

BLDG 1: 5201 Congress Ave  
BLDG 2: 901 Yamato Road

# 40 NORTH FORTY

BLDG 1

Innovation  
Thrives Here



BLDG 2



Mainstreet  
Real Estate Services

CBRE

# Building Features



A two-building, multi-tenant office portfolio **located in the highly coveted Park at Broken Sound in Boca Raton, Florida** - totaling 355,247 SF on more than 23 acres in the heart of Boca Raton.



North 40 offers a **4.5/1,000 SF parking ratio**, including 544 dedicated and/or shared structured spaces in the adjacent Ceru Apartments garage.



Buildings' horizontal layout with 75,000 to 100,000 SF floor plate organized into 20,000 to 25,000 SF pods offers **functional and modern buildouts**.



Naturally lit **two-story atrium**, spaces have been extensively renovated since 2018 - finished with commercial carpet and tile floors, offering **highly sought after collaboration and gathering spaces**.

## Location Features

North 40 is located in a thriving mixed-use corporate park, which has added numerous dining and lifestyle options for the park's tenants as a result of recently improved zoning. Recently allowed additional uses have enabled The Park at Broken Sound to experience a retail and residential renaissance, with 2,500 new luxury residential units.

The Property is located on the southwest corner of the intersection of Congress Avenue and Broken Sound Parkway Northwest, accessible via three convenient entrances.





<b>BLDG 1:</b>		<b>BLDG 2:</b>	
5201 Congress Avenue, Boca Raton, FL 33431		901 Yamato Road, Boca Raton, FL 33431	
New shared conferencing and gym!			
RBA:	Available SF:	RBA:	Available SF:
205,000 SF	1,970 - 95,432	150,000 SF	12,500 SF
Rates:	Parking Count/ Ratio:	Parking Count/ Ratio:	Rates:
\$27-32.00	804 Spaces (4.5/1,000 SF)	804 Spaces (4.5/1,000 SF)	\$27-32.00
OPEX:			OPEX:
\$11.69			\$12.05

**AVAILABILITIES @ 5201**

SUITE 140	SUITE 155	SUITE 160	SUITE 240	SUITE 275	SUITE 280
26,213 SF	1,970 SF	26,230 SF	26,878 SF	17,778 SF	9,928 SF

**AVAILABILITIES @ 901**

SUITE 210
12,500 SF

*\*Spec Suite Under Construction*



Explore walkable lunch spots perfect to carry back to the office.

## Nearby Restaurants

There are over 35 restaurants within a 1 mile radius of the Property including the adjacent and recently developed Park Place shopping center home to tenants such as:

**FRESH MARKET**

**BURTON'S BAR AND GRILL**

**FRESH KITCHEN**

**CHIPOTLE**

**SHISH GRILL**

 **JIMMY JOHN'S**

**MILLER'S ALE HOUSE**

 **THE GRILLE ON CONGRESS**

**STARBUCKS**

**JAMBA JUICE**

 **BLUEFIN SUSHI**

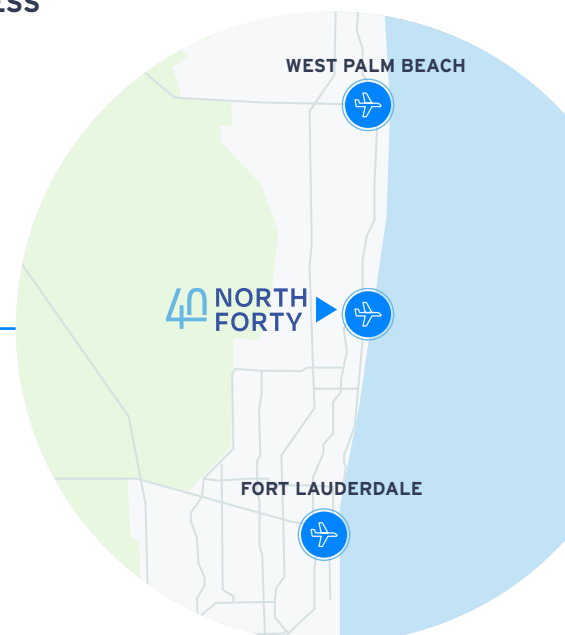
 **ITALIAN SAL'S**

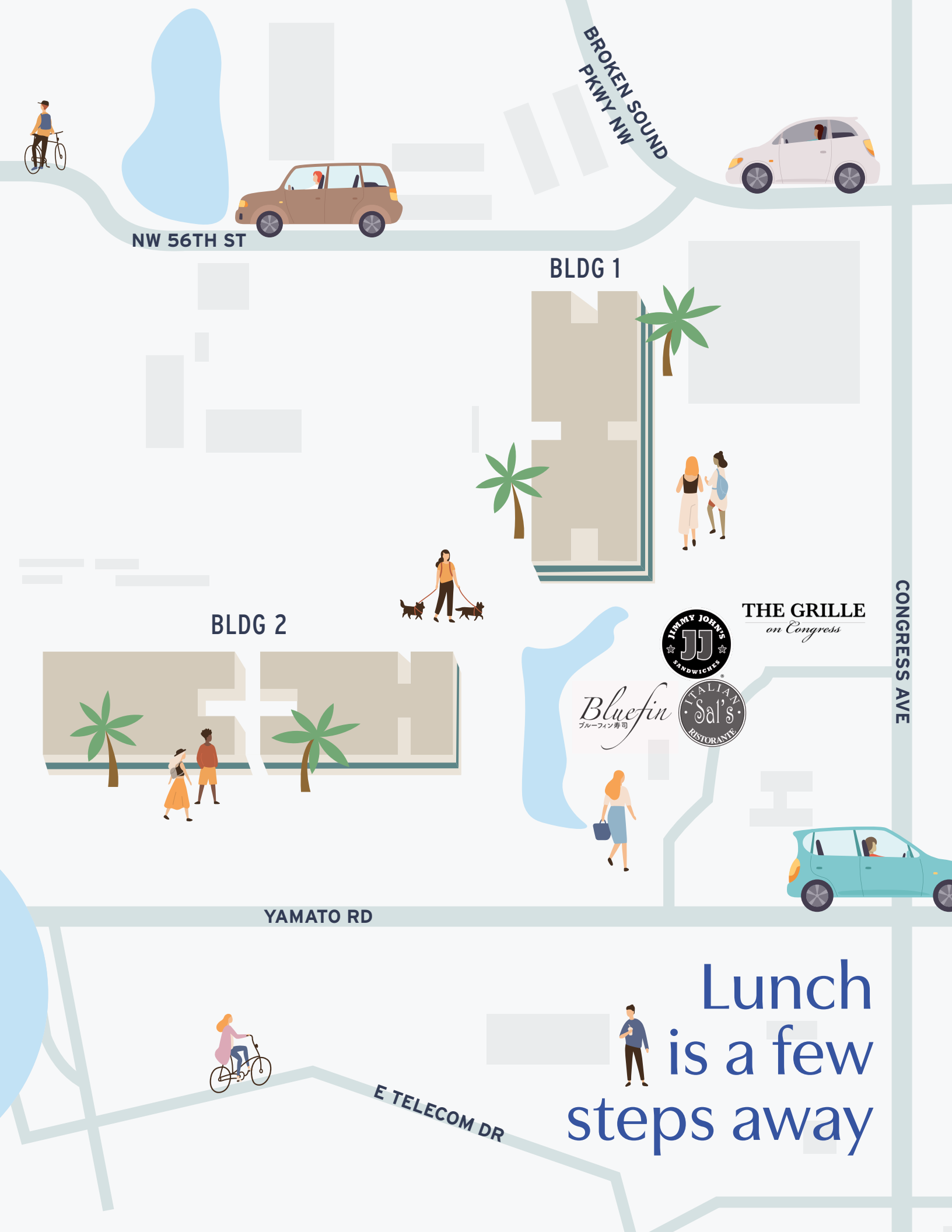


**Boca Raton Airport**  
2.4 miles 7 minutes

**Palm Beach Int'l Airport**  
23 miles 24 minutes

**Fort Lauderdale Int'l Airport**  
27.1 miles 30 minutes





NW 56TH ST

BROKEN SOUND  
PKWY NW

BLDG 1

BLDG 2

YAMATO RD

E TELECOM DR

CONGRESS AVE

THE GRILLE  
*on Congress*



Bluefin  
ブルーフィン寿司

Lunch  
is a few  
steps away



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