

FOR LEASE

# The Park at Broken Sound

±16,176 SF Office/Warehouse Space

6251 Park of Commerce Boulevard  
Boca Raton, Florida



This is an excellent opportunity to lease a highly improved office/warehouse space that is located within the prestigious Park at Broken Sound.

## PROPERTY FEATURES

- + ± 37,138 SF Total Building Size
- + ±16,176 SF Available
- + ±4,600 SF of nicely finished office space with beautiful lake views
- + Grade (1) and Dock (2) Level Loading
- + LIRP Zoning - Light Industrial Research Park
- + 100% HVAC
- + 17.5' clear height in warehouse
- + Excellent Image
- + Ample Parking
- + Located in the Park at Broken Sound

**ASKING LEASE RATE : \$9.50 PSF NNN**  
**OPERATING EXPENSES : \$4.20 PSF**



## CONTACT

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CBRE | Licensed Real Estate Broker

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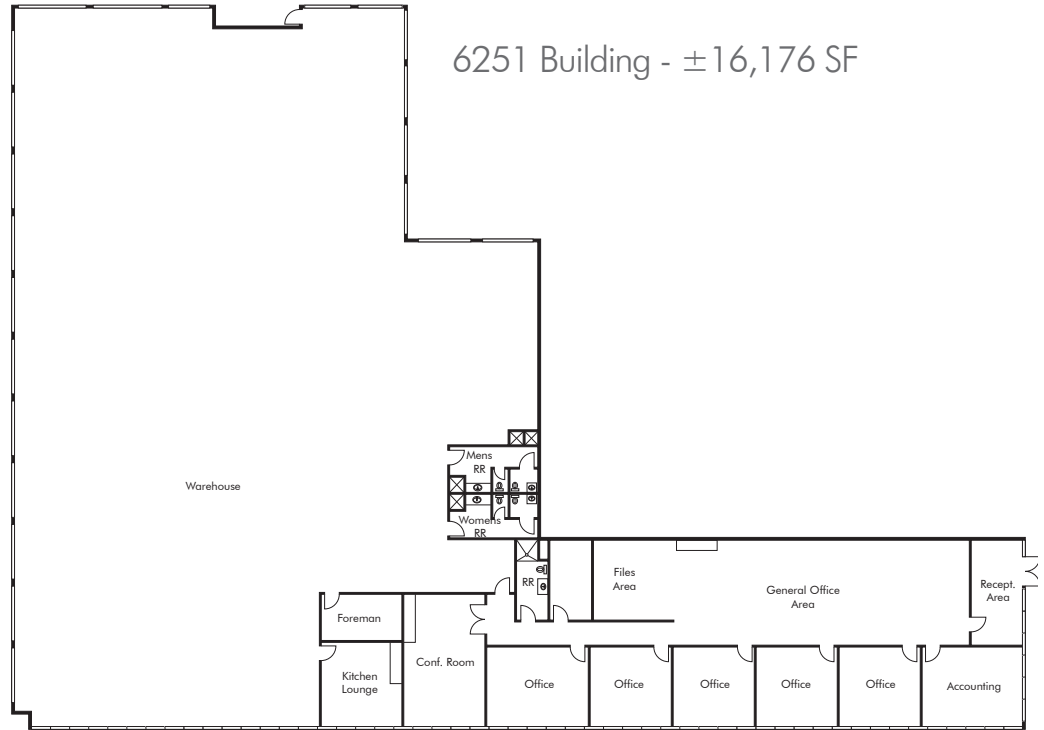
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## FLOOR PLAN



## PHOTOS



## AERIAL MAP

