

FOR SALE OR LEASE

±50,809 SF CLASS A OFFICE BUILDING

6800 BROKEN SOUND PARKWAY

Boca Raton, Florida



FEATURES

- + ±50,809 SF Class "A" office building
- + Outstanding Owner-User Investment Opportunity with Income in-Place.
- + Potential Lease Buyout could recoup portion of purchase price
- + 4:1,000 parking ratio
- + Frontage along Clint Moore Road and located within the Park at Broken Sound business park
- + Close to food service, banking facilities, health club, golf course, hotels and child care facilities
- + On-site security



AVAILABLE SPACES

Suite	Rentable Square Feet	Availability
Suite 100	±3,533	October 1, 2019
Suite 125	±3,542	October 1, 2019
Suite 150	±8,363	October 1, 2019
Suite 200	±11,426	TBD
Suite 201	±6,259	LEASED
Suite 300	±17,686	October 1, 2019

ASKING LEASE RATE - \$18.00 PSF NNN

ASKING SALE PRICE - \$12,500,000



CONTACT

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PROPERTY FLOOR PLANS

FIRST FLOOR



SECOND FLOOR



THIRD FLOOR





PROPERTY PHOTOS



Building Lobby



2nd Floor Lobby



Office Area



Suite 100 Conference Room

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AERIAL LOCATION



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