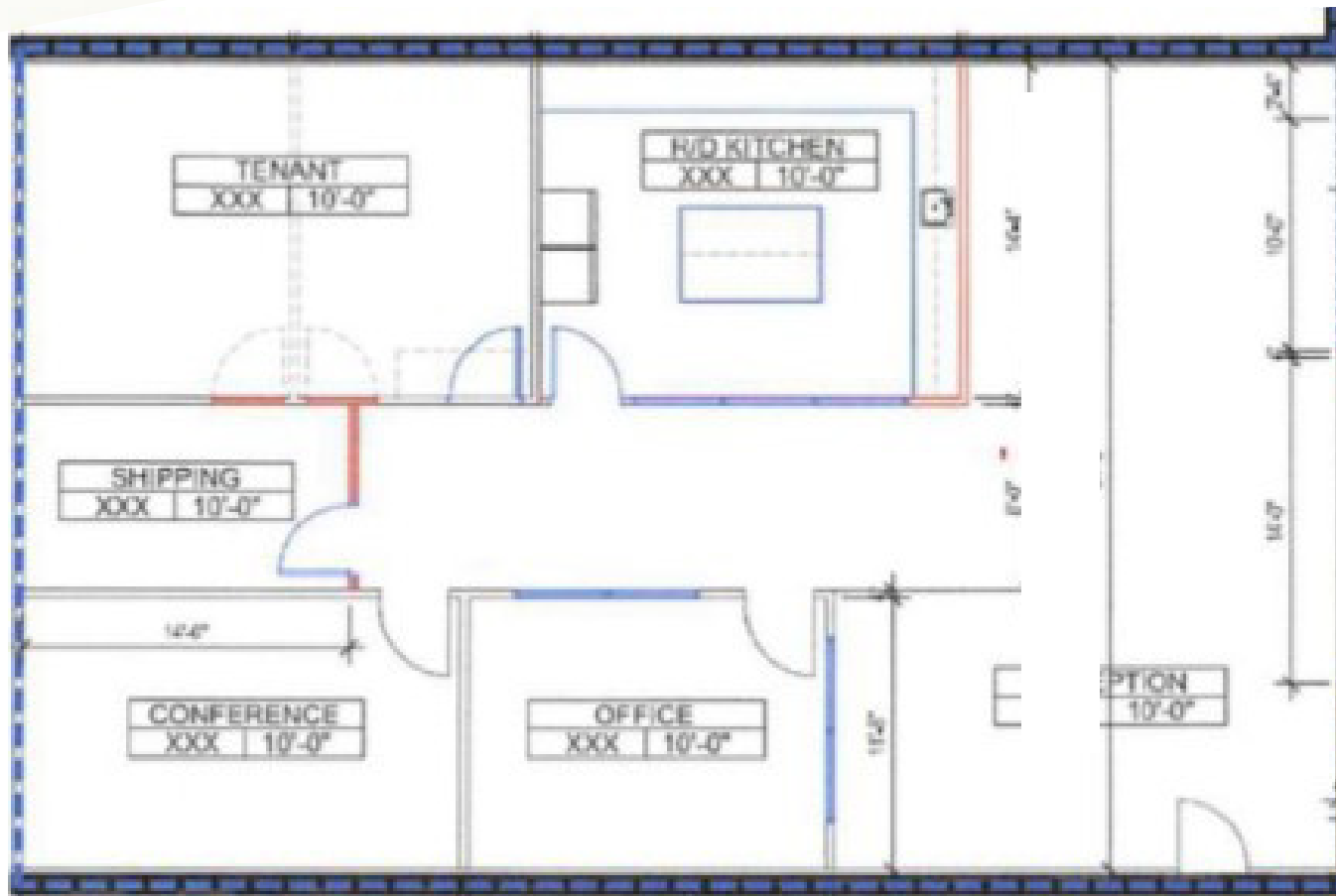
› 2,404 SF



# FLOOR PLAN

## SUITE 155

> 2,255 SF



# FLOOR PLAN

**SUITE 240-245**

› 3,331 SF

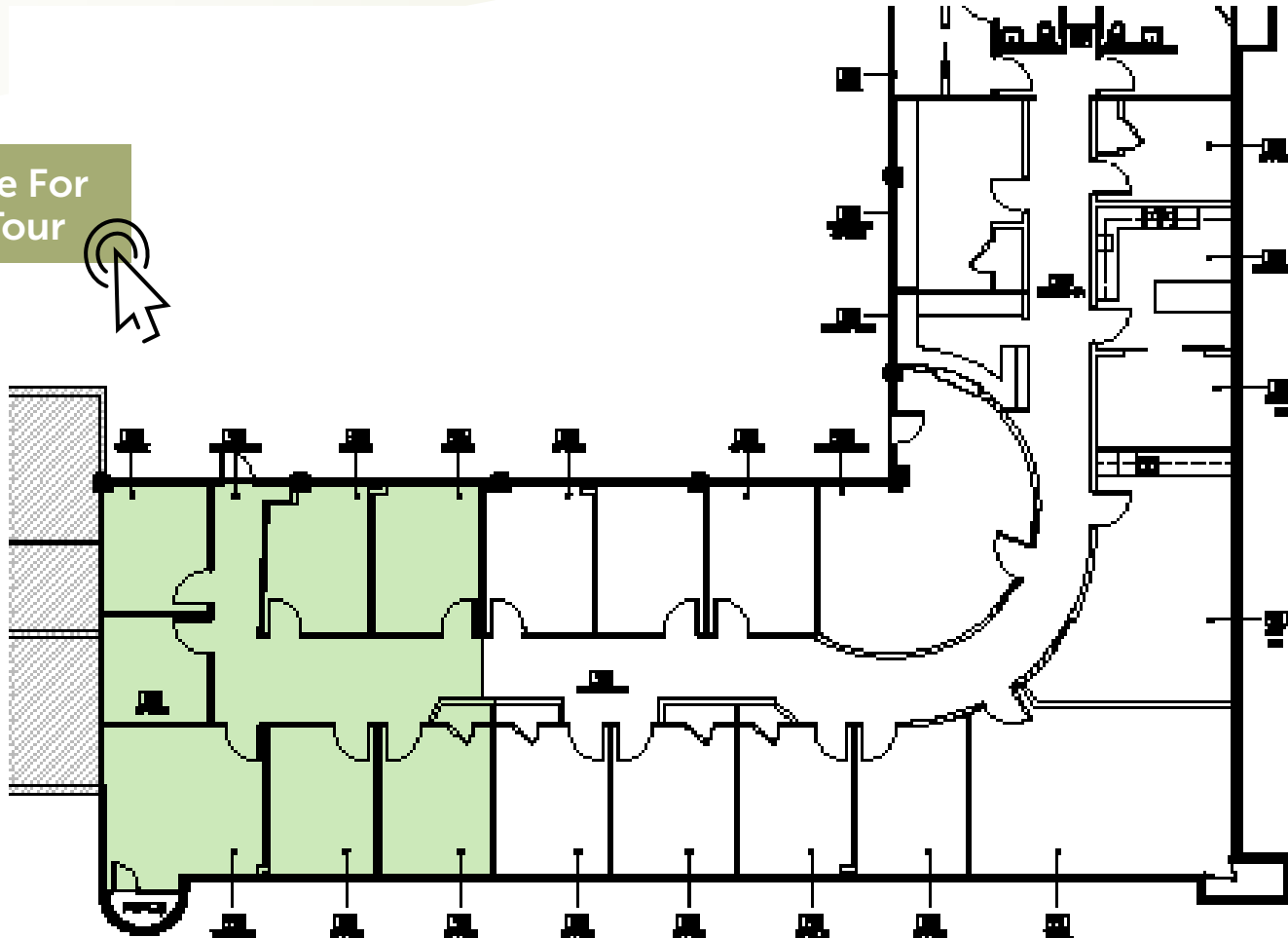
***FLOORPLAN TO COME***

# FLOOR PLAN

**SUITE 250**

> 5,597 SF

Click Here For  
Virtual Tour



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**CONTACT US**

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