

For Lease
First-Class Office Space
±2,641-21,789 SF

**YOUR
CORPORATE
HQ LOCATION**



PERFECT FOR ANY TEAM: SMALL SUITES | LARGE BLOCKS | FULL FLOOR

900 Broken Sound

900 Broken Sound Parkway NW
Boca Raton, FL 33487

- Class-A office space in a peaceful corporate park with premier amenities
- Full-service generator, tenant conference center, covered parking, EV charging stations and more
- Scenic lakeside walking paths and water-view seating areas
- Stunning and modern two-story lobby
- In the heart of The Park at Broken Sound, with easy I-95 access and endless dining, fitness, and retail options

Key Features:



Full building
backup generator



Move-in ready, full-floor
corporate HQ space



Prime location with I-95
access and top-tier
amenities nearby



Newly upgraded lobby

For more information:

Richard W. Brockney

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Patrick Almand

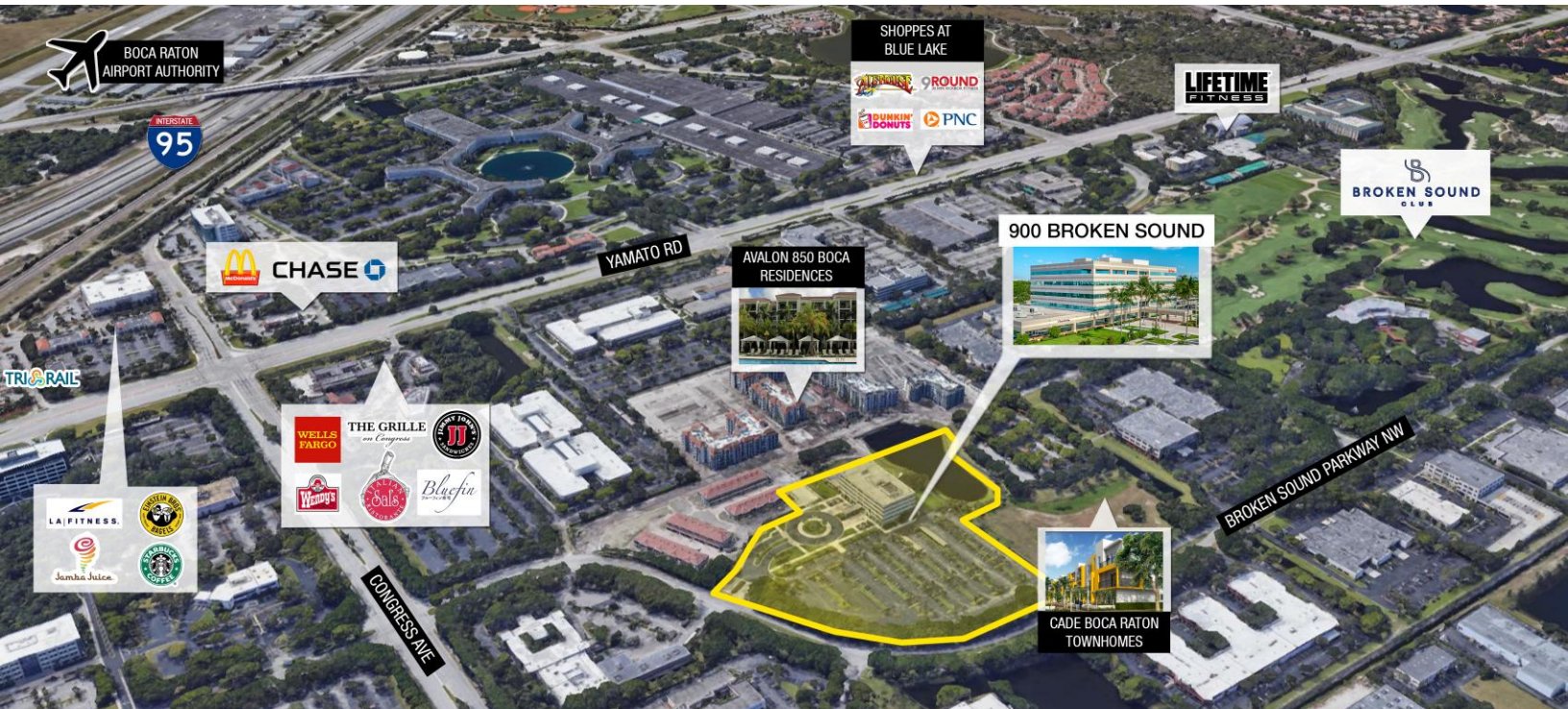
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FOR LEASE: 900 BROKEN SOUND

±2,641-21,789 SF | Space for Start-Ups to HQ's



UNBEATABLE ACCESS TO THE BEST OF BOCA RATON

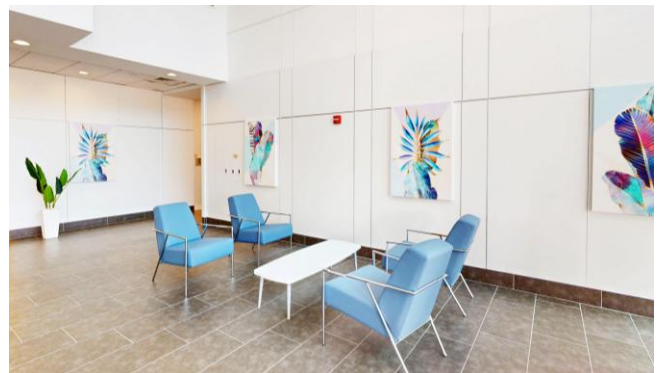
LOCATION EXCELLENCE

Enjoy unbeatable convenience with easy access to I-95, a Tri-Rail shuttle stop at the building, and Brightline nearby. Surrounded by top-tier fitness centers, dining, and everyday amenities, this location supports a seamless work-life balance for teams and clients alike.

PREMIER WORKSPACE

Set your business apart in this 5-story, Class-A office building featuring scenic lake views, tranquil walking trails, and lush South Florida landscaping. With amenities like a full backup generator, EV charging, and ample parking, the property is expertly managed to keep your operations running smoothly.

2025 Est. CAM: \$13.50/SF – full service.



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www.mhcreal.com
www.900BrokenSound.com

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Avail. Summer 2026 | Former Learning Center Space

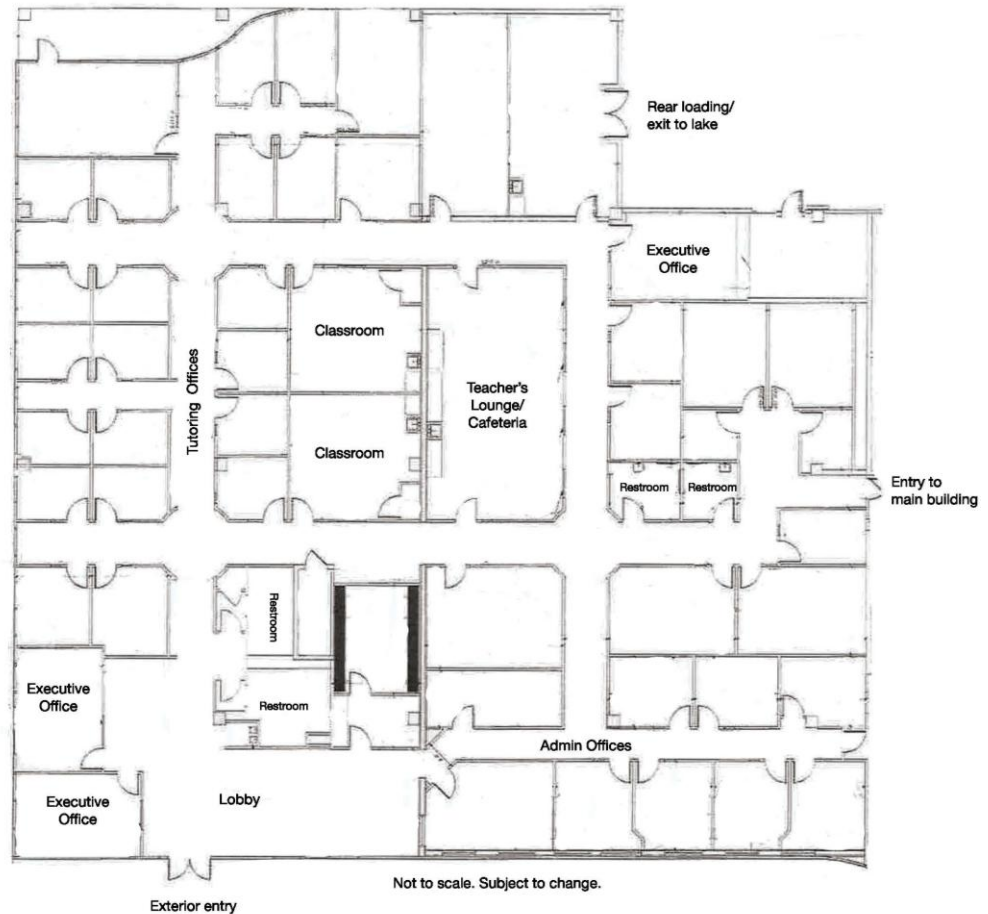
Suite 100

±15,737 SF

Built-out as a professional tutoring center, this ground-floor suite offers a flexible layout - perfect for education, therapy, healthcare, or other professional services.

Space Details

- Building & monument signage
- Private entrances and exits
- Reception area for staff & clients
- 20+ private rooms ideal for offices, testing, or treatment
- Admin zones & executive suites
- Classrooms with built-in plumbing
- Multi-purpose conference/training rooms
- Breakout rooms & flexible-use lounges for team collaboration
- Private restrooms
- Multiple storage/IT closets



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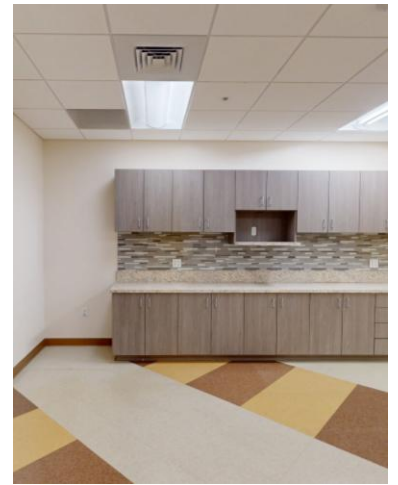
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Premier South Florida Corporate HQ Location

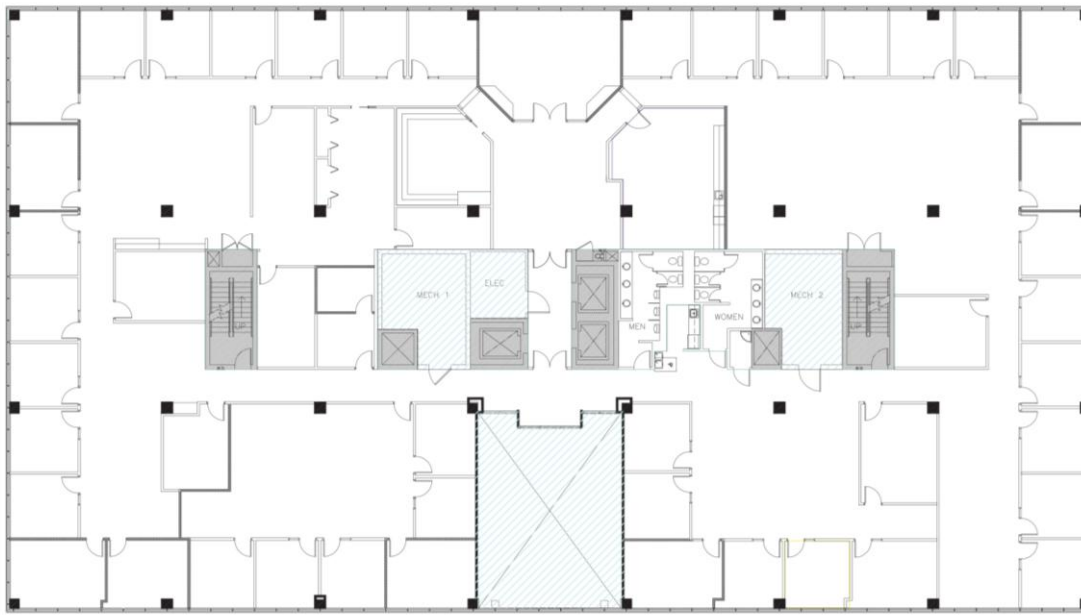
**Full-Floor.
Move-In Ready.
Ample Parking.**

Modern HQ layout with monument signage available

- 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



Suite 200 ±21,789 SF Full Floor | Divisible from 5,000 SF



Not to scale. Subject to change.



**3D TOUR
AVAILABLE**



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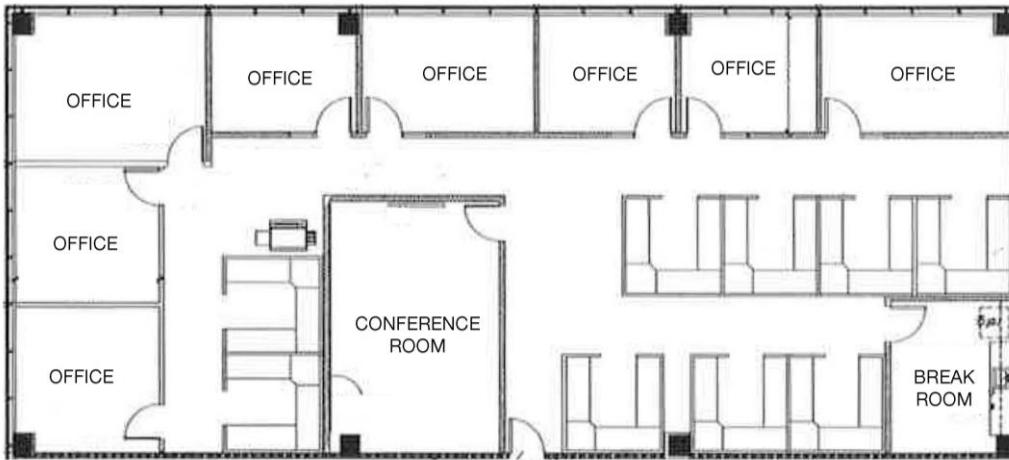
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Move-In Ready Workspace in Boca Raton

Suite 350

±3,949 SF

Modern and efficient suite with open workspace, 8 offices, a conference room, and breakroom/kitchen.



Not to scale. Subject to change.



**3D TOUR
AVAILABLE**



**READY TO UNLOCK THE
POSSIBILITIES?**

WE'RE HERE TO HELP.



561 471 8000

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