

FOR LEASE

The ADT Building

THE PARK @
BROKEN SOUND

BOCA RATON, FL

PROPERTY LISTING



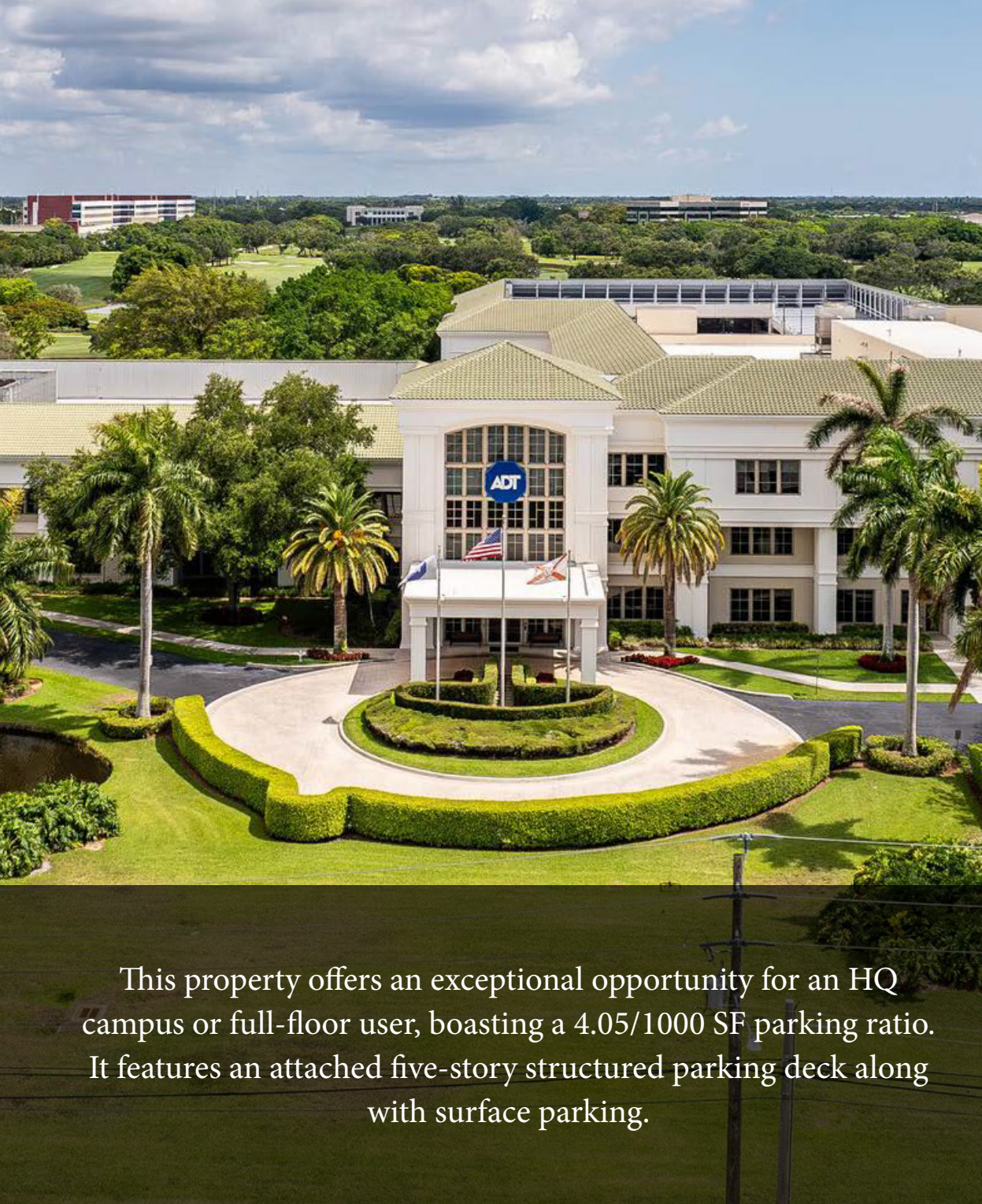
TORTOISE
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CLAYTON IDLE

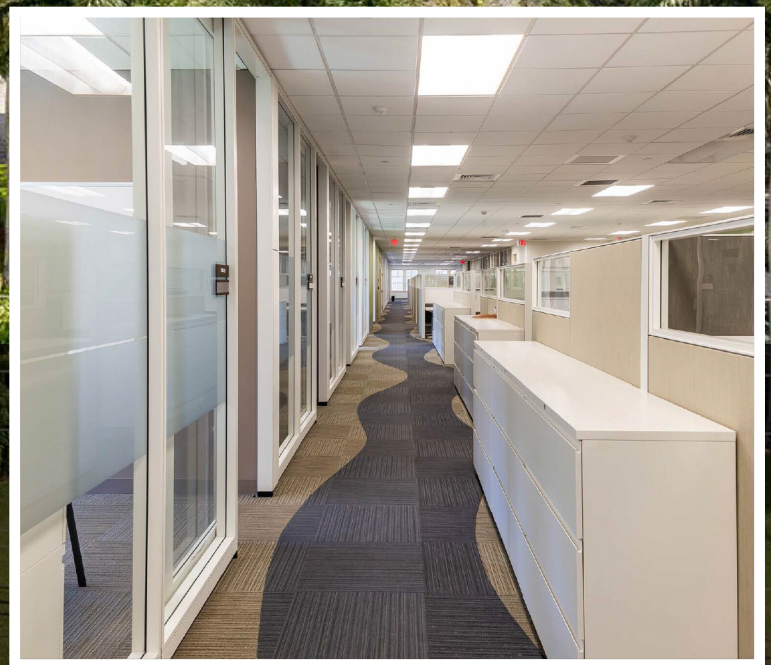
Managing Broker

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561-601-9177



This property offers an exceptional opportunity for an HQ campus or full-floor user, boasting a 4.05/1000 SF parking ratio. It features an attached five-story structured parking deck along with surface parking.



Highlights

1501 Yamato Road, The ADT Building, offers full-floor or demised layouts with furniture, brand-new build-outs, and TI packages negotiable.

Class A on-site amenities, such as a fitness center, full-service cafeteria, coffee shop, parking garage, salon/spa, shipping station, and more.

Multiple modes of transportation: Close to Boca Raton Airport, equidistant to FTL and Palm Beach airports, 1 mile to light rail and 1.5 miles to I-95.

A prestigious group of corporate headquarters in Boca Raton, including Office Depot, Celsius, ModMed, Orangetheory, Tyco, ADT, and The Geo Group.

10 minutes or less to Town Center at Boca Raton, Mizner Park, Broken Sound CC, Lifetime Fitness, over 100 restaurants, and plenty more destinations.

High-identity opportunity with monument and building signage options directly facing Yamato Road, which is exposed to about 84,000 vehicles per day.



SF Available

2,850 to 33,867 SF



Lease Rate

\$35 NNN



Term

Negotiable

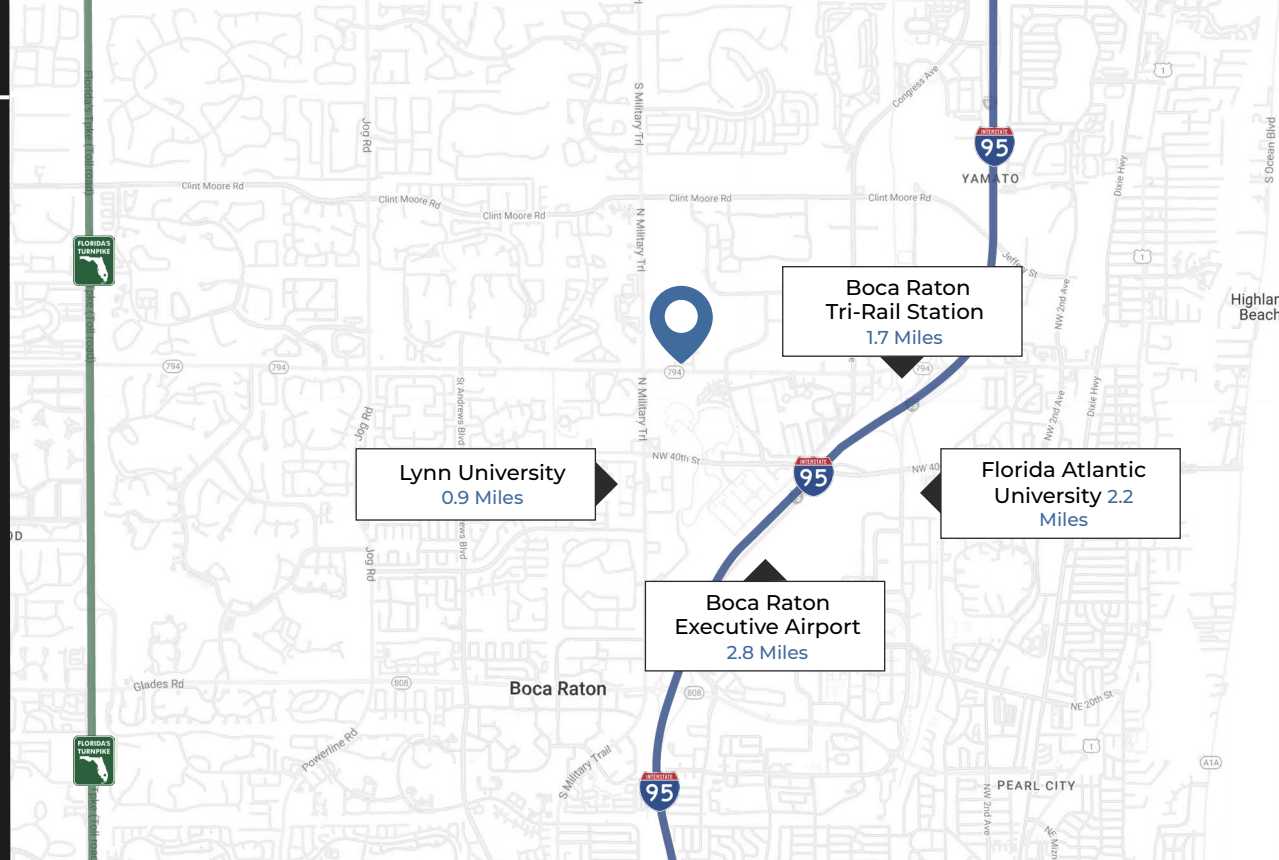


Occupancy

33,867 SF Available

The location is highly advantageous, situated near retail corridors and residential areas. It is conveniently located just off the I-95 Yamato Road exit and close to the Boca Raton Tri-Rail Station.

Additionally, it's only minutes away from the Boca Raton Executive Airport, Florida Atlantic University (FAU), Lynn University, and the Florida Turnpike.





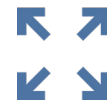
Amenities include an on-site fitness center with locker rooms, coffee shop, cafeteria, and SPA/Salon.



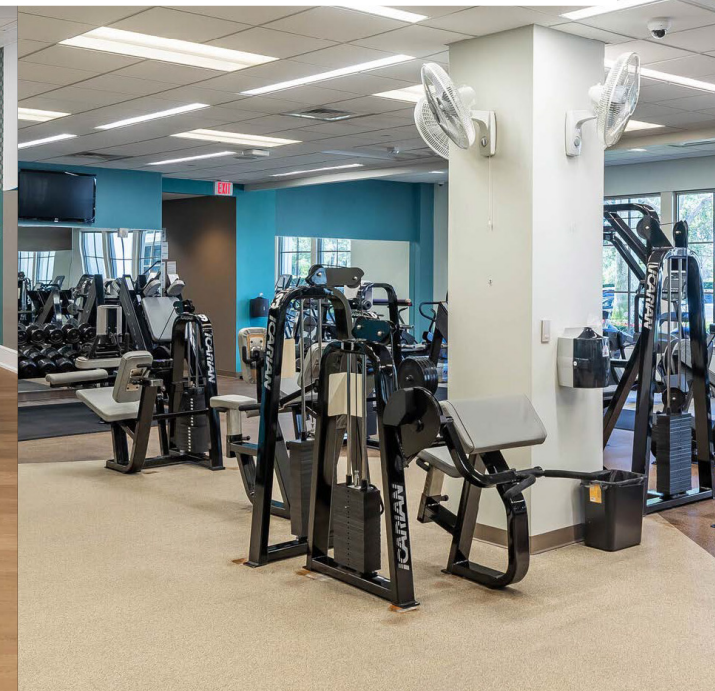
The property overlooks a beautiful lake and is located on the Old Course at Broken Sound.



There are also opportunities for building and monument signage.



Available space ranges from 2,850 to 33,867 square feet.



Demising Plan



WEST - 2ND FLOOR



West 200



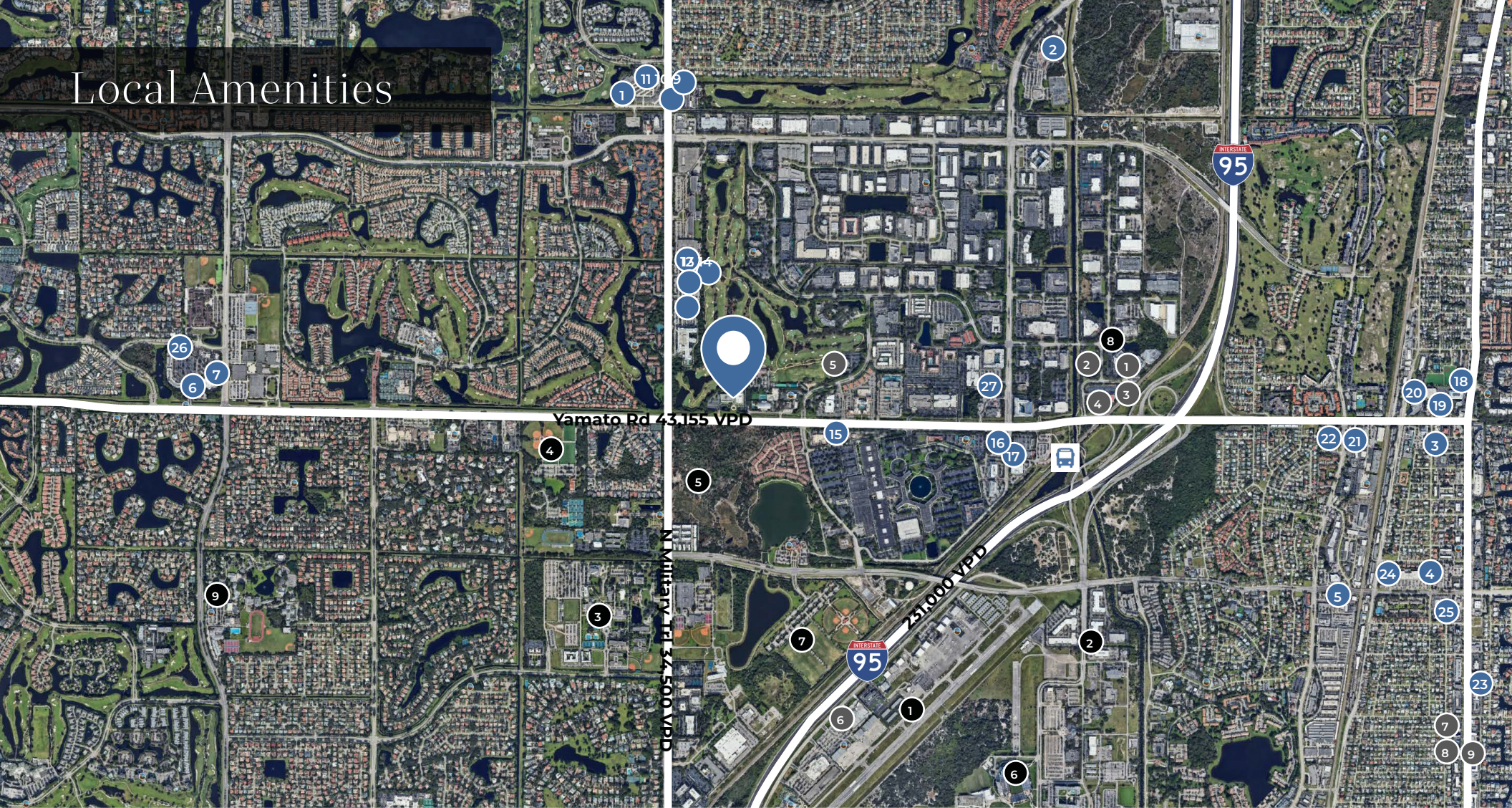
Boca Raton

Boca Raton, in southeastern Florida, is known for its upscale lifestyle, beautiful beaches, and cultural attractions like Mizner Park and the Boca Raton Museum of Art. The city's Mediterranean Revival architecture and natural beauty, including parks and the Atlantic coastline, enhance its charm. With a strong economy, excellent schools, and diverse recreational opportunities, Boca Raton offers a high quality of life.

Boca Raton is home to the following headquarters:



Local Amenities



RETAIL/RESTAURANTS

- | | | |
|----------------------------|---------------------------|------------------------------|
| 1 Publix Super Market | 10 Tropical Smoothie Cafe | 19 Tucci's Pizza |
| 2 Costco Wholesale | 11 Pet Supermarket | 20 Pavilion Grille |
| 3 ALDI | 12 Burtons Grill & Bar | 21 Hannah's kitchen |
| 4 Publix Super Market | 13 The Habit Burger Grill | 22 Panera Bread |
| 5 Jiffy Lube | 14 Fresh Kitchen | 23 Santo's Buffet Boca Raton |
| 6 Pet Supplies Plus | 15 Miller's Ale House | 24 Third Place Coffee Lounge |
| 7 Walgreens | 16 McDonald's | 25 Mane Coffee |
| 8 The Fresh Market | 17 Starbucks | 26 Vinny's Cafe |
| 9 Bolay Fresh Bold Kitchen | 18 The Melting Pot | 27 The Grille on Congress |

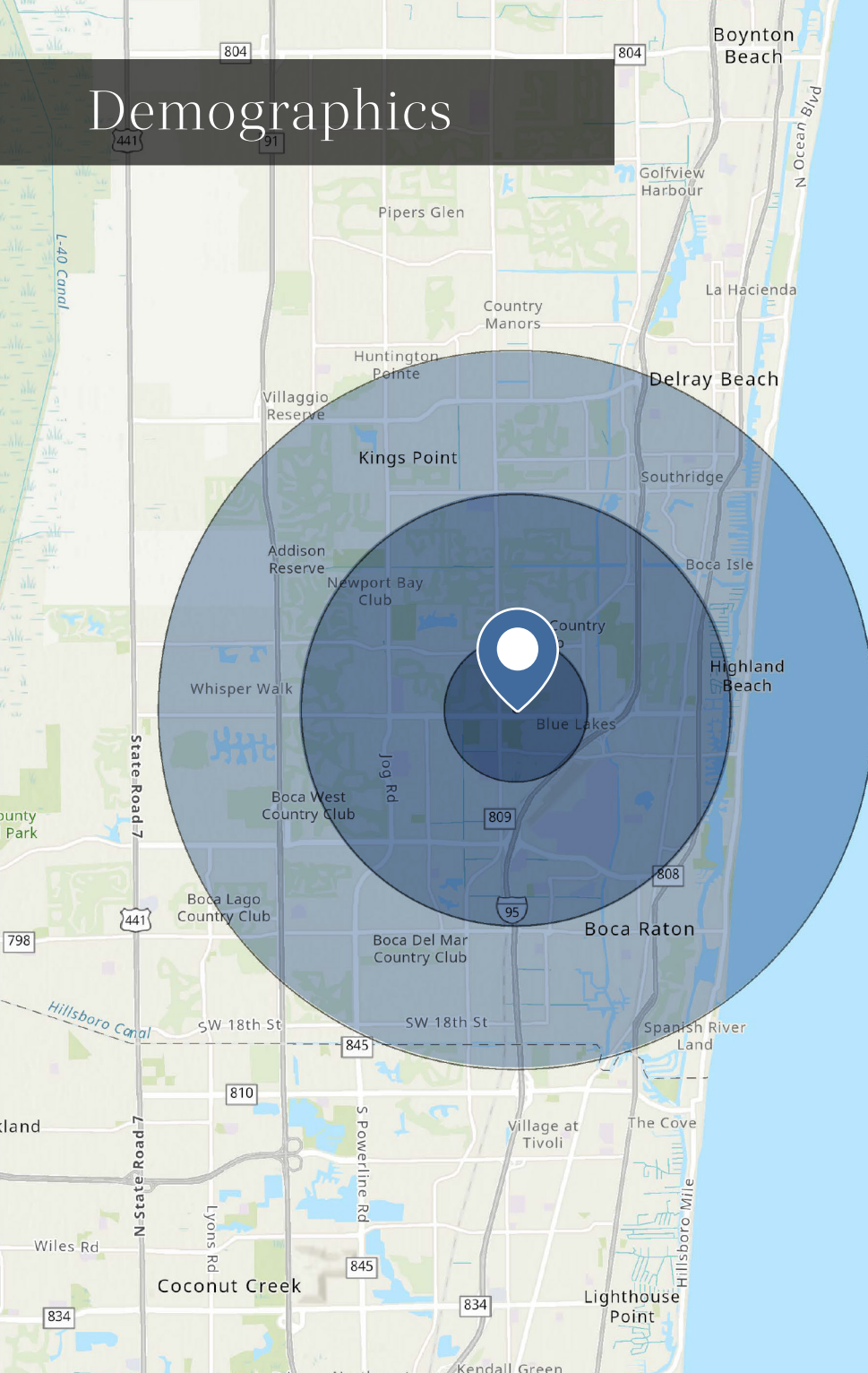
HOTELS/RESIDENTIAL

- 1 Embassy Suites by Hilton
- 2 Holiday Inn & Suites
- 3 SpringHill Suites
- 4 TownePlace Suites
- 5 Hampton Inn Boca Raton
- 6 Fairfield Inn & Suites
- 7 Boca Plaza by Lowkl
- 8 Quality Inn
- 9 Best Western University Inn

POINTS OF INTEREST

- 1 Boca Raton Airport
- 2 Florida Atlantic University
- 3 Lynn University
- 4 Patch Reef Park
- 5 Pondhawk Natural Area
- 6 FAU Stadium
- 7 Spanish River Athletic Park
- 8 Gazebassy
- 9 Saint Andrew's School

Demographics



2023 SUMMARY	1 MILE	3 MILES	5 MILES
Population	6,178	78,270	245,558
Households	2,669	32,268	115,338
Average Household Size	2.14	2.23	2.05
Median Age	49.5	50.6	56.8
Median Household Income	\$98,591	\$97,791	\$74,698
Average Household Income	\$166,656	\$153,147	\$126,552
2028 SUMMARY	1 MILE	3 MILES	5 MILES
Population	6,938	79,541	246,807
Households	3,126	33,192	116,737
Average Household Size	2.07	2.20	2.04
Median Age	49.9	51.2	58.3
Median Household Income	\$116,070	\$111,080	\$89,656
Average Household Income	\$186,740	\$172,972	\$145,600



21,729
TOTAL
BUSINESSES



197,772
TOTAL
EMPLOYEES



\$126,552
AVERAGE
HH INCOME



\$59,462
PER CAPITA
INCOME



\$265,063
MEDIAN
NET WORTH



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