



Unique Owner/ User Opportunity

20,214 ± sf Office Building For Sale

Property Highlights

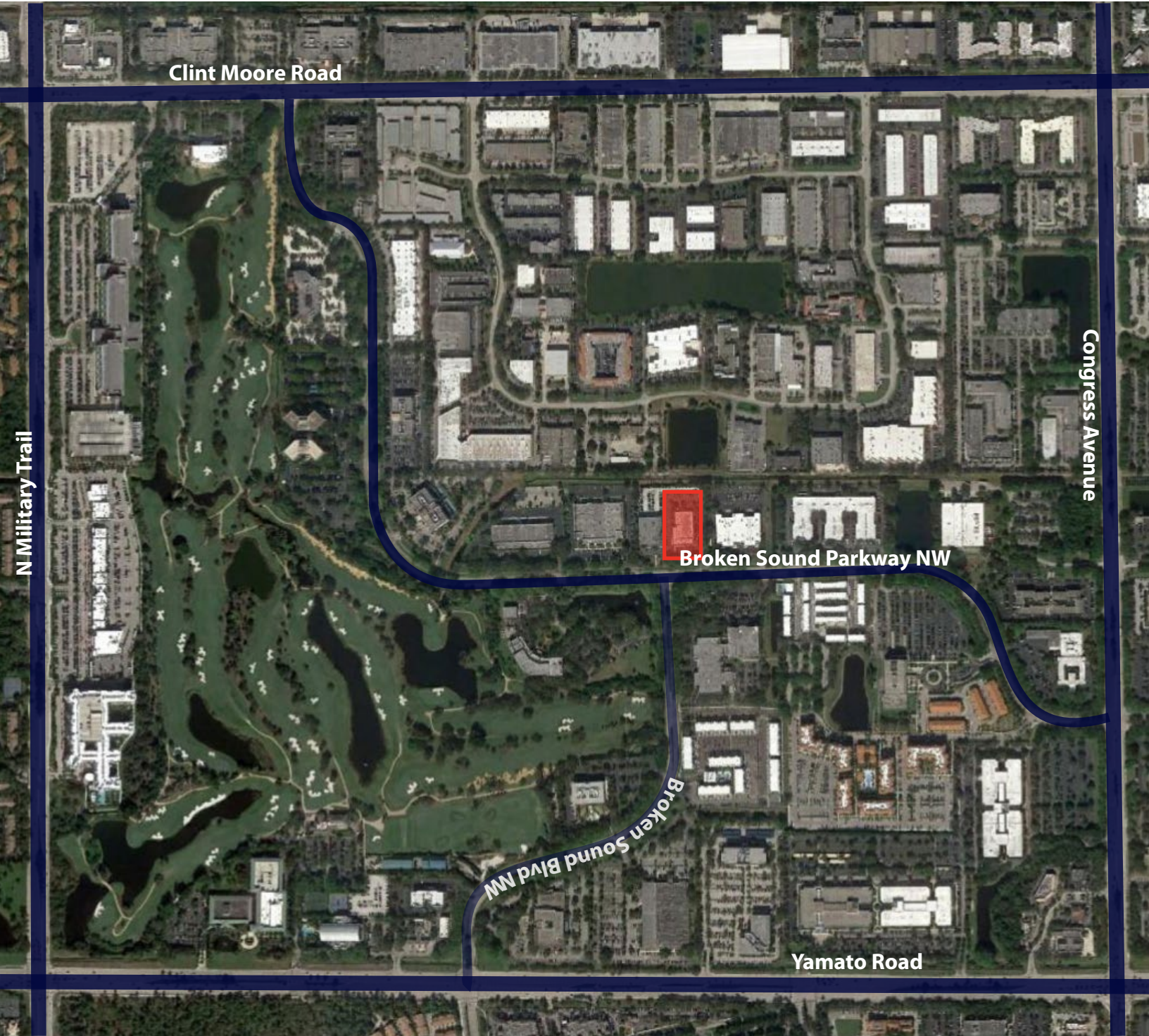
- Rare Owner/User opportunity
- One-story, ± 20,214 sf office building on ± 4.3676 acres
- Full building generator and hurricane shutters
- 95 total parking spaces
- Prominent Monument building signage
- Located in The Park of Broken Sound with convenient access to I-95, shops, restaurants, banking facilities, and many other amenities

For more information, please contact:

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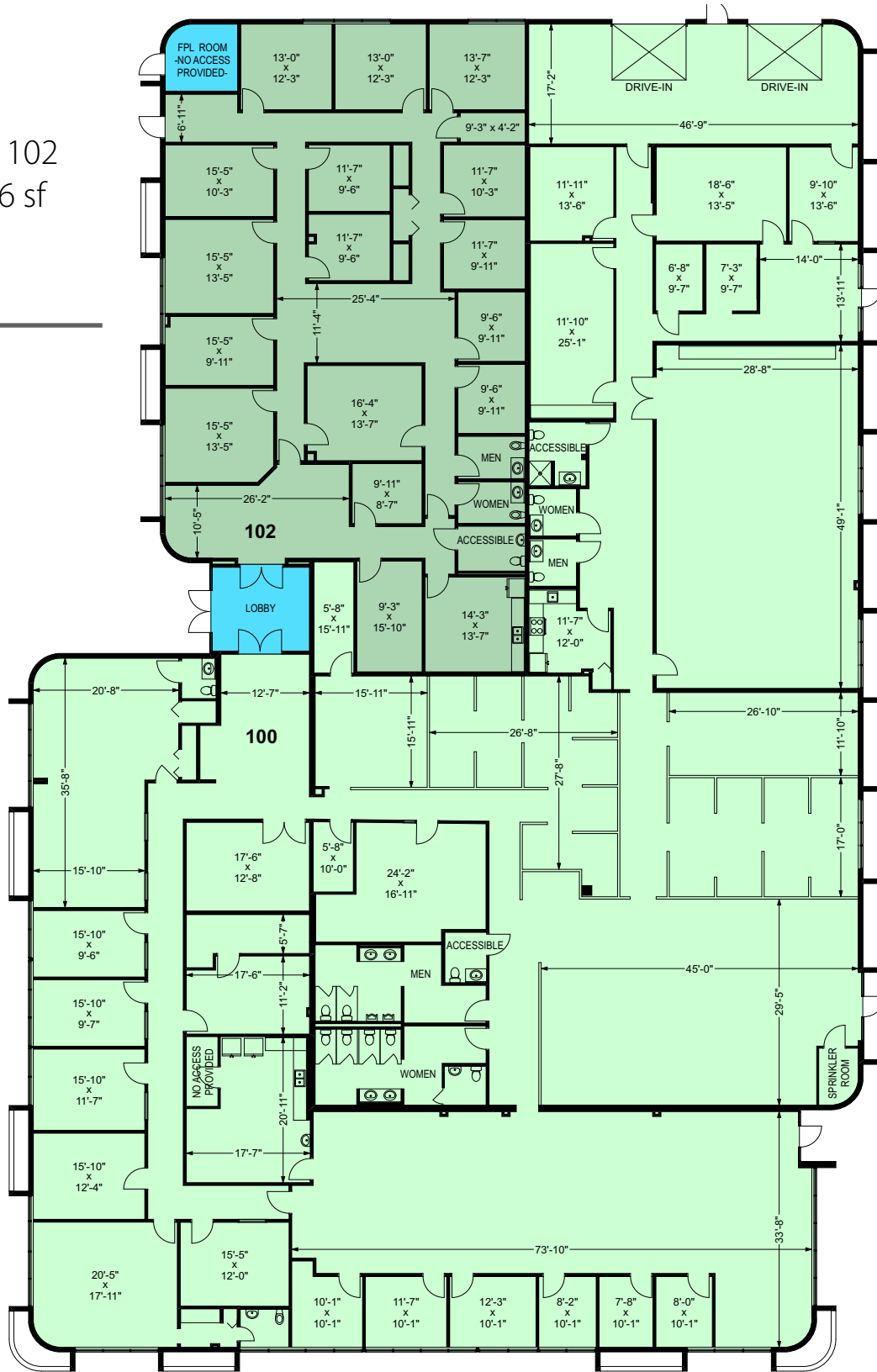
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1875 NW Corporate Boulevard
Suite 105
Boca Raton, FL 33431



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Suite 102
4,256 sf



Suite 100
15,667sf



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± 20,214 sf Office Building For Sale

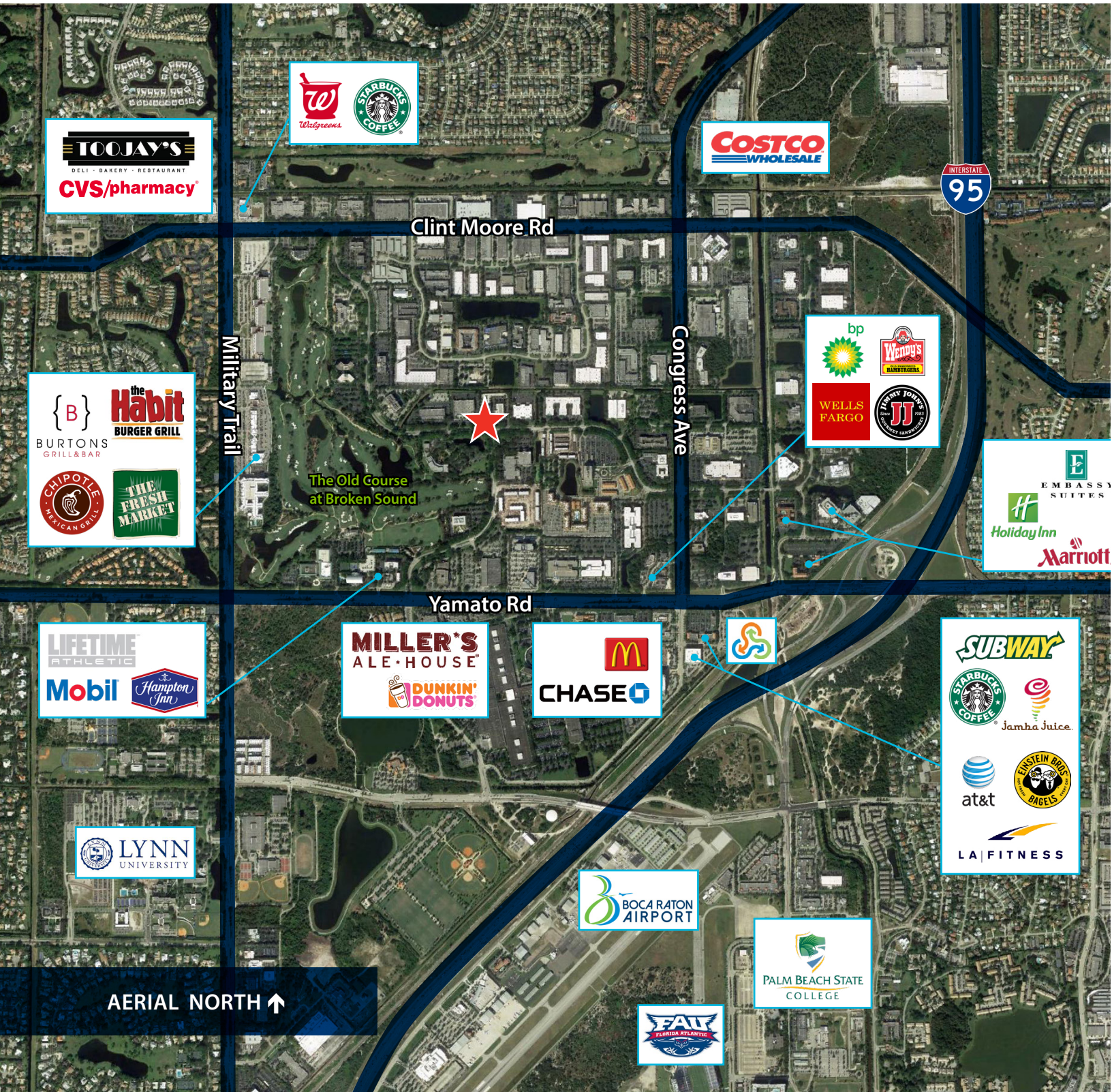
1075 Broken Sound Parkway NW | Boca Raton, FL



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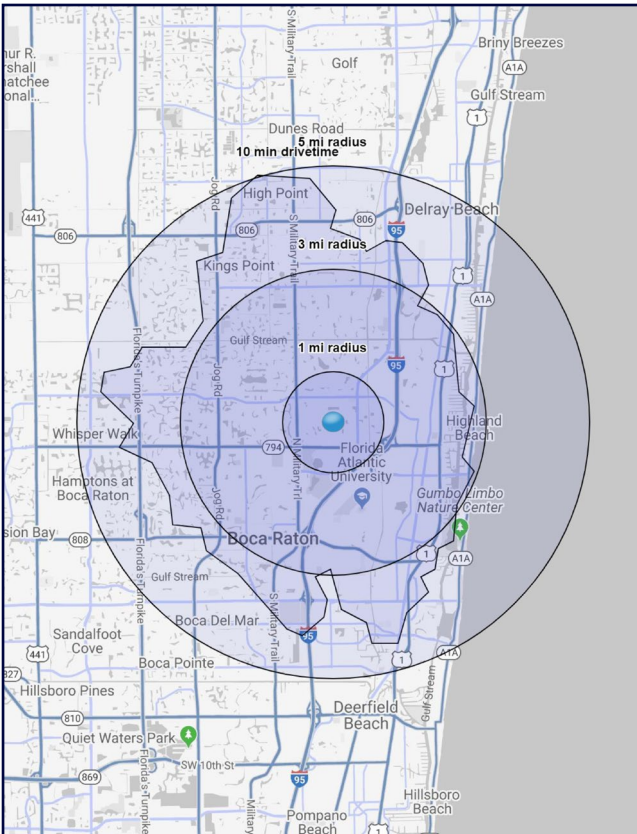
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DEMOGRAPHICS (5 MILE):

 <p>ESTIMATED HOUSEHOLDS 109,661</p>	 <p>POPULATION 233,935</p>
 <p>MEDIAN AGE 50</p>	 <p>GROWTH BY 2024 1.1%</p>
 <p>TOTAL BUSINESSES 21,709</p>	 <p>AVG. HH INCOME \$111,384</p>



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