



Colliers



851
BROKEN SOUND
PARKWAY NW

Boca Raton, FL

FOR LEASE
Courtyard at Broken Sound

PROPERTY OVERVIEW

Whether you're a freelancer, startup, or established corporation, our newly renovated office spaces offer the perfect blend of modern design and innovation to support your business growth. The property features sleek, open common areas that foster collaboration and creativity, with a calming, zen atmosphere to enhance productivity.

With cutting-edge amenities and a contemporary aesthetic, Courtyard at Broken Sound provides an ideal environment for professionals seeking an elevated workspace. Come and discover how our space can elevate your business today!

Available Space

±863 - 5,597 RSF

Asking rate:

\$27.50 NNN

\$9.50 CAM



HIGHLIGHTS

- › Ready-to-go office suites and turnkey options
- › Newly-renovated building with \$1M in improvements
- › Upgraded finishes
- › Immediate access to I-95
- › Ample parking



- › Zen courtyard
- › Lush landscaping
- › Opportunity to lease a modern and inviting office space in a prime location



Amenities Map



Subject Property

Restaurants

- 1 Wendy's
- 2 McDonald's
- 3 Starbucks
- 4 Miller's Ale House
- 5 Burton's Grill & Bar
- 6 Yolk
- 7 The Habit Burger
- 8 Olive U
- 9 Prezzo
- 10 Fresh Kitchen
- 11 Bolay
- 12 Dunkin Donuts
- 13 Tucci's Pizza
- 14 American Social
- 15 Yard House
- 16 Kapow! Noodle Bar
- 17 Ruth's Chris Steak House
- 18 Seasons 52
- 19 Houston's
- 20 Gallagher's
- 21 J. Alexander's
- 22 P.F. Chang's

Shopping/Entertainment

- 1 Costco
- 2 Aldi's
- 3 Publix
- 4 Walgreens
- 5 Life Time Fitness
- 6 LA Fitness
- 7 Cinemark Theaters
- 8 Boomers
- 9 Boca Raton Museum of Art
- 10 Mizner Park Amphitheater
- 11 Kendra Scott
- 12 Strike 10 Bowling
- 13 Sur La Table
- 14 Whole Foods Market
- 15 Nordstrom Rack
- 16 Barnes & Noble

Hotels

- 1 Embassy Suites
- 2 SpringHill Suites
- 3 Holiday Inn
- 4 TownePlace Suites
- 5 Hampton Inn
- 6 Sonesta Select
- 7 Wyndham Renaissance
- 8 Marriott



Boca Raton
Airport



Boca Raton
Tri-Rail Station

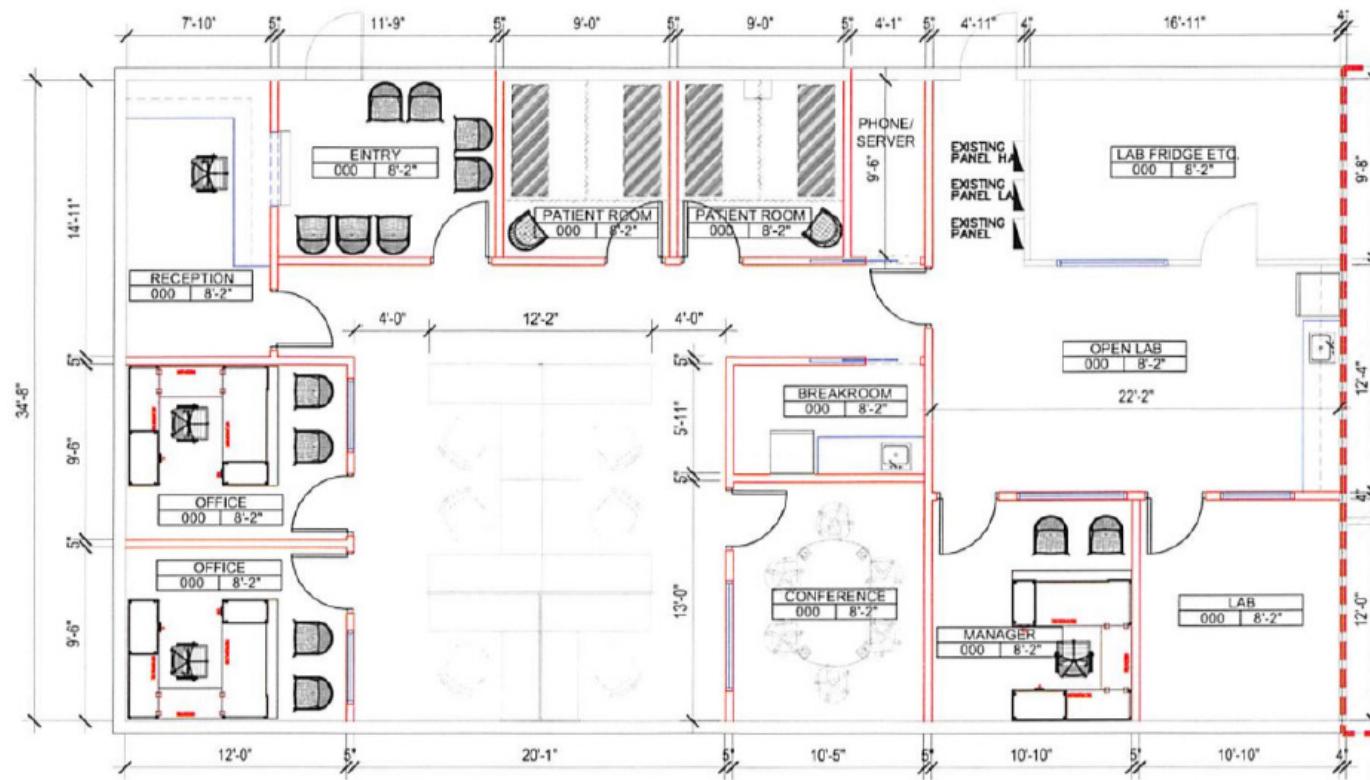


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FLOOR PLAN

SUITES 125 & 131

› 755 - 2,404 SF



FLOOR PLAN

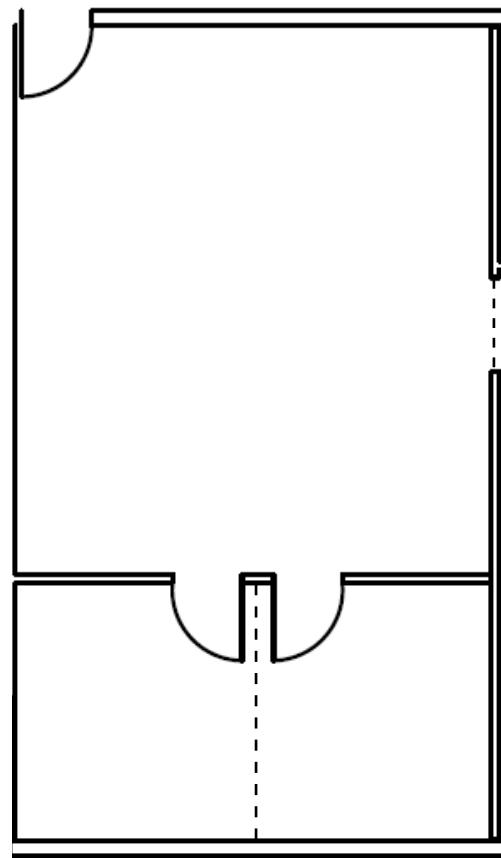
SUITE 131

› 755 SF

FLOOR PLAN

SUITE 136

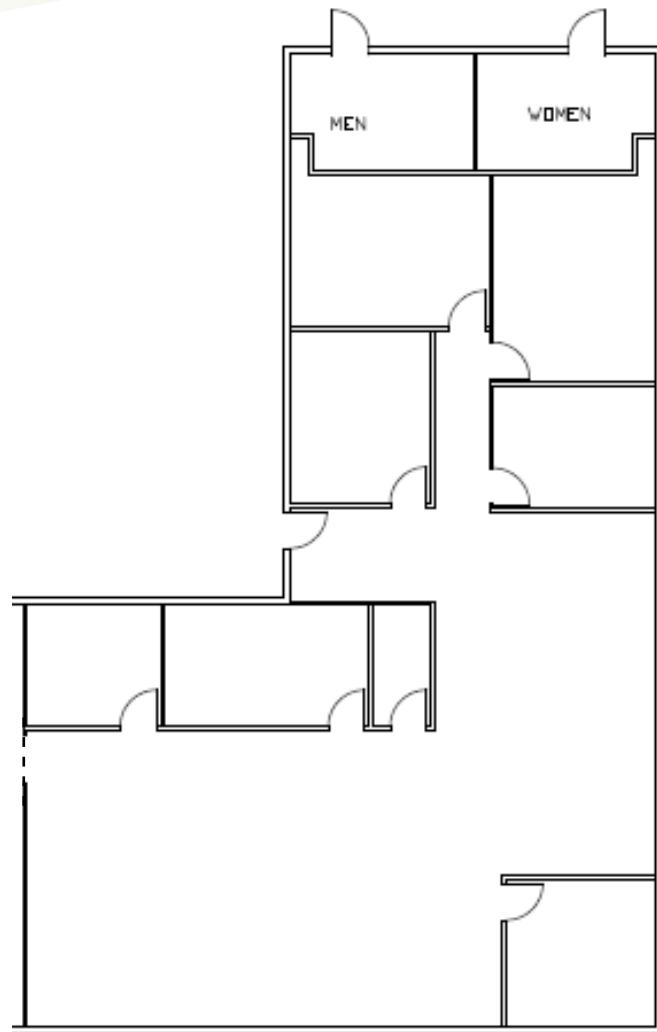
› 863 SF



FLOOR PLAN

SUITE 140

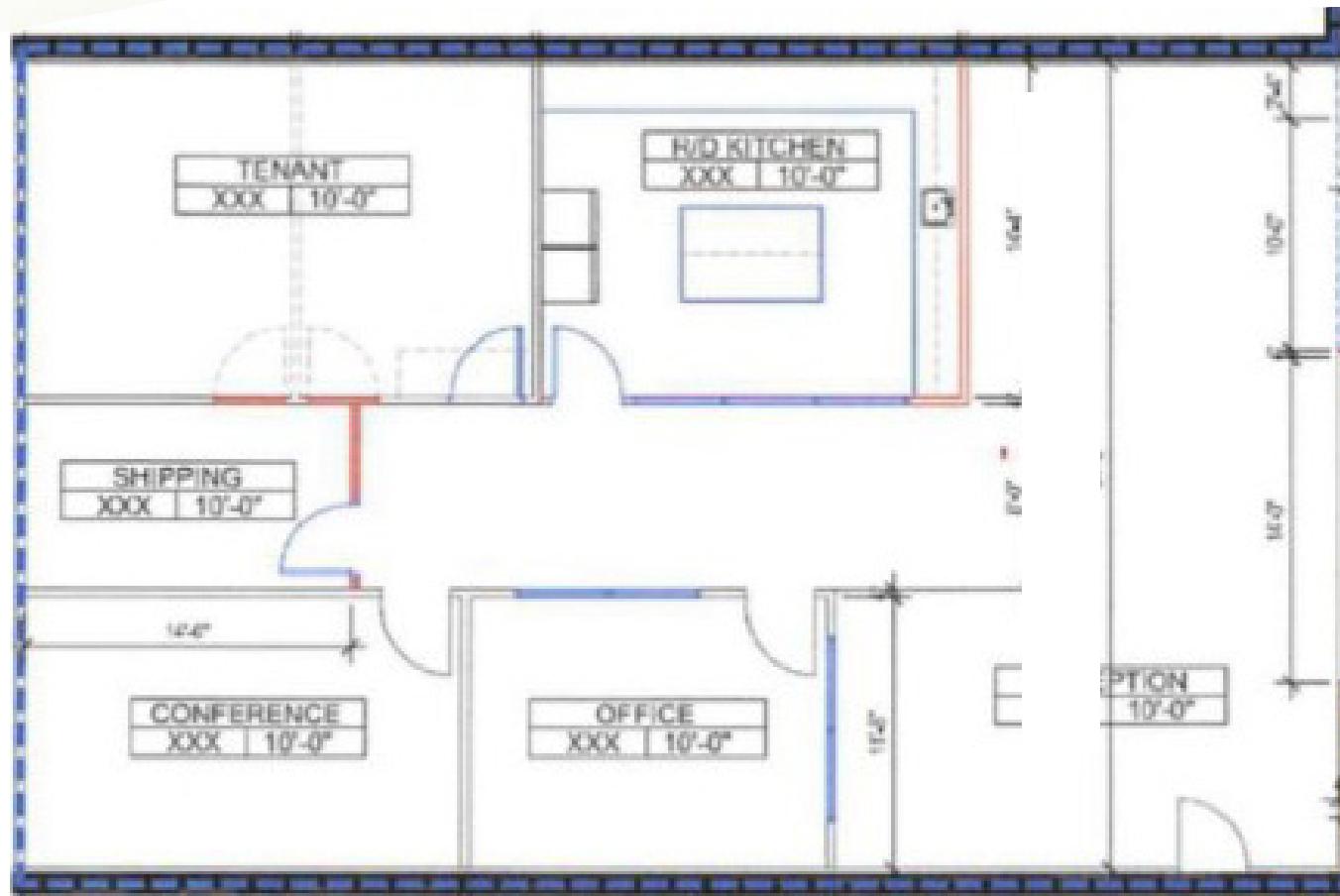
› 3,707 SF



FLOOR PLAN

SUITE 155

› 2,255 SF

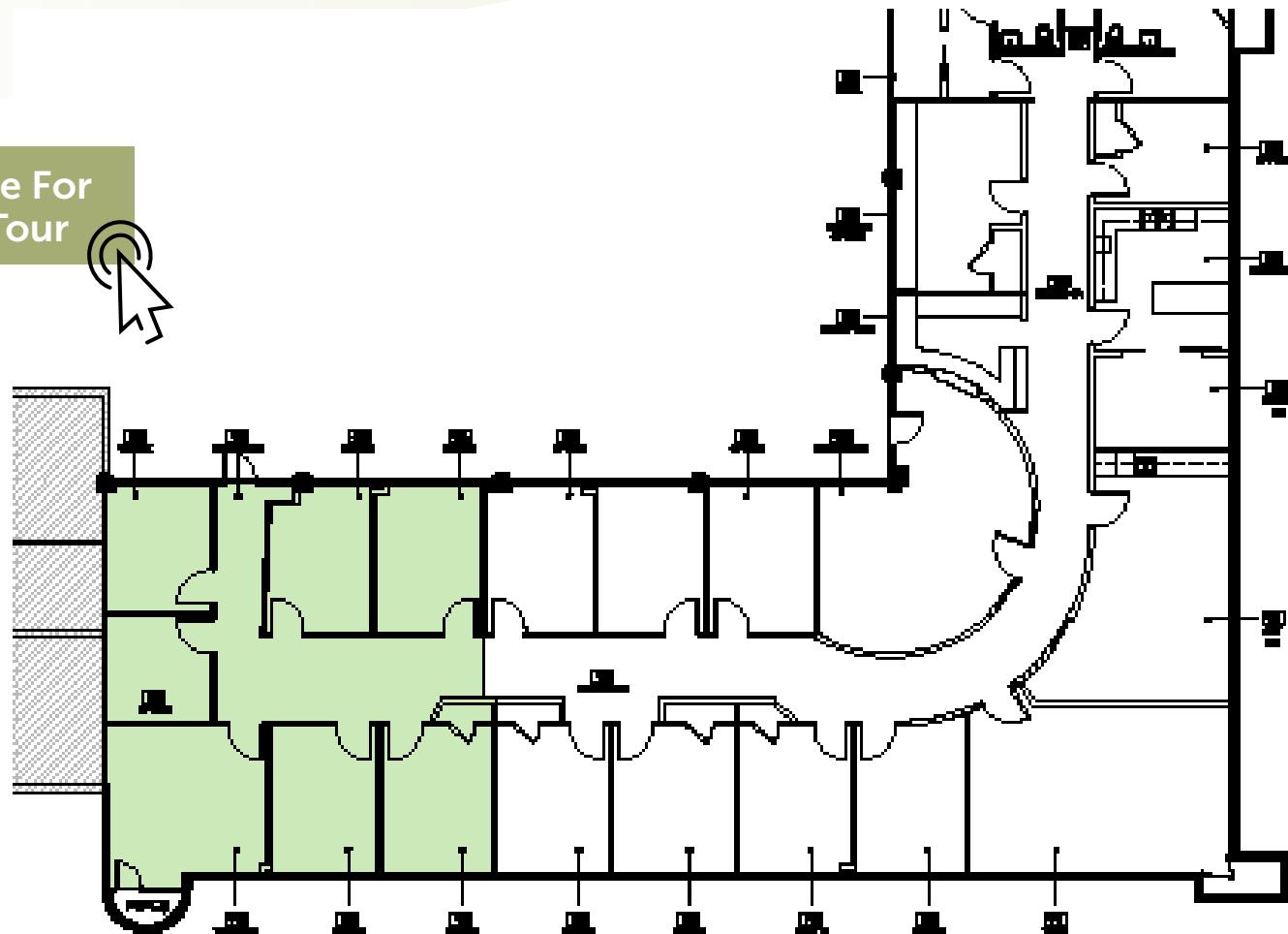


FLOOR PLAN

SUITE 250

› 5,597 SF

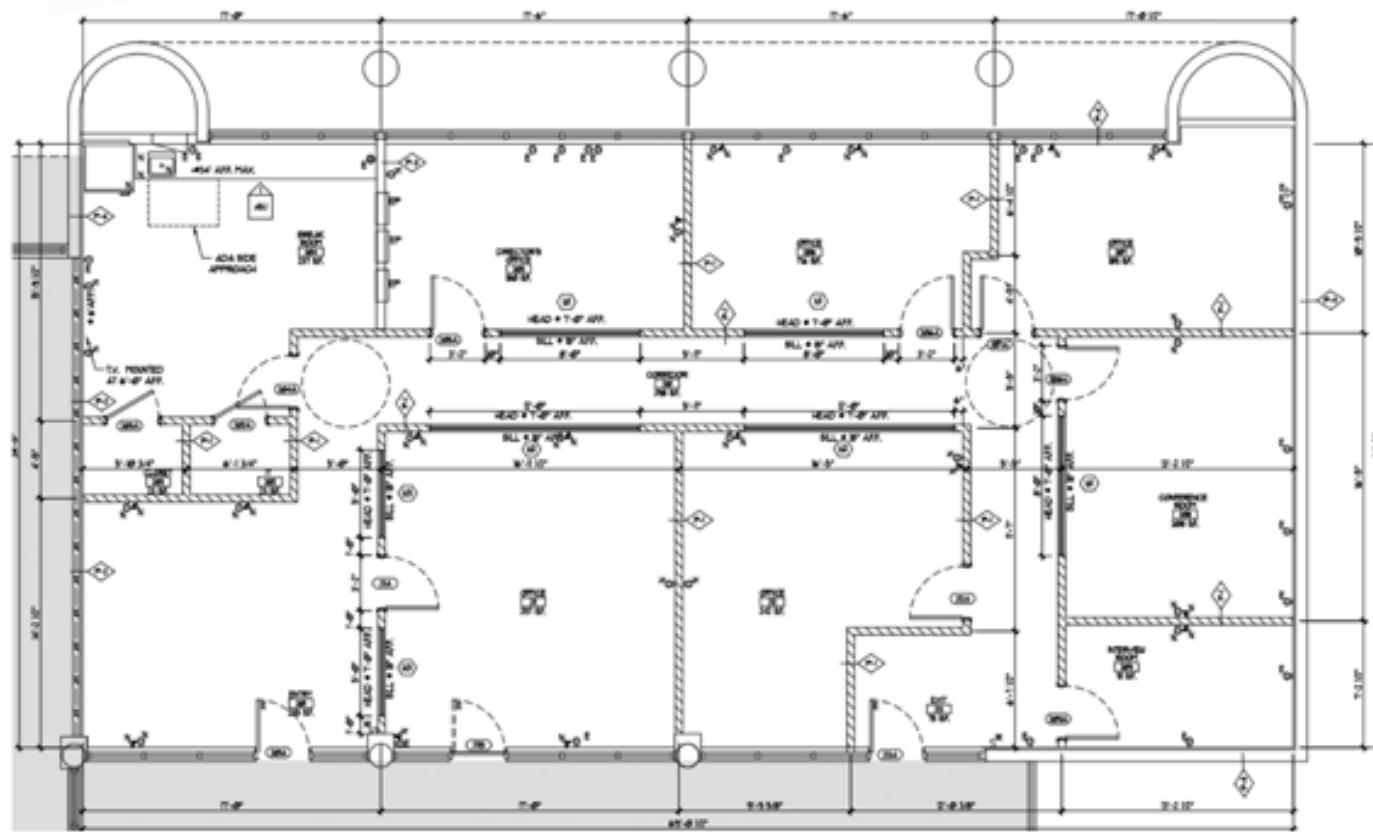
**Click Here For
Virtual Tour**



FLOOR PLAN

SUITE 260

› 2,810 SF



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