

OFFICE SPACE FOR LEASE

1,500 - 5,900 SF SUITES AVAILABLE
5300 BROKEN SOUND BLVD., BOCA RATON



THE PROPERTY

Part of a 60,000 SF Class A Two Story Steel & Concrete Building located on 8 Acres of land with hurricane glass and full building emergency generator. Operating Expenses of \$10.60 per SF plus electricity. Full Service Building and Onsite Property Management. Parking Ratio 4/1000. Located at the entrance of the The Park at Broken Sound just north of Yamato Rd. Building has Yamato Rd visibility and is just west of I-95



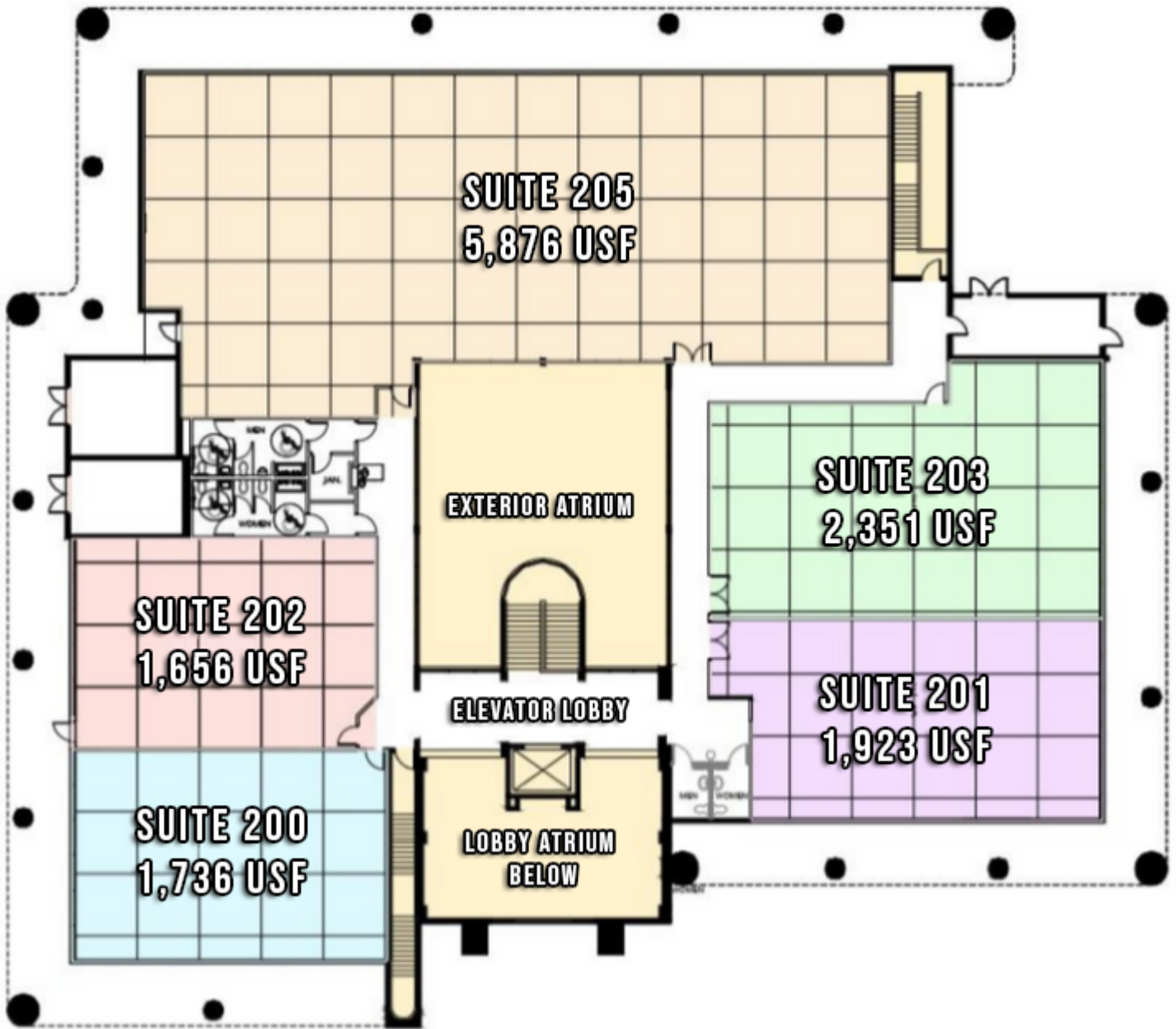
FOR FURTHER INQUIRY, PLEASE CONTACT:

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Commercial Group, Inc.®

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SITE PLAN AND UNITS AVAILABLE



SITE HIGHLIGHTS

- SUITES CAN BE COMBINED & EXPANDED
- OPERATING EXPENSES OF \$10.60 PER SF PLUS ELECTRICITY.
- ONSITE PROPERTY MANAGEMENT
- PARKING RATIO 4/1000.

UNITS AVAILABLE

200	\$22/NNN	1,736 USF
201	\$22/NNN	1,923 USF
202	\$22/NNN	1,656 USF
203	\$22/NNN	2,351 USF
205	\$22/NNN	5,876 USF