



## The Offering

Jones Lang LaSalle Americas Inc. ("JLL") is pleased to exclusively offer the opportunity to acquire The Atrium at Broken Sound, a 91,912 square foot Class A office building located in the growing Park at Broken Sound. Built in 1986, The Atrium at Broken Sound is a 3-story office building with pristine views of The Old Course at Broken Sound country club. Anchored by local law firm Sachs, Sax, & Caplan, P.A. and national retail firm TJX Companies (S&P: A, Moody's: A2), the parent company of TJ Maxx, Marshalls, and HomeGoods, the asset is 85% leased. The property is located on 10.44 acres of land, offering a rare opportunity for development of a 120-key hotel, or additional office space.

The Atrium at Broken Sound is strategically located at the center of the thriving Boca Raton market within The Park at Broken Sound, a robust live, work, play community with an exceptional average household income of over \$120,000. One of South Florida's trailblazing office parks, The Park at Broken Sound has transformed recently offering a multitude of walkable amenities and phenomenal office fundamentals. This location in the prominent Boca Raton North submarket offers unparalleled regional connectivity with immediate access to I-95 and Florida Turnpike for both executives and the general workforce. Moreover, the Boca Raton Tri-Rail station is less than a mile from the Property with free city shuttles offered to and from the Property.

## Asset Overview

ADDRESS	6111 Broken Sound Parkway NW Boca Raton, Florida 33487
NET RENTABLE AREA	91,912 SF
YEAR BUILT / RENOVATED	1986 / 2020
PERCENT OCCUPIED	85%
SITE	10.44 Acres
STORIES	3 floors over covered parking
PARKING	364 Parking Spaces, 4.0 Spaces / 1,000 SF

## Offering Highlights

- \$1,200,000+ in renovations since 2020 including lobby upgrades, conference center addition, new elevators, and HVAC upgrades
- 45% nationally recognized and investment grade tenancy
- Significant additional development potential for a 120-key hotel or up to 115,000 SF of office
- Live-Work-Play-Stay location
- White-hot growth in Palm Beach County
- Strong office market fundamentals
- Outstanding location and accessibility

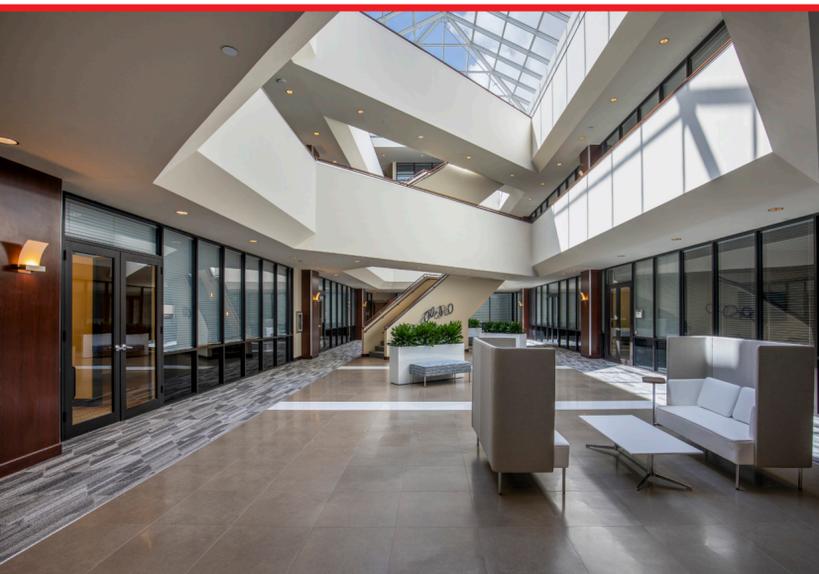
## Property Tours

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 MEMORANDUM, PLEASE EXECUTE THE CONFIDENTIALITY AGREEMENT BELOW

[ACCESS CA / NDA](#)

[ACCESS CA IN PDF FORMAT](#)



## Contact Information

**JLL MIAMI**  
1450 Brickell Avenue  
Suite 2110, Miami, FL 33131  
T + 305 448 1333

### INVESTMENT SALE ADVISORY TEAM

**HERMEN RODRIGUEZ**  
Senior Managing Director  
Hermen.Rodriguez@am.jll.com  
T +1 305 448 5332  
M +1 305 773 3997

**IKE OJALA**  
Managing Director  
Ike.Ojala@am.jll.com  
T +1 305 774 6810  
M +1 305 773 7706

**MATTHEW MCCORMACK**  
Director  
Matthew.McCormack@am.jll.com  
T +1 305 421 6558  
M +1 561 801 0637

**MAX LESCANO**  
Analyst  
Max.Lescano@am.jll.com  
T +1 305 913 5549  
M +1 954 812 6234

**BLAKE KOLETIC**  
Analyst  
Blake.Koletic@am.jll.com  
T +1 786 532 2353  
M +1 813 394 9494

**MICHAEL ROUKIS**  
Analyst  
Michael.Roukis@am.jll.com  
T +1 305 448 2261  
M +1 516 474 5950

### FINANCING TEAM

**BRIAN GASWIRTH**  
Managing Director  
Brian.Gaswirth@am.jll.com  
T +1 305 421 6554  
M +1 561 289 8920

**REID CARLETON**  
Associate  
Reid.Carleton@am.jll.com  
T +1 305 913 5552  
M +1 239 273 4586

