



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 SF, move-in ready, ample parking



*Property
Specs*

116,000 SF
Building Size

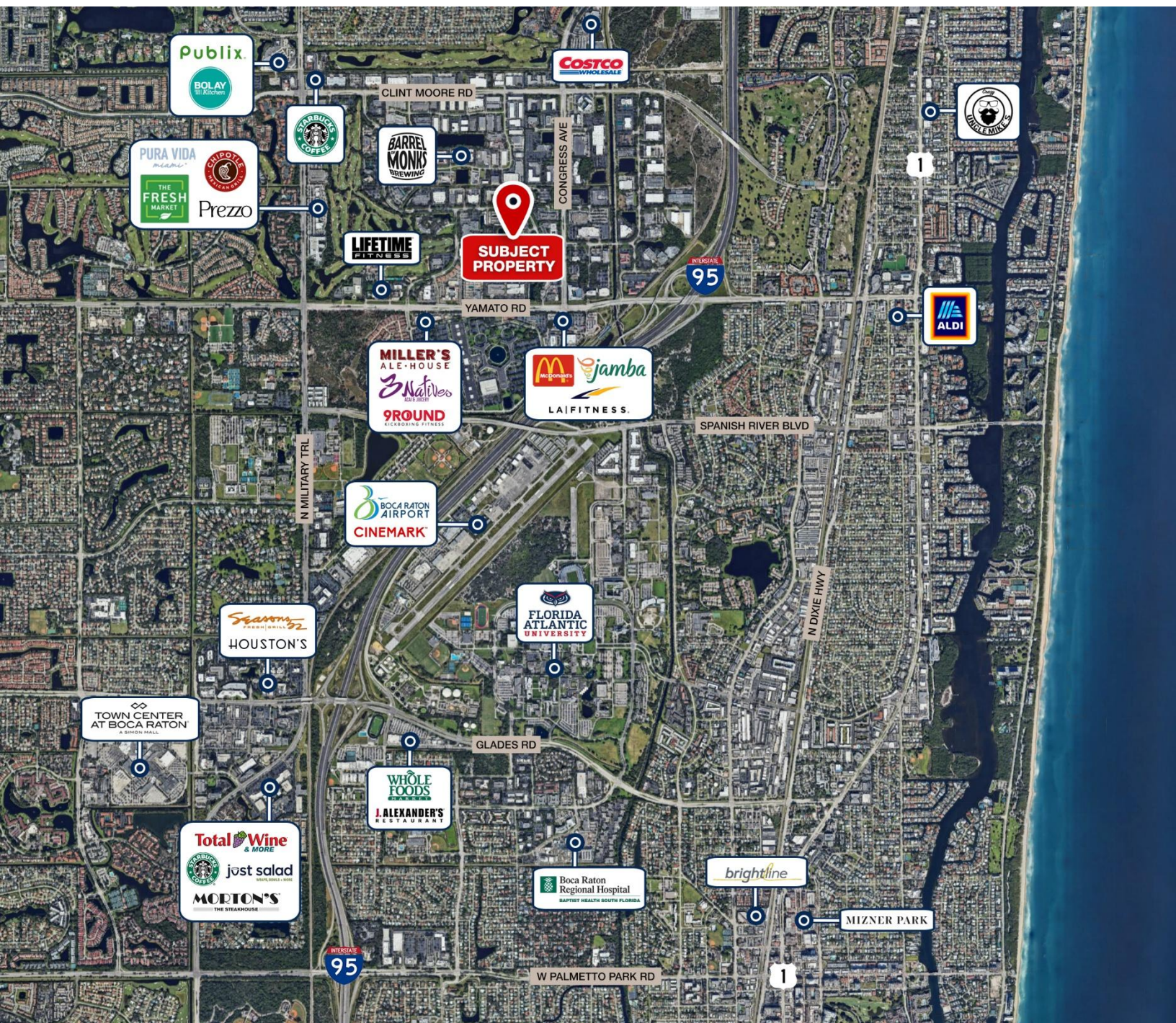
±3,950-21,790 SF
Space Available

\$29.00/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

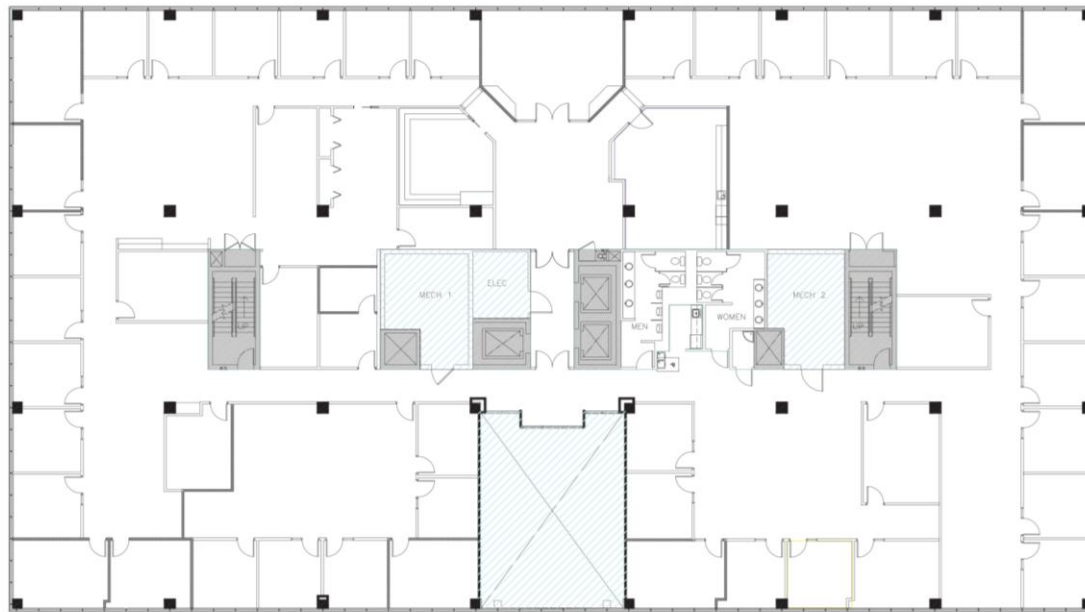
AMENITIES

- 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.

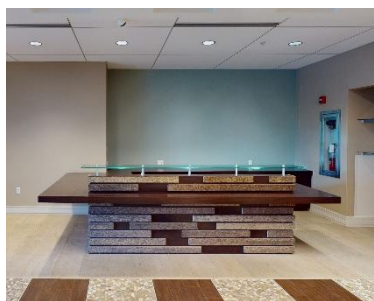


**3D TOUR
AVAILABLE**



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



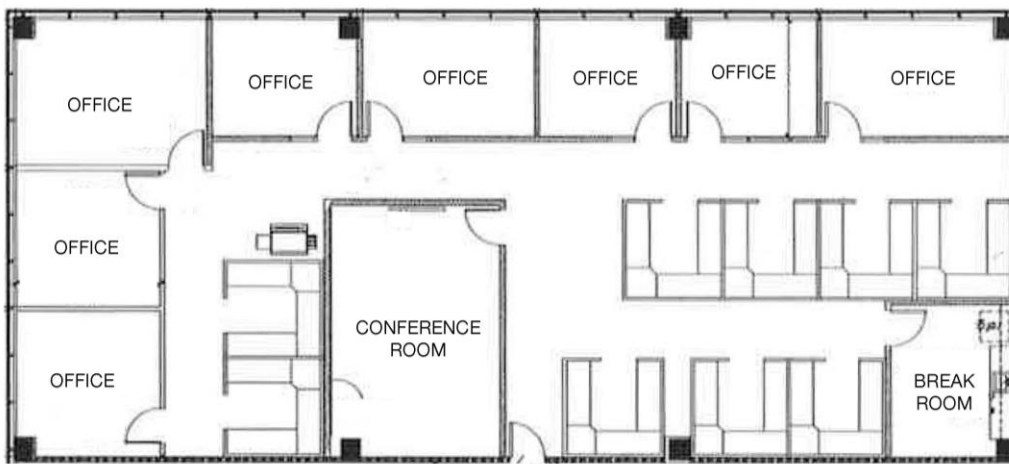
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Suite 350

Ready When You Are

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



**3D TOUR
AVAILABLE**



Make Your Next Move at

900 Broken Sound

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