

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.

## BLDG 1: 5201 Congress Avenue, Boca Raton, FL 33431

New shared conferencing and gym!

RBA: 205,000 SF  
 Rates: \$30.00-32.00  
 OPEX: \$11.28

Available SF: 2,116 - 78,066 SF

Parking Count/Ratio: 804 Spaces (4.5/1,000 SF)

### AVAILABILITIES @ 5201

SUITE 140	SUITE 285	SUITE 160 AVAILABLE 1/1/27
26,213 SF	10,265 SF	26,230 SF

### SPEC SUITES @ 5201

Rates: \$32.00 *\*Spec Suite Under Construction*

SUITE 240	SUITE 245	SUITE 255	SUITE 265	SUITE 290	SUITE 295
3,344 SF	2,176 SF	2,448 SF	2,993 SF	2,281 SF	2,116 SF

## BLDG 2: 901 Yamato Road, Boca Raton, FL 33431

RBA: 150,000 SF  
 Rates: \$30.00-32.00  
 OPEX: \$12.05

Available SF: 12,500-34,162 SF

Parking Count/Ratio: 804 Spaces (4.5/1,000 SF)

### AVAILABILITIES @ 901

SUITE 210	SUITE 260
12,500 SF	21,662 SF



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:

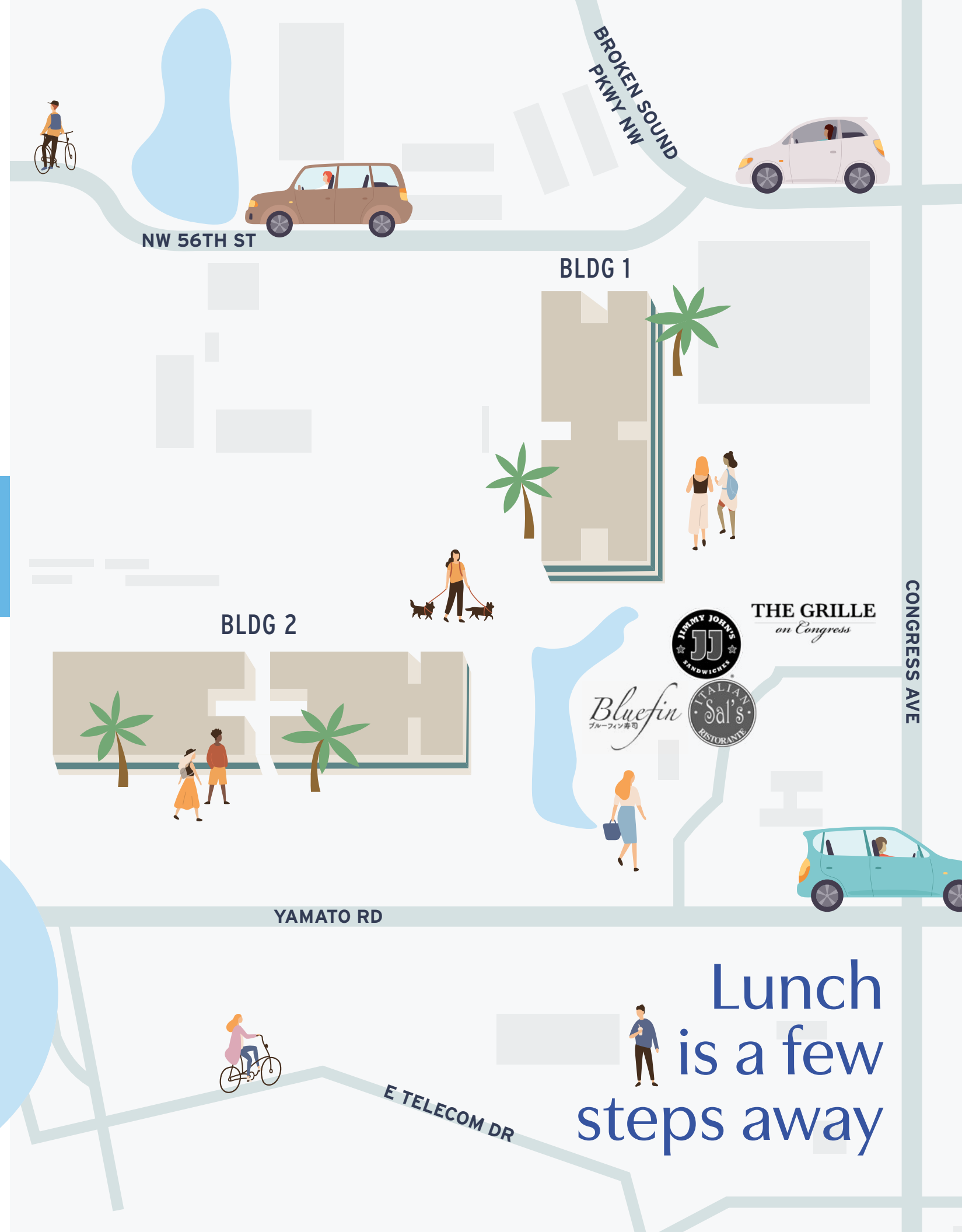
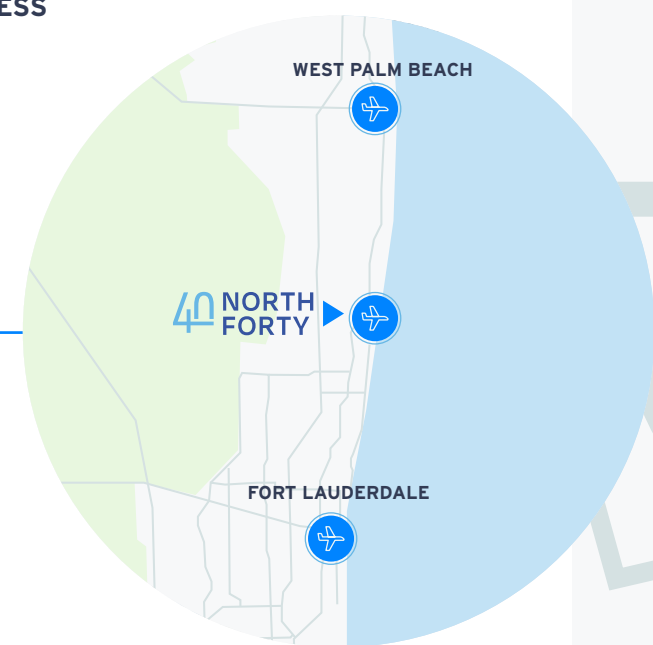
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|------------------------|------------------------|
| FRESH MARKET           | MILLER'S ALE HOUSE     |
| BURTON'S BAR AND GRILL | THE GRILLE ON CONGRESS |
| FRESH KITCHEN          | STARBUCKS              |
| CHIPOTLE               | JAMBA JUICE            |
| SHISH GRILL            | BLUEFIN SUSHI          |
| JIMMY JOHN'S           | 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



Lunch is a few steps away

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For more information, please contact:

**JOHN CRIDDLE**  
EXECUTIVE VICE PRESIDENT  
+1 561 283 5176  
[john.criddle@cbre.com](mailto:john.criddle@cbre.com)

**JOE FREITAS**  
SENIOR VICE PRESIDENT  
+1 561 512 8844  
[joe.freitas@cbre.com](mailto:joe.freitas@cbre.com)

**MAX PAWK**  
FIRST VICE PRESIDENT  
+1 561 393 1670  
[max.pawk@cbre.com](mailto:max.pawk@cbre.com)

**NICHOLAS MULLIGAN**  
ASSOCIATE  
+1 561 393 1680  
[nicholas.mulligan@cbre.com](mailto:nicholas.mulligan@cbre.com)

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