



FOR LEASE

CLASS "A" MEDICAL / PROFESSIONAL OFFICE

1095 BROKEN SOUND PKWY NW
BOCA RATON, FL

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1095 BROKEN SOUND PKWY NW
BOCA RATON, FL

PRICE: \$27/SF/YR NNN + \$11/SF/YR CAM & OPEX

PROPERTY OVERVIEW:

Located in the prestigious Broken Sound Business Park in Boca Raton, this Class A office building offers fully renovated medical and professional office space ready for immediate occupancy. The suites feature flexible layouts, from 2,000 SF to 20,000 SF, with modern finishes and the ability to accommodate a wide range of business uses. Tenants benefit from 24-hour security access, covered and surface parking, and beautifully landscaped surroundings creating a serene, park-like setting. Additional warehouse space is available for lease, ideal for storage, call center operations, fitness use, or supplemental workspace. Ideally positioned just minutes from Yamato Road and I-95, the property provides excellent accessibility in a high-income, business-friendly market.

PROPERTY HIGHLIGHTS:

- A+++ Location in Boca Raton
- Class A Office Building
- Medical & Professional Office Use
- Recently Renovated Interiors
- Flexible Suite Layouts
- 24/7 Secure Access
- Covered & Surface Parking
- Warehouse/Storage Available
- Excellent Access to I-95 & Yamato Rd
- 2 Months TI Available!

THE DEMARCO REAL ESTATE GROUP™

Office: (954) 453-1000

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www.DeMarcoGroup.com

1901 Harrison Street, Hollywood FL, 33020

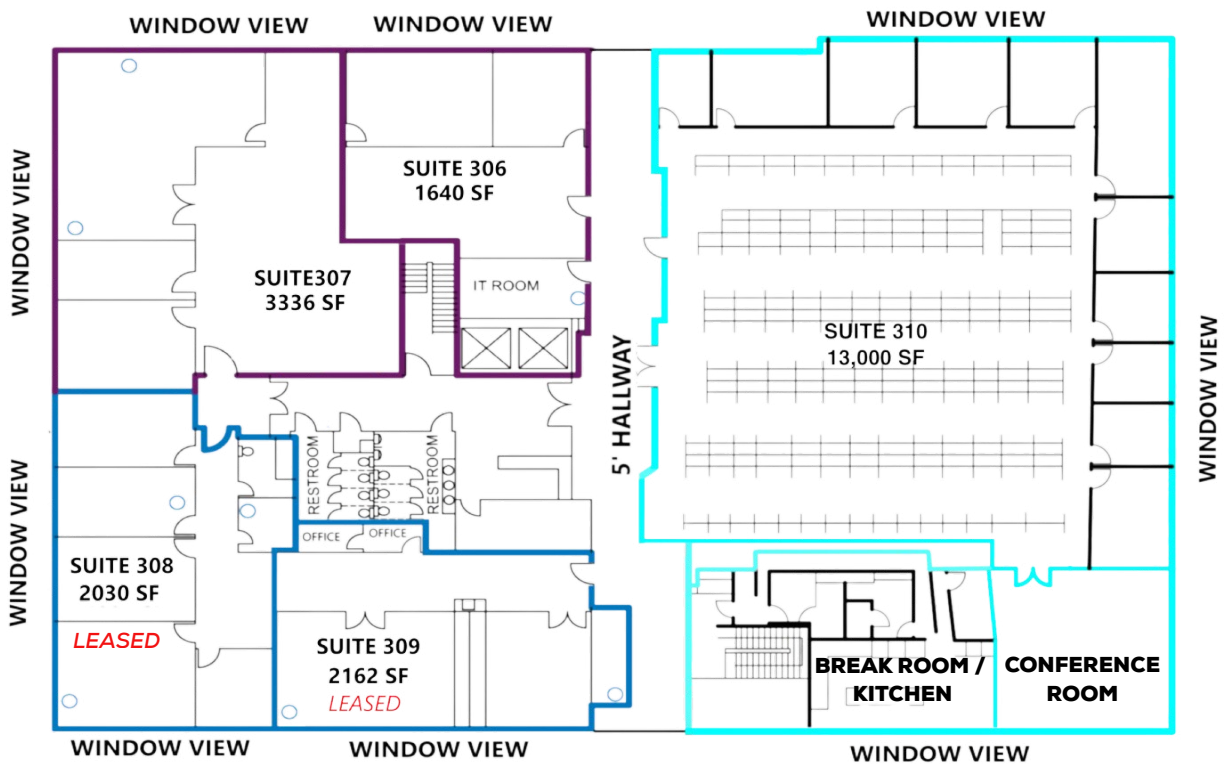


AVAILABLE UNITS:

3RD FLOOR: \$27/SF/YR NNN + \$11/SF/YR CAM

SPACE AVAILABLE:

- Suite 306 – 1,640 SF
- Suite 307 – 3,336 SF
- Suite 310 – 13,000 SF
- Full floor available or divisible
- Breakroom / Kitchen Included
- Private Offices: \$2,000 – \$3,000/month
- Small Offices: \$1,200/month
- Cubicles: \$750/month (30 available)
- 5 Premium Offices @ \$1,500/month
- Conference Room + Reception Area



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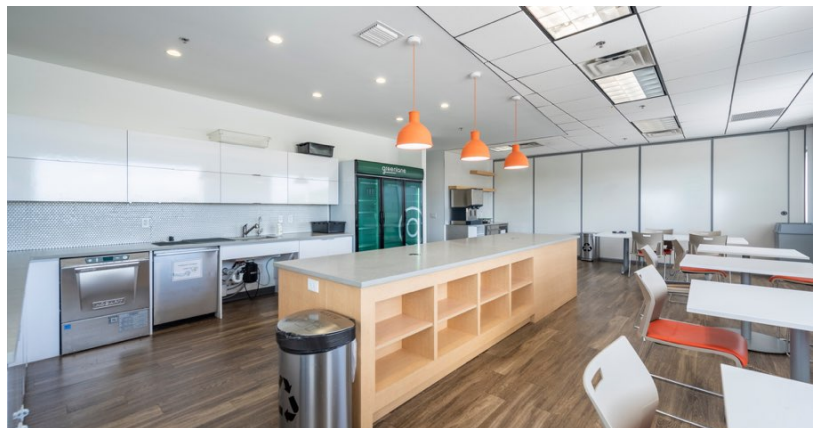
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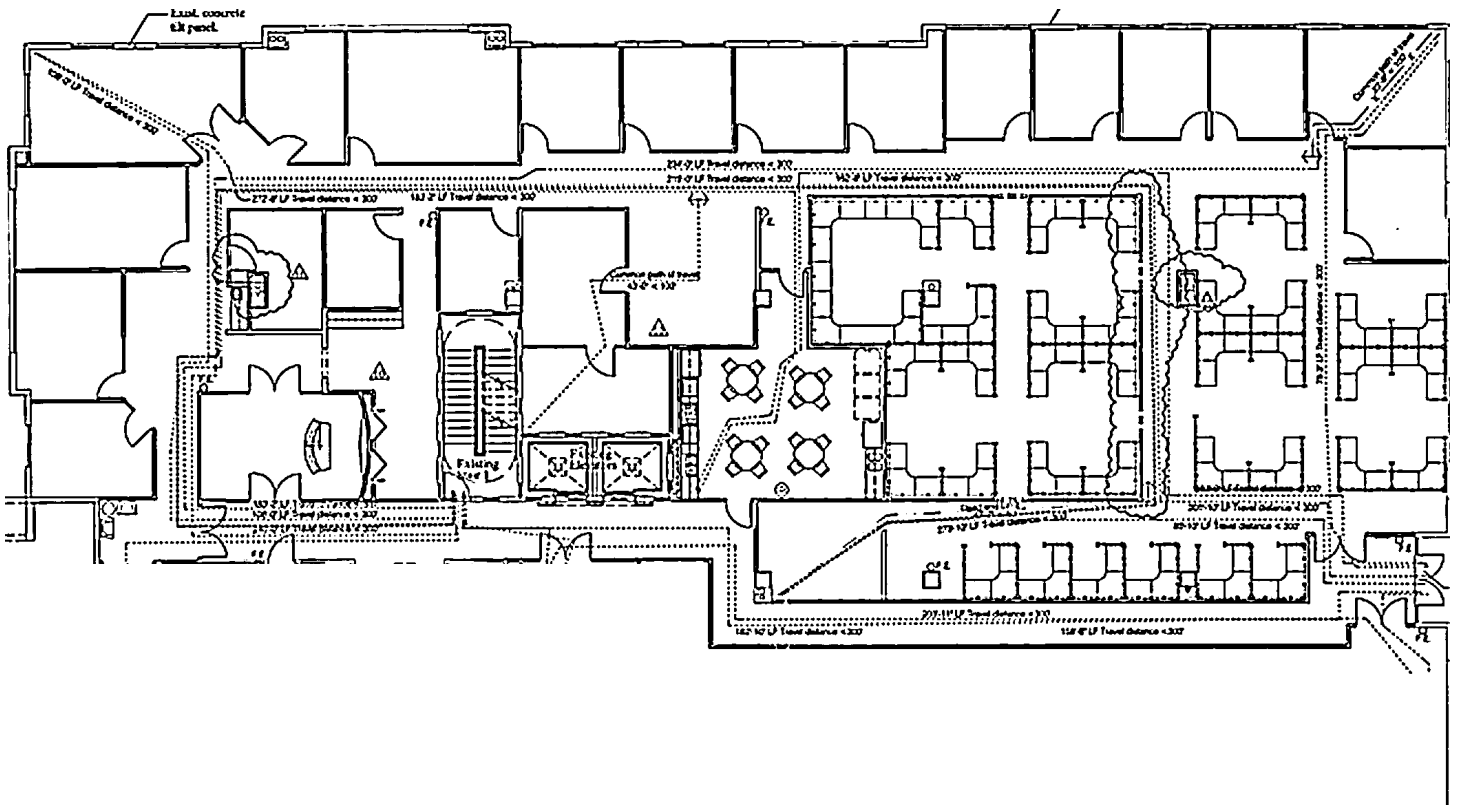


AVAILABLE UNITS:

UNIT 200: **\$27/SF/YR NNN + \$11/SF/YR CAM**

SPACE AVAILABLE: 11,450 SF

- Full Built out as Professional Office
- Reception & Waiting Area
- 15+ Private Offices
- 2 Conference Rooms
- 30+ Cubicles
- Break Room



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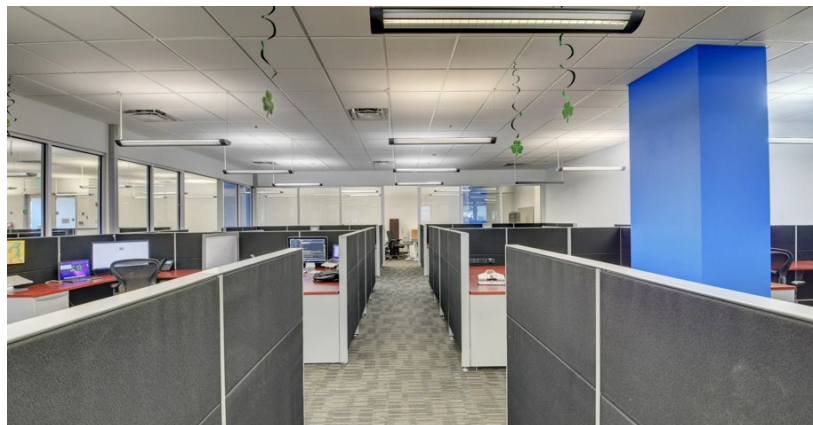
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AVAILABLE UNITS:

2ND FLOOR:



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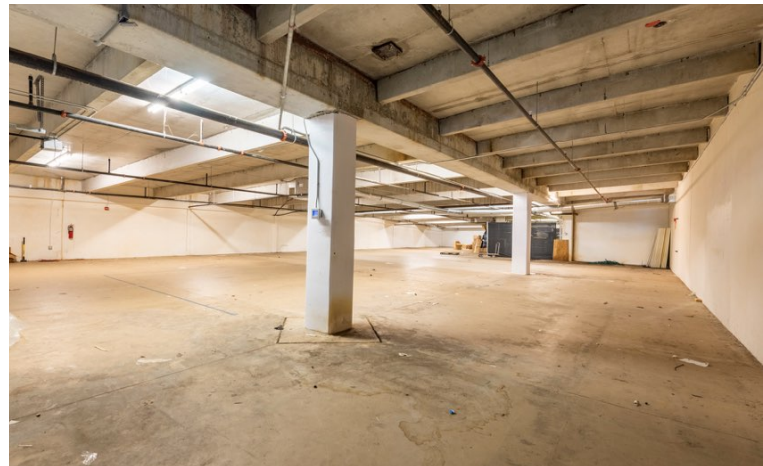
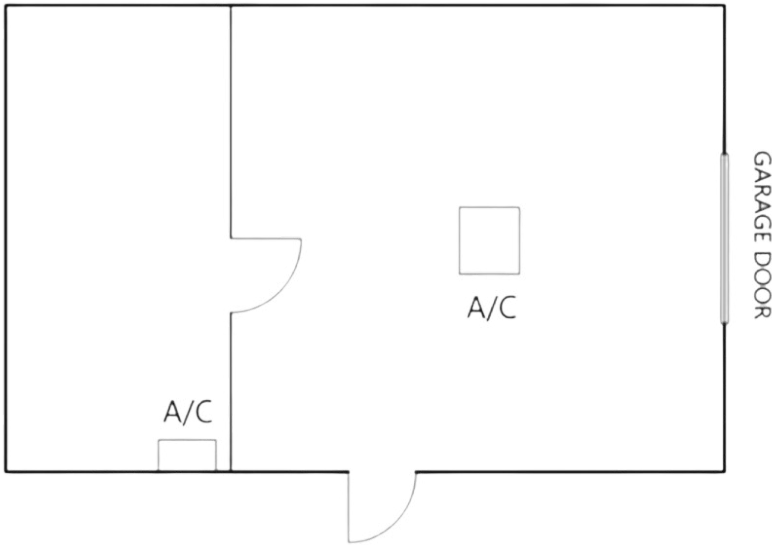
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AVAILABLE UNITS:

WAREHOUSE:

- **PRICE:** \$18/SF/YR NET
- **SIZE:** 5,000 SF
- Ground Floor Warehouse
- Perfect for Storage or a Call Center Use
- Suitable for Fitness or Studio
- Easy Access & Loading



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