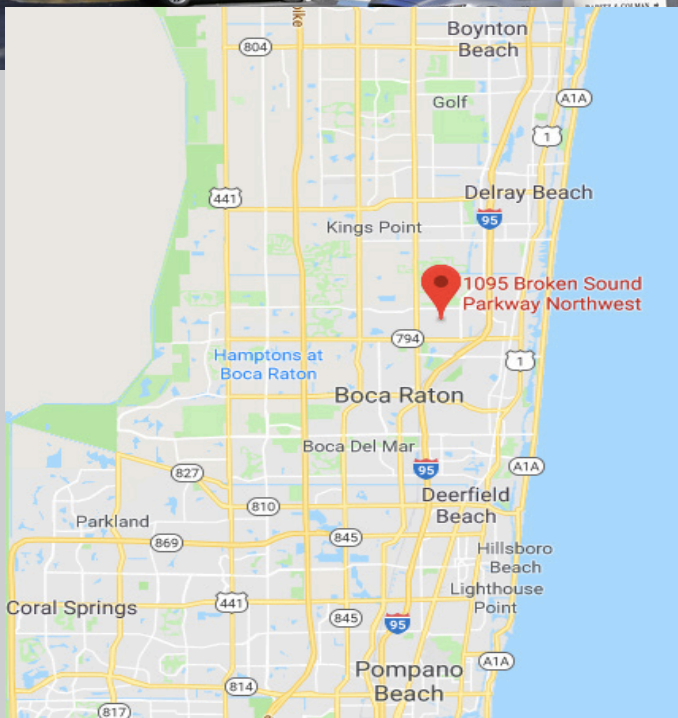




**1095 Broken Sound Pkwy. NW,
Boca Raton, FL 33487**

Lat 26.401, Long -80.112



PROPERTY HIGHLIGHTS

- Close Proximity to I-95 and the Boca Raton Tri Rail Station
- Located in The Park at Broken Sound Community
- Class A Office Building
- Separately Metered Electric
- Zoning: LIRP
- Parking: 4/1,000 Sq. Ft.

AVAILABLE

- Suite 203: 5,000 Sq. Ft.
- Suite 200: 11,457 Sq. Ft.

RENT

- \$22 / Sq. Ft. MG

DEMOGRAPHICS

	1 Mile Radius	3-Mile Radius	5-Mile Radius
2020 Population	2,700	74,151	231,651
2024 Projection	2,825	78,577	248,304
Avg. HH Income	\$115,843	\$110,734	\$94,031

For more of our listings visit our website:
www.RichCommercialGroup.com

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Licensed Real Estate Broker

Leasing Contact:

Alex Rich

954-554-1526

Alex@rcgroupe.com

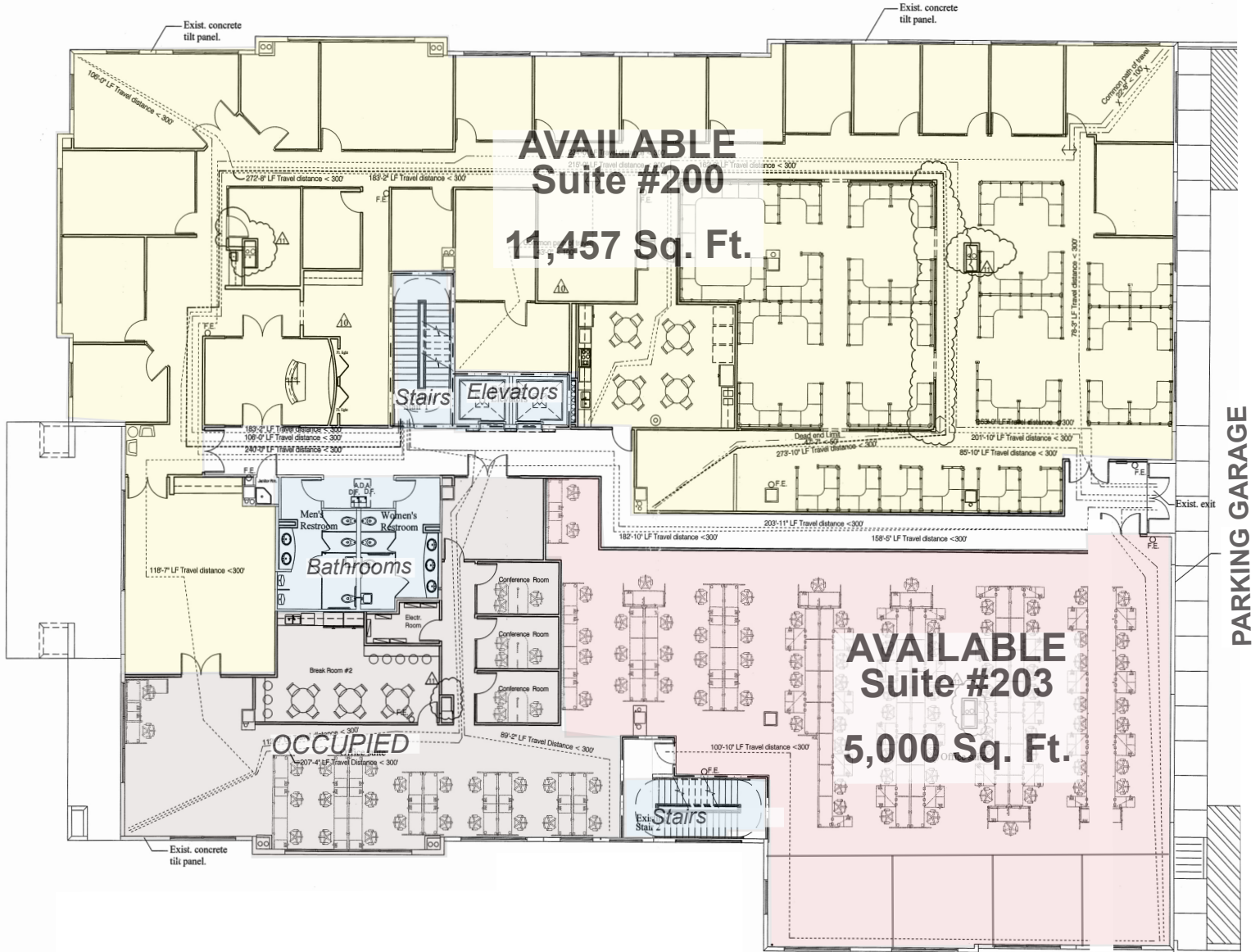
Shannon Thompson

703-789-4887

Shannon@rcgroupe.com



1095 Broken Sound Pkwy. NW
Second Floor
5,000-16,457 Sq. Ft.



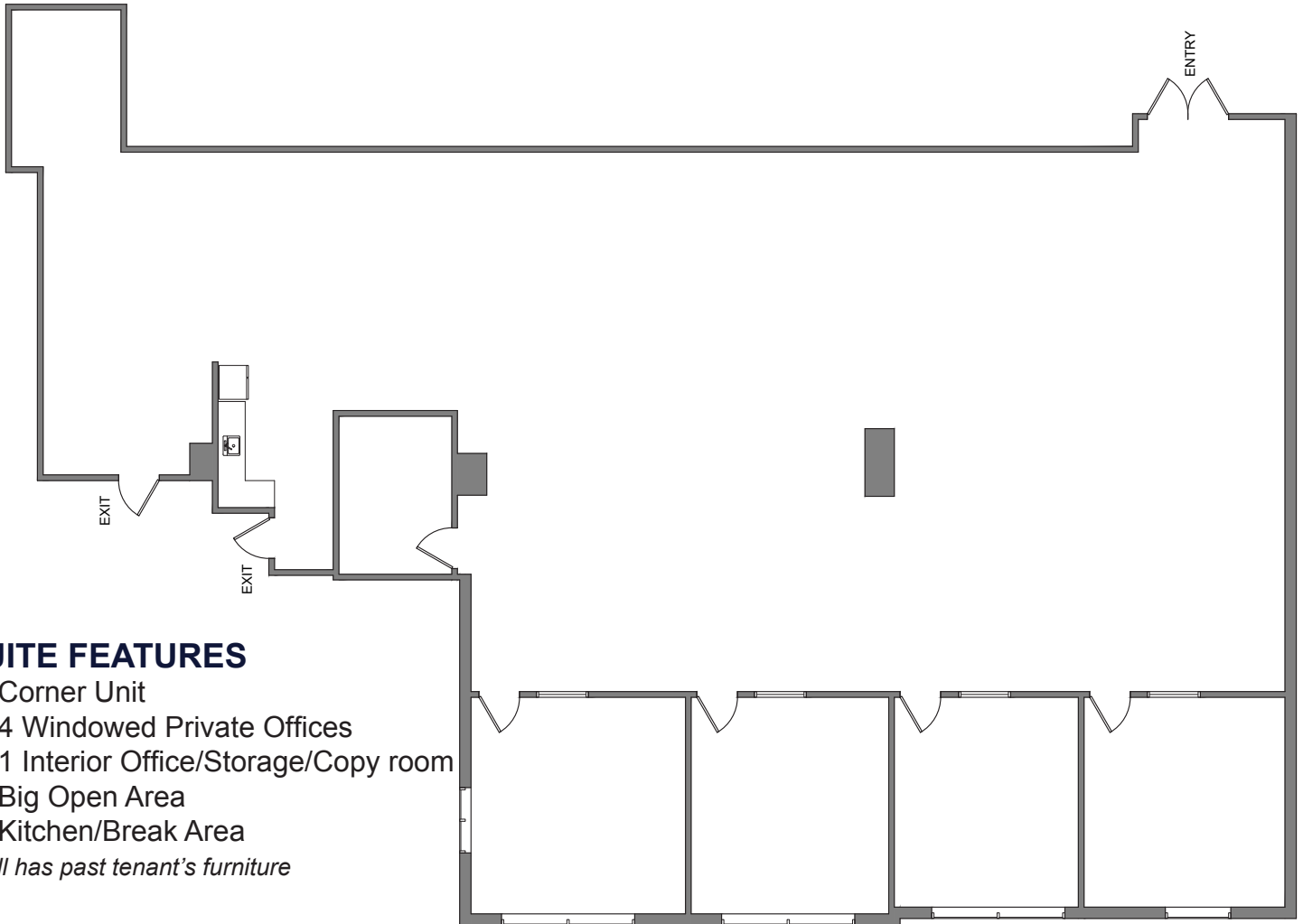
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Suite # 203 5,000 Sq. Ft.



SUITE FEATURES

- Corner Unit
- 4 Windowed Private Offices
- 1 Interior Office/Storage/Copy room
- Big Open Area
- Kitchen/Break Area

**Still has past tenant's furniture*



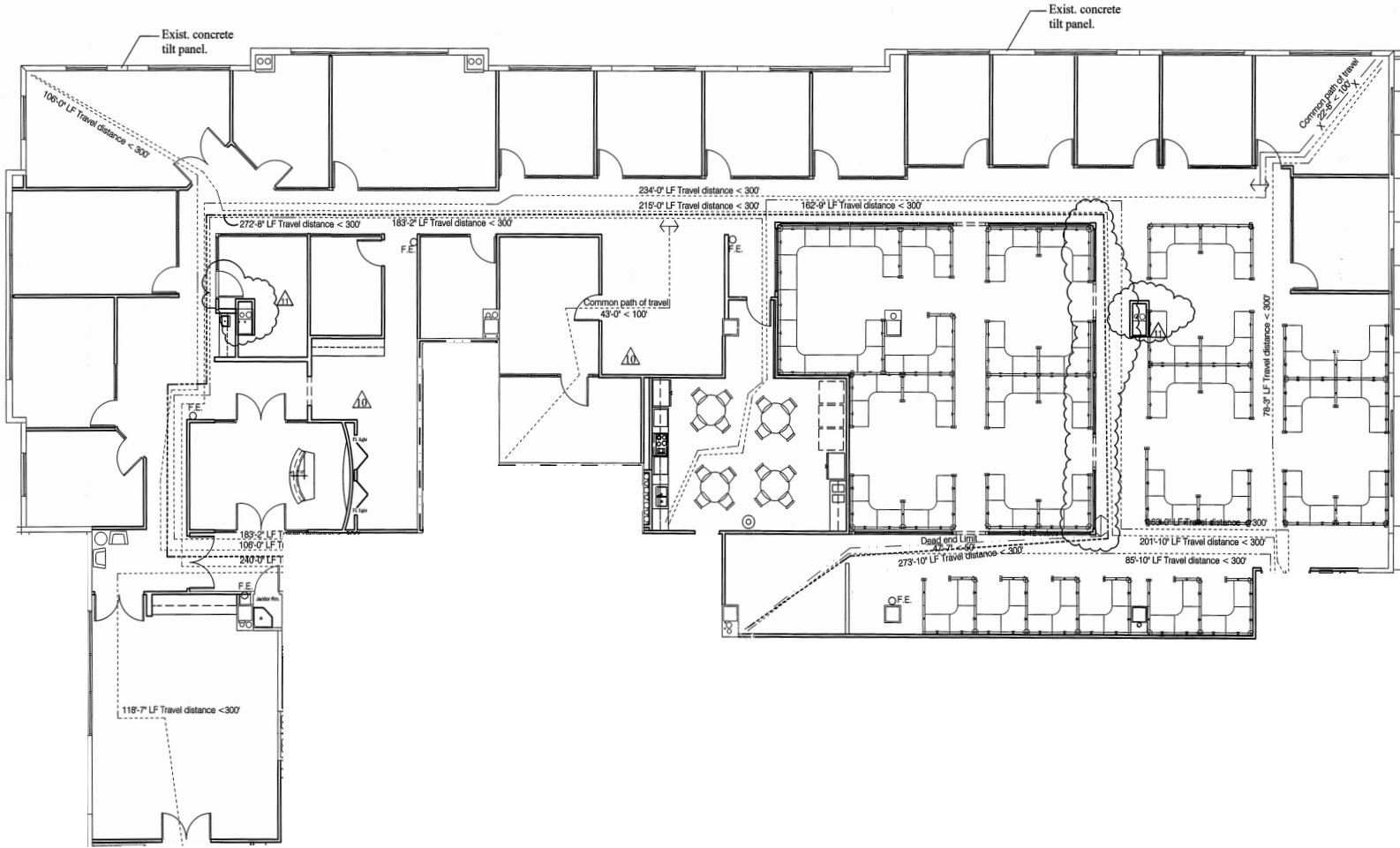
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