

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:	Available SF:
205,000 SF	1,970 - 95,432
Rates:	
\$28-32.00	
OPEX:	Parking Count/Ratio:
\$12.01	804 Spaces (4.5/1,000 SF)

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

RBA:	Available SF:	Available SF:
150,000 SF	1,970 - 95,432	12,500 SF
Rates:		
\$28-32.00		
OPEX:	Parking Count/Ratio:	Parking Count/Ratio:
\$12.05	804 Spaces (4.5/1,000 SF)	804 Spaces (4.5/1,000 SF)

### AVAILABILITIES @ 5201

SUITE 140	SUITE 155	SUITE 275	SUITE 280	SUITE 285
26,213 SF	1,970 SF	17,778 SF	9,928 SF	10,265 SF

### AVAILABILITIES @ 901

SUITE 210
12,500 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



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

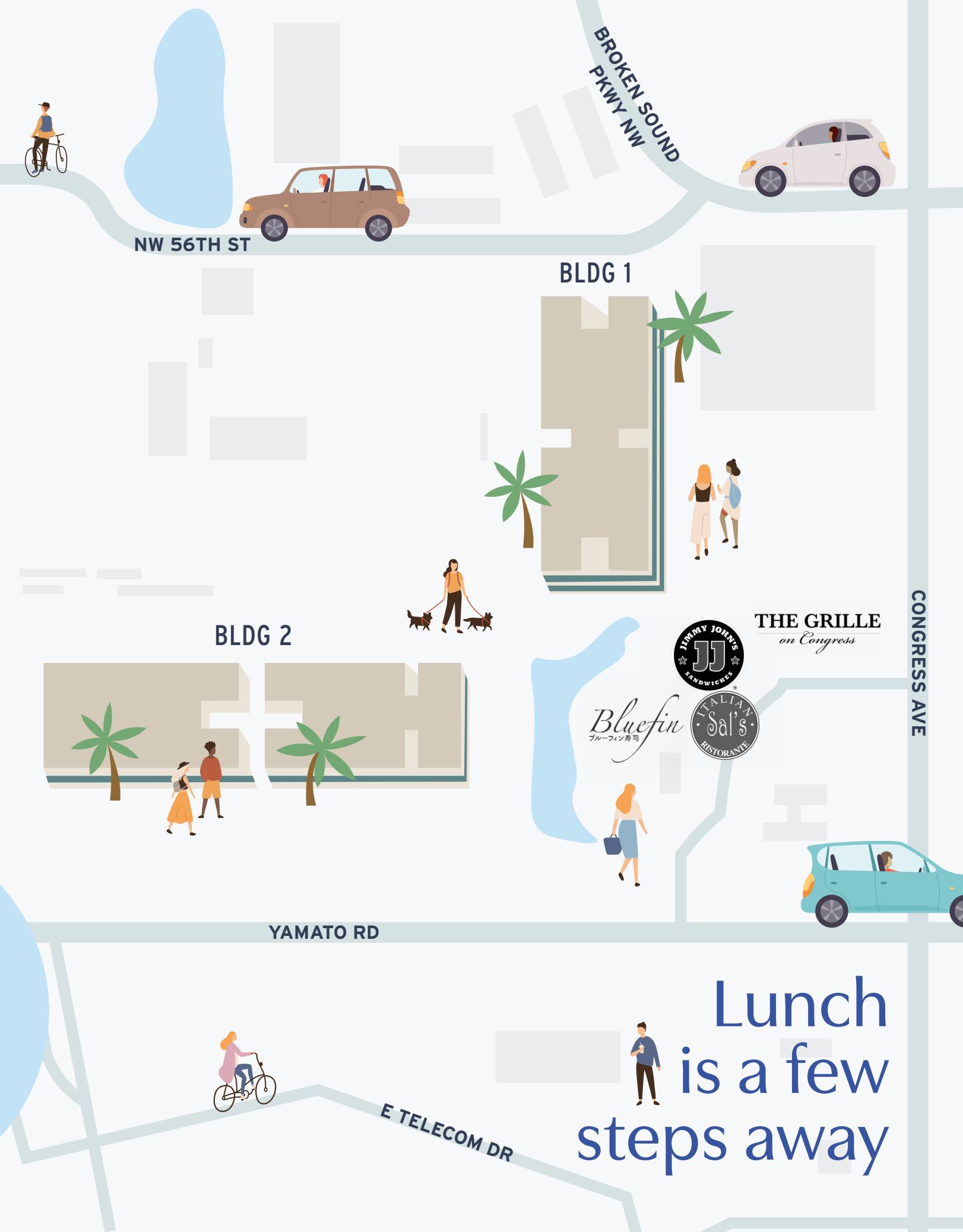
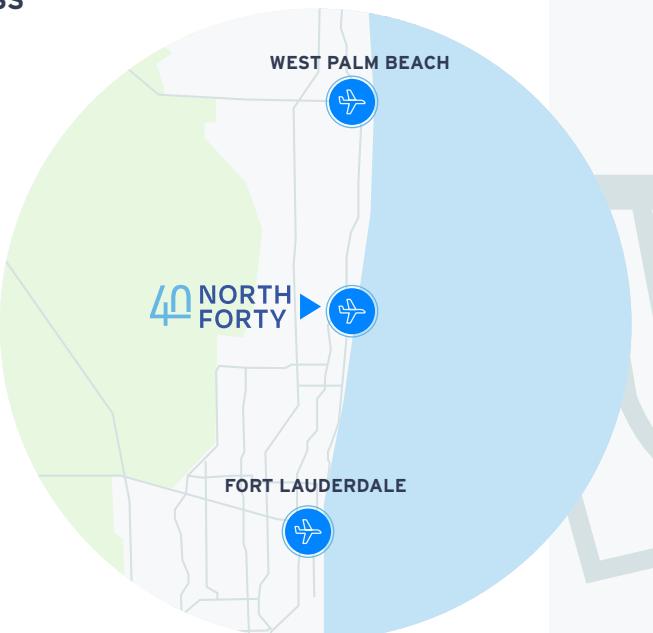
BLUEFIN SUSHI

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



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

**40 NORTH  
FORTY**



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)

©2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

**Mainstreet**  
Real Estate Services

**CBRE**