

900 BROKEN SOUND PARKWAY

Boca Raton, Florida



The Offering

Jones Lang LaSalle Americas Inc. ("JLL") is pleased to exclusively offer the opportunity to acquire 900 Broken Sound Parkway (the "Property" or the "Building"), a Class A, 91.4% leased multi-tenant asset located in the flourishing Park of Broken Sound in Boca Raton, Florida. Comprised of 115,986 square feet, 900 Broken Sound boasts a WALT of 7.0 years. The property is anchored by the healthcare company CSL Plasma, a subsidiary of CSL Limited who maintains an investment grade credit rating (S&P:A-), and Geosyntec, a specialized consulting and engineering firm focused on the environment, natural resources and civil infrastructure.

900 Broken Sound is perfectly situated in the epicenter of The Park of Broken Sound, a vibrant live-work-play community that benefits from exceptional office absorption fundamentals, affluent household demographics, and a myriad of proximate amenities. These highlights along with the property's accessibility and recent capital upgrades, mark a rare opportunity to invest in high-quality, well-located real estate anchored by reputable tenants. Furthermore, the Property's longer multi-tenant WALT offers investors secure, yet diversified income over the medium term, and upside opportunity in the longer term as in-place rents are marked to market.

Asset Overview

ADDRESS	900 Broken Sound Parkway Boca Raton, Florida 33487
NET RENTABLE AREA	115,986 SF
YEAR BUILT / RENOVATED	1989 / 2015
PERCENT OCCUPIED	91.4%
SITE	9.65 Acres
STORIES	5
PARKING	Current: 443 parking spaces, 3.9 spaces / 1,000 SF Planned with hotel: 509 parking spaces, 4.4 / 1,000 SF
WEIGHTED AVERAGE LEASE TERM	7.0 years

Offering Highlights

- High-growth credit tenancy with 7.0 year WALT and no expirations for four years
- Significant mark-to-market opportunity
- Live-Work-Play-Stay location
- White-hot growth in Palm Beach County
- Strong office market fundamentals
- Outstanding location and accessibility

Property Tours

It is recommended that interested investors tour the Property with JLL prior to submitting an offer. Preferred tour days are **Tuesdays and Thursdays**. To schedule a tour, please contact the transaction team below.

TO ACCESS THE OFFERING SUMMARY, PLEASE EXECUTE THE CONFIDENTIALITY AGREEMENT BELOW

[ACCESS CA / NDA](#)

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Jones Lang LaSalle Americas, Inc. ("JLL"), a licensed real estate broker

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