



851

Sensus
Healthcare

851
BROKEN SOUND
PARKWAY NW

FOR LEASE
Courtyard at Broken Sound

Boca Raton, FL

PROPERTY OVERVIEW

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

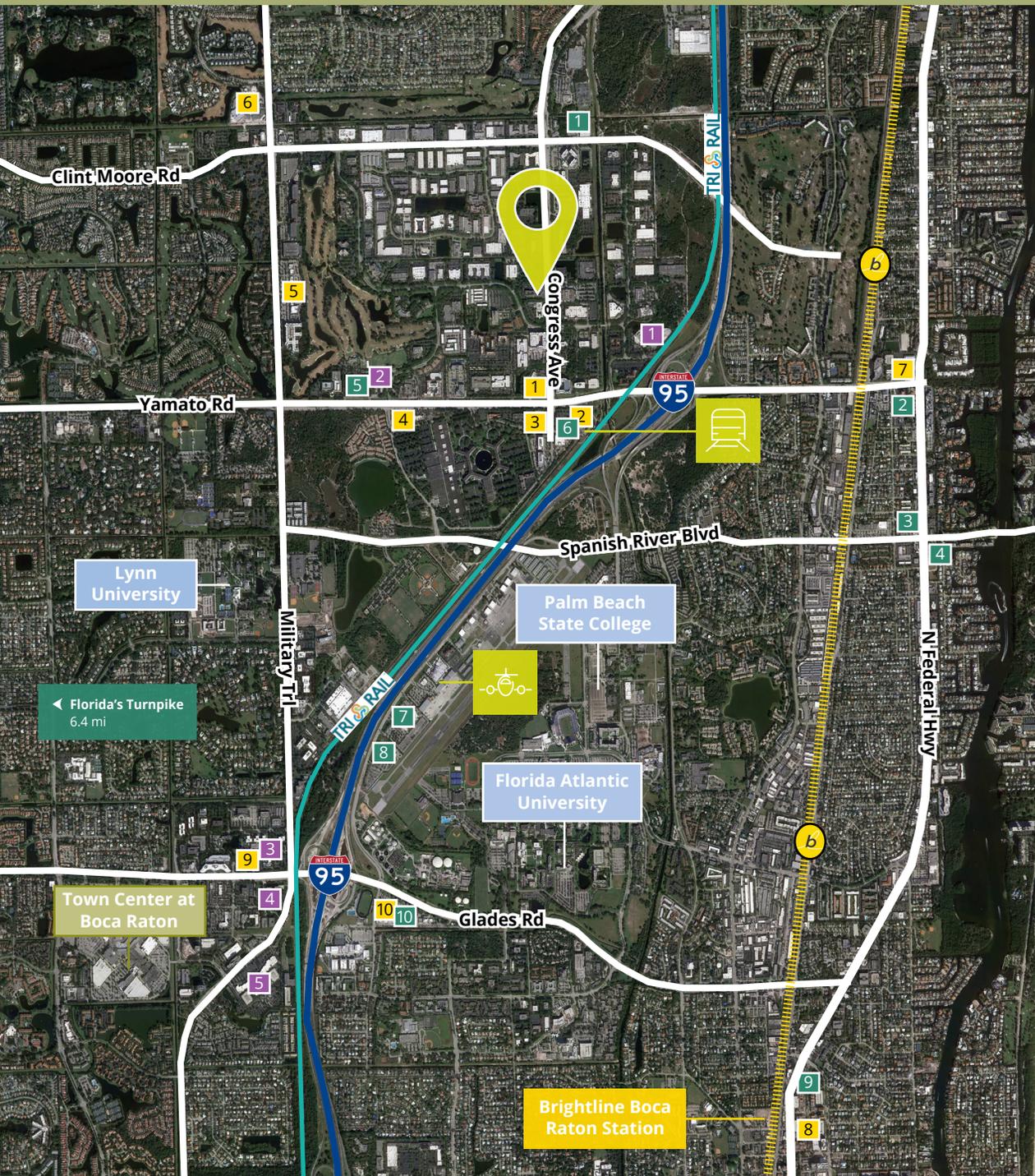
- › Ready-to-go office suites and turnkey options
- › Newly-renovated building with \$1M in improvements
- › Upgraded finishes
- › Immediate access to I-95
- › Ample parking



- › 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

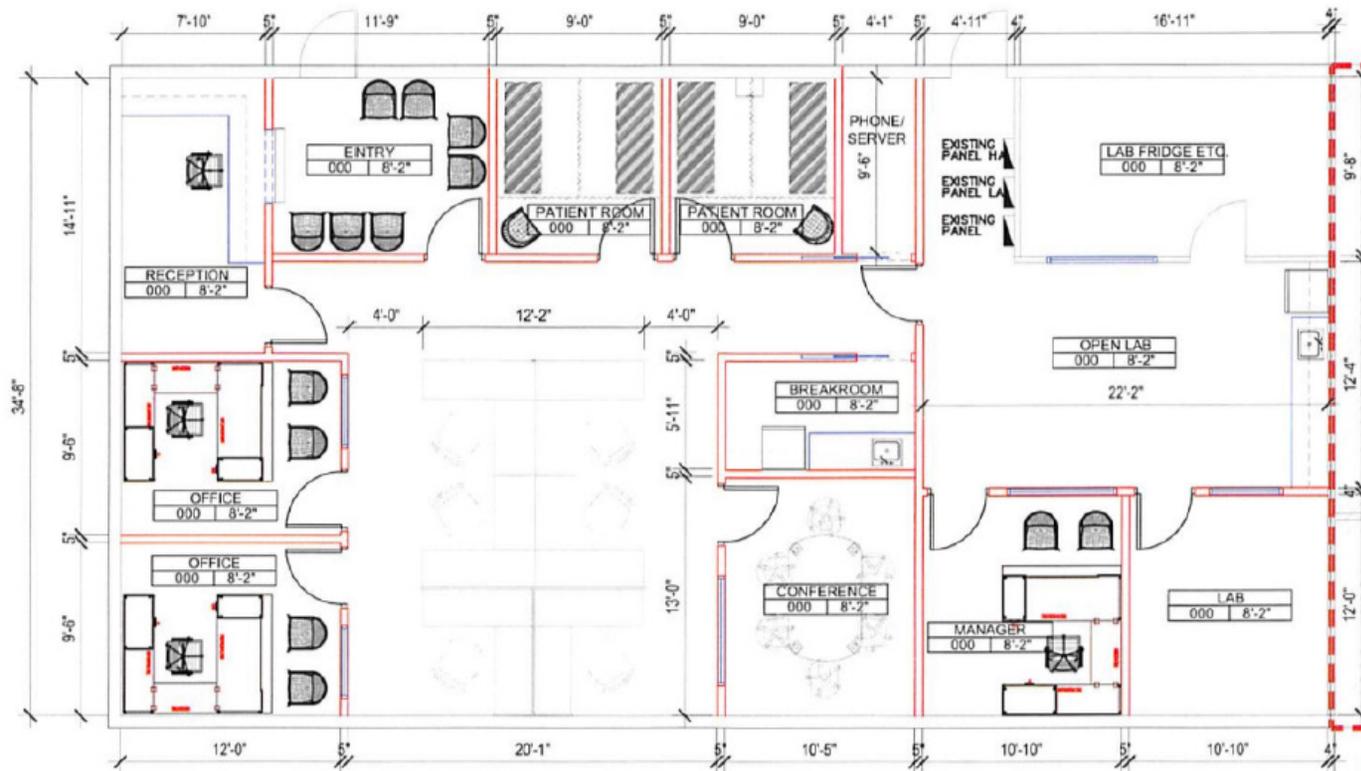
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FLOOR PLAN

SUITES 125 & 131

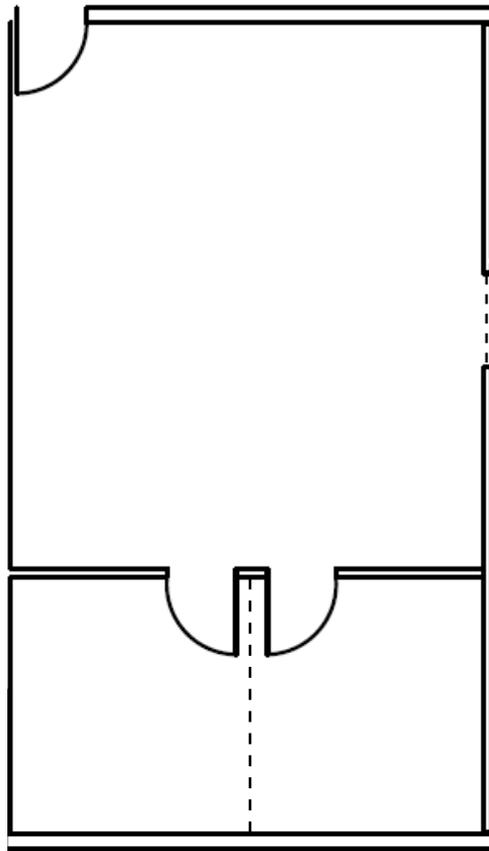
› 755 - 3,159 SF



FLOOR PLAN

SUITE 136

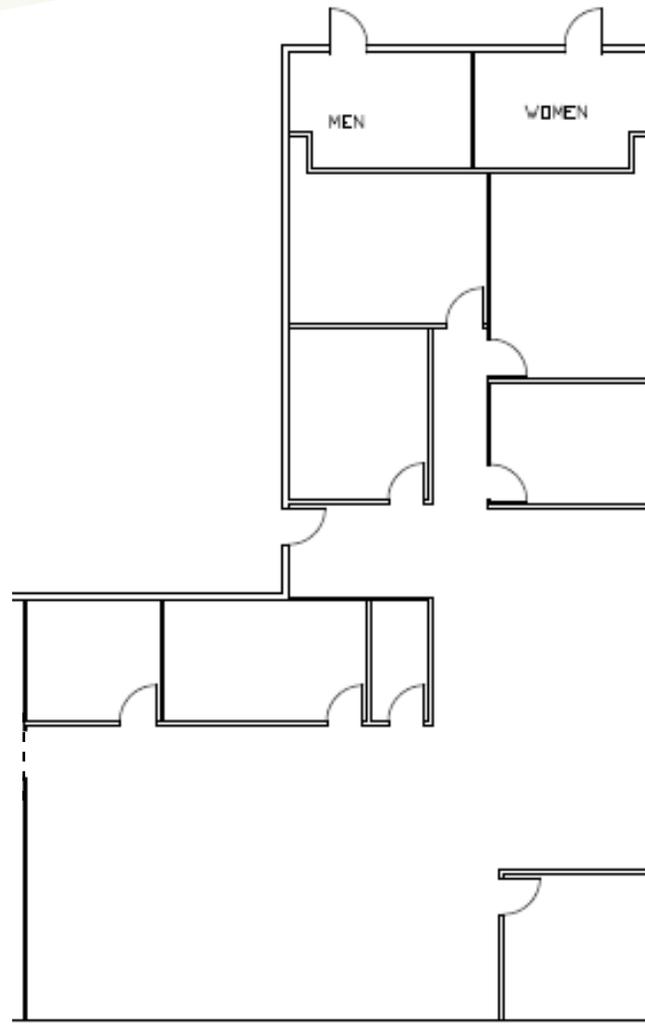
› 863 SF



FLOOR PLAN

SUITE 140

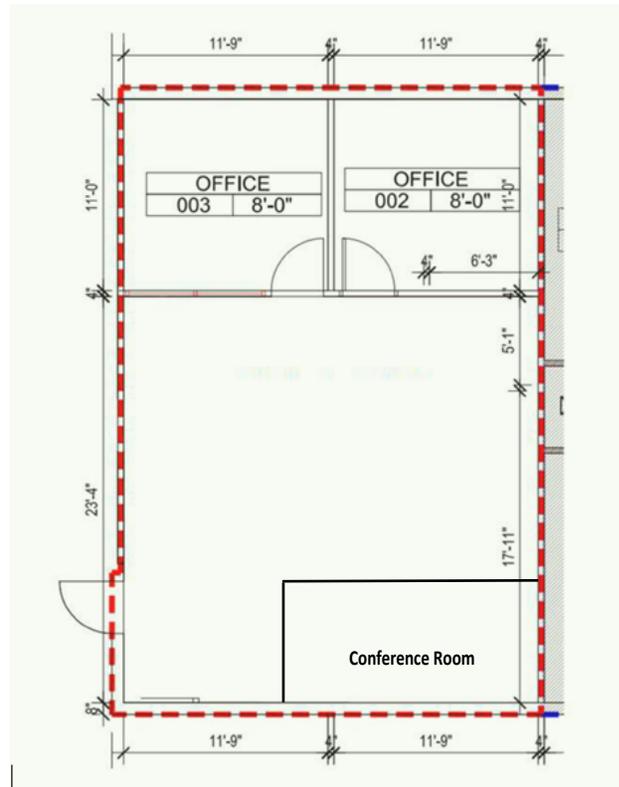
› 3,707 SF



FLOOR PLAN

SUITE 207

› 961 SF

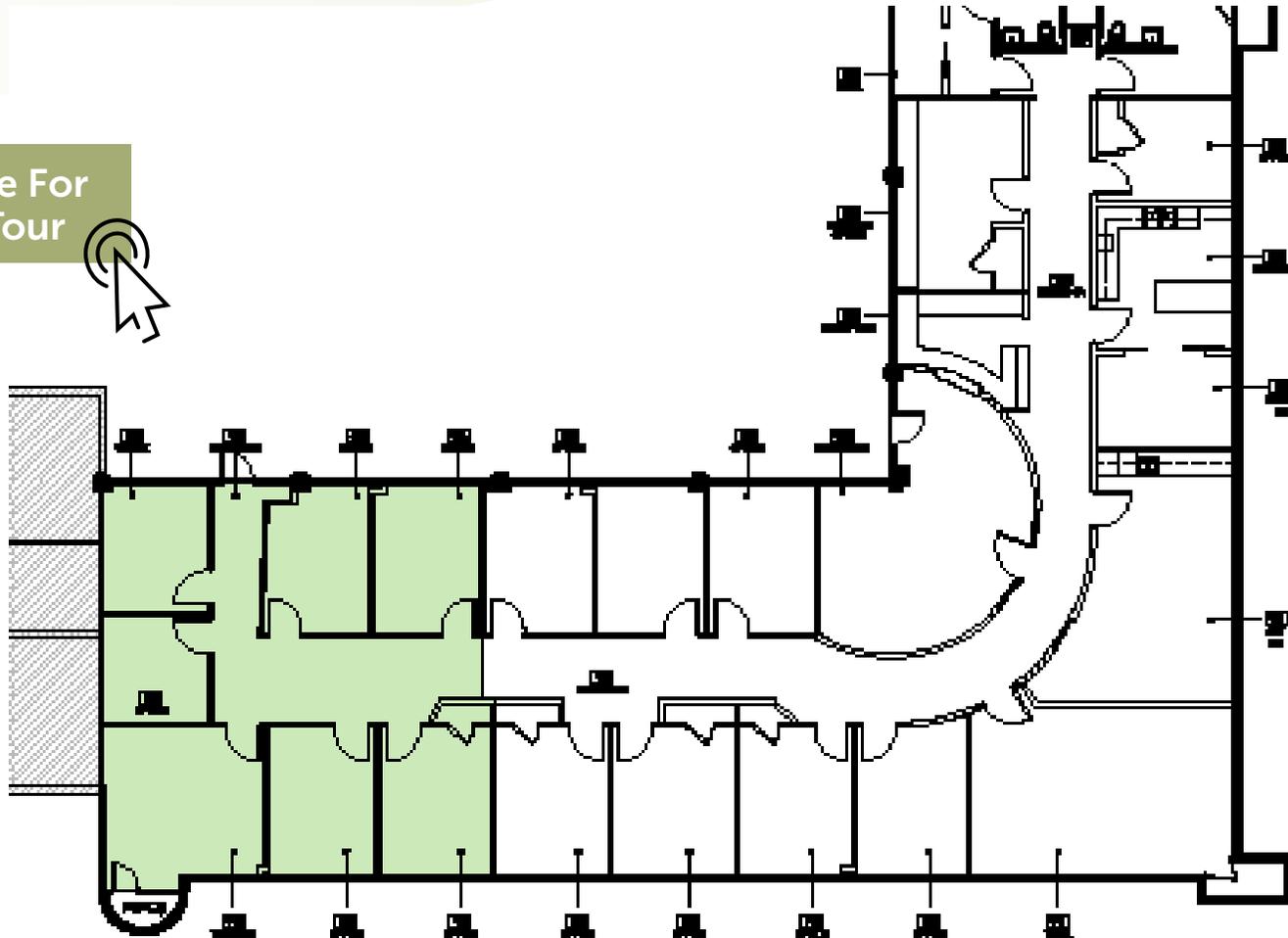


FLOOR PLAN

SUITE 250

> 5,597 SF

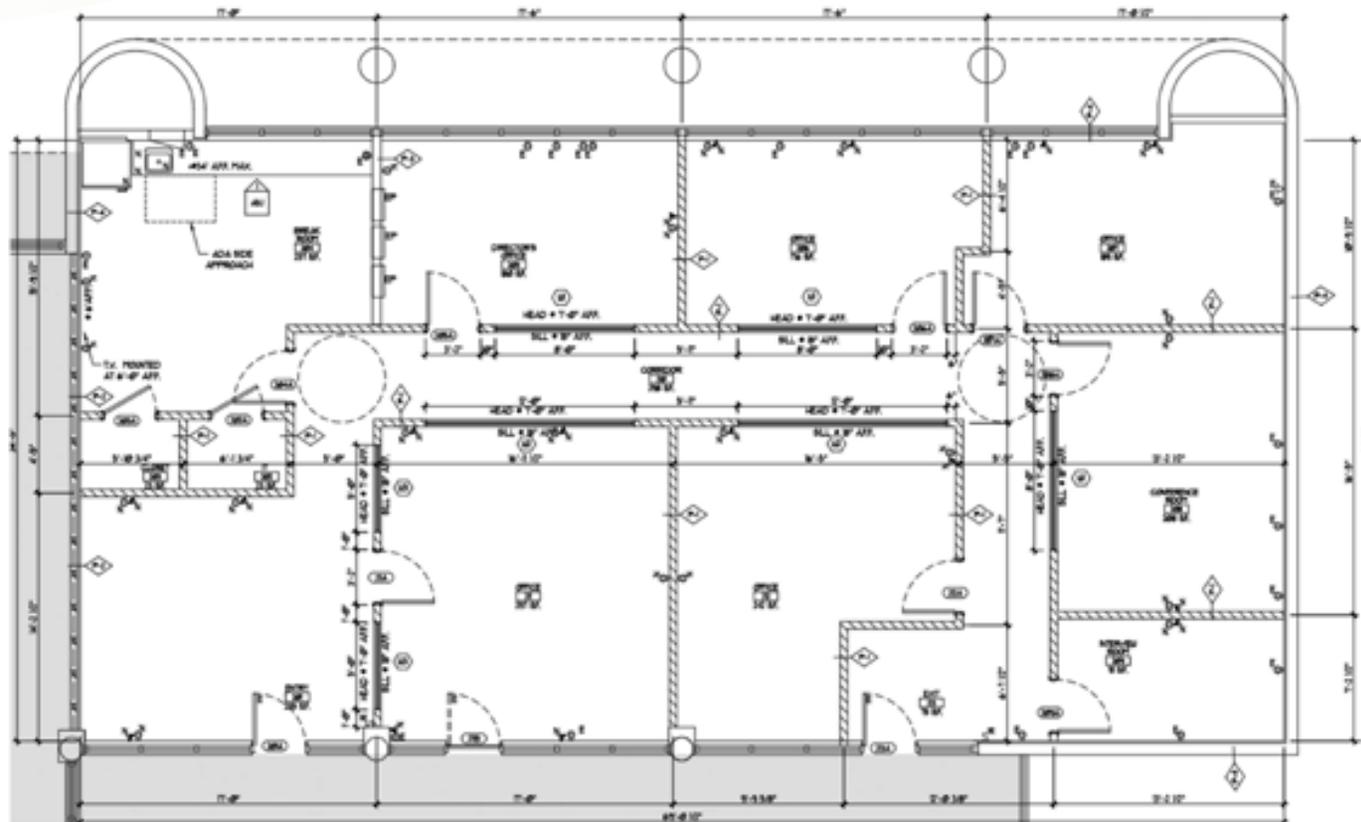
Click Here For
Virtual Tour



FLOOR PLAN

SUITE 260

> 2,810 SF



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