



BROKER BONUS!
HQ Space in Boca Raton

Corporate Space, Redefined.
Peaceful. Connected. Class-A.

900 Broken Sound

900 Broken Sound Pkwy NW | Boca Raton, FL 33487

Richard Brockney, Director
Patrick Almand, Senior Associate

561 471 8000 | mhcreal.com

NAI Merin Hunter
Codman, Inc.

Commercial Real Estate Services, Worldwide.



COMING SOON!
Upgraded Tenant Conference Center

Welcome to

900 Broken Sound

Located within The Park at Broken Sound, Boca Raton's premier live-work-play community, 900 Broken Sound offers a Class-A office environment designed around balance, connectivity, and experience.

Scenic lake views, lush surroundings, and thoughtfully integrated amenities create the feel of a private corporate campus, while seamless regional access, premier dining and retail, walkable luxury residential communities, and a thriving Boca Raton location keep your business connected to everything that matters.



BROKER BONUS AVAILABLE

*Earn \$1/SF bonus on qualifying leases executed by 9/15/26.
Minimum 3-year term required.*



CONNECTED CAMPUS

Tri-Rail shuttle stop at the building, Brightline nearby, easy I-95 access



PREMIER AMENITIES

Full-building backup generator, modern lobby, EV charging, tenant conference center



TRANQUIL GREEN SPACE

Scenic lake views, lakeside walking paths, lush South Florida landscaping



IDEAL HQ LOCATION

Full-floor HQ available - divisible from ±5,000, move-in ready, ample parking



Property Specs

116,000 SF
Building Size

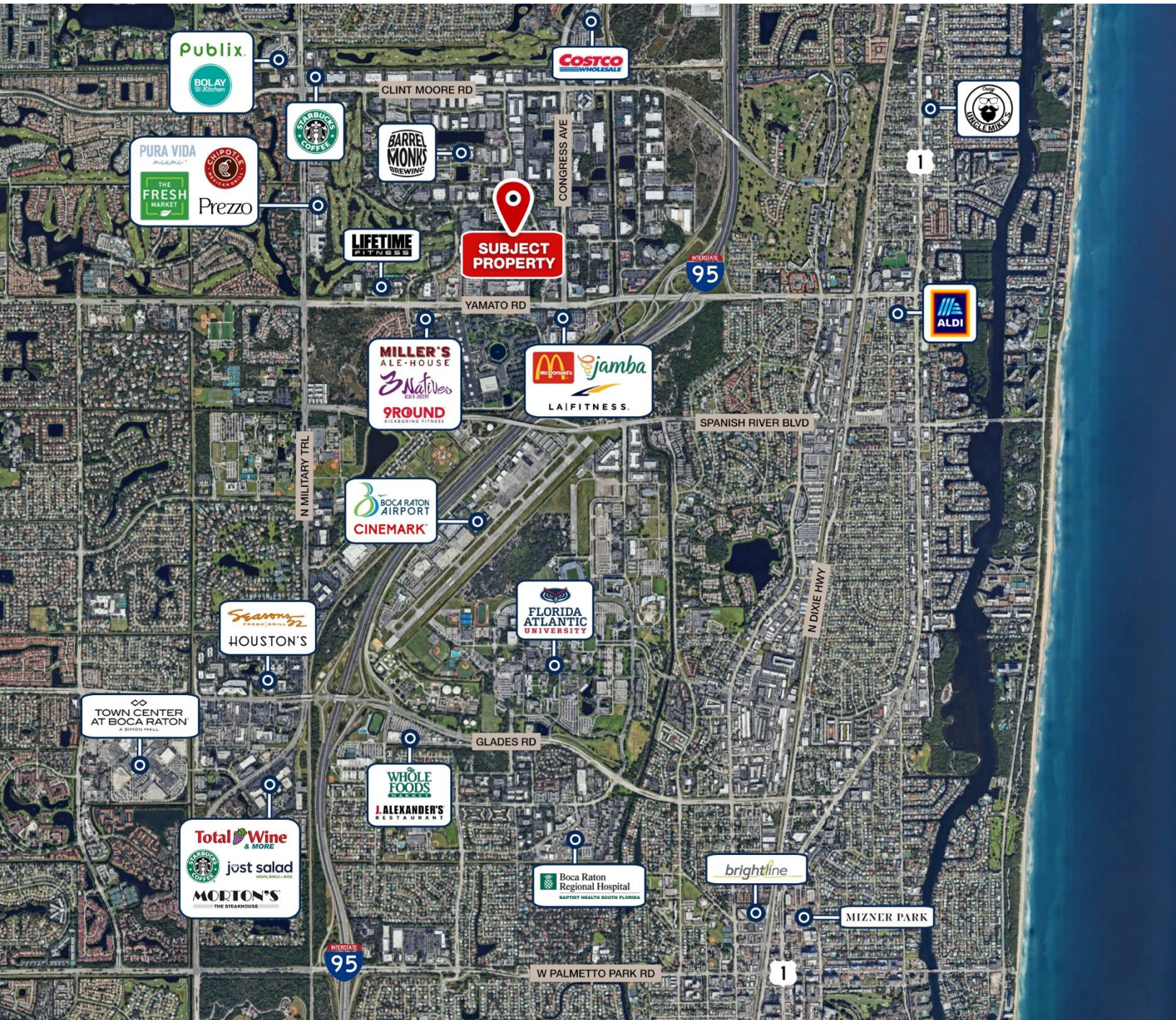
±3,950-21,790 SF
Space Available

\$28.00/SF NNN
Est. CAM: \$13.50/SF



ACCESS | DINING | FITNESS | RETAIL | LUXURY COMMUNITIES

Minutes to Everything That Matters



TRANSIT

- I-95, US-1, N Military Trl
- Brightline
- Tri-Rail Stop at Building
- Boca Raton Airport

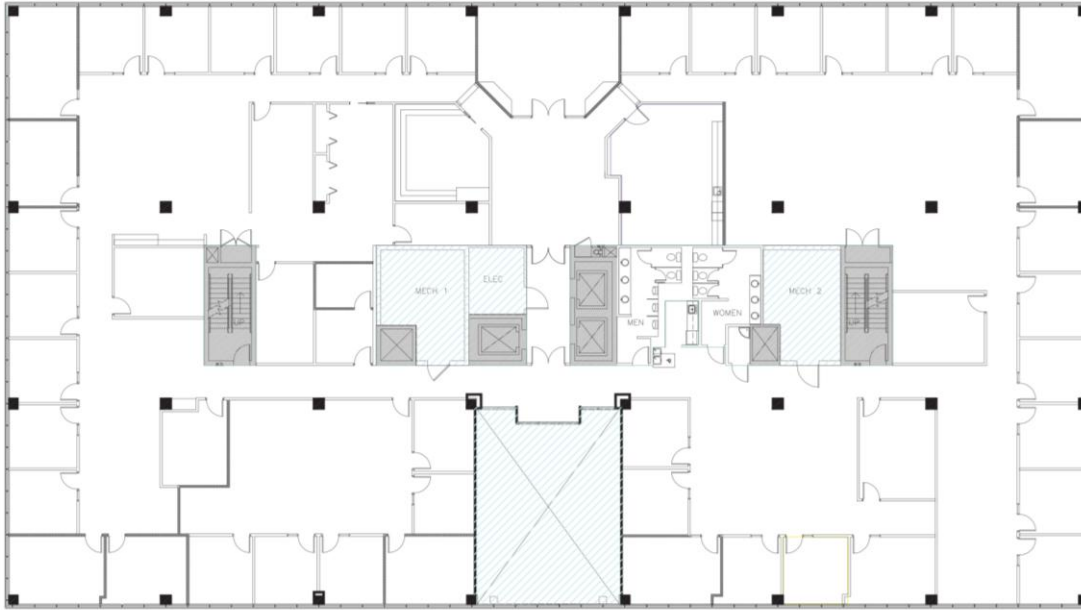
AMENITIES

- Lifetime Fitness
- Costco
- The Fresh Market
- Publix
- Season's 52
- Whole Foods
- Starbucks
- and more...

Suite 200

Full-Floor. Move-In Ready.

±21,789 SF Full Floor | Divisible from 5,000 SF | Monument signage available



Not to scale. Subject to change.

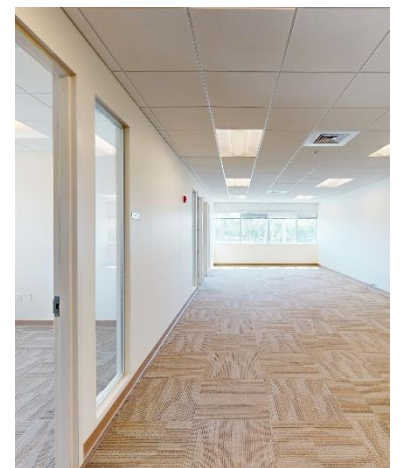
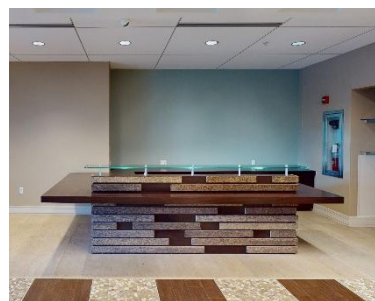


**3D TOUR
AVAILABLE**



MODERN HQ LAYOUT

- Welcoming and modern lobby
- Abundant natural light
- Multiple conference rooms
- Spacious breakroom
- Great mix of private offices and open workspaces
- Overlooks a beautiful lake and serene walking paths



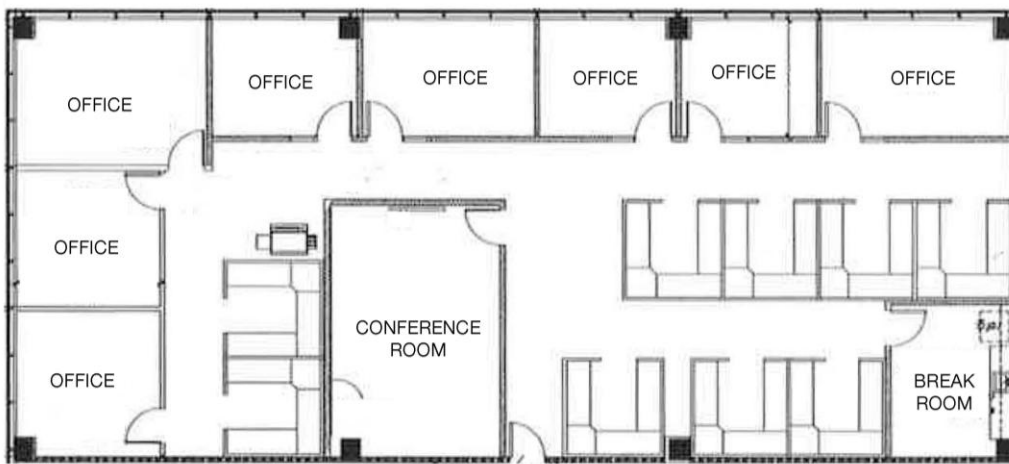
Richard Brockney, Director
Patrick Almand, Senior Associate

561 471 8000 | mhcreal.com

Suite 350

Ready When You Are

±3,949 SF | Modern & efficient suite with open workspace, private offices, conference room, and breakroom/kitchen.



Not to scale. Subject to change.



**3D TOUR
AVAILABLE**



Make Your Next Move at

900 Broken Sound

Richard Brockney, Director
C: 561-213-8449
rbrockney@mhcreal.com

Patrick Almand, Senior Associate
C: 443-370-8665
palmand@mhcreal.com

NAI Merin Hunter
Codman, Inc.
Commercial Real Estate Services, Worldwide.

1601 Forum Place, Suite 700
West Palm Beach, FL 33401
561 471 8000 | mhcreal.com