

# Paragon Business Center

**workspace**  
property trust

## 951 Broken Sound Parkway Suite 135/180

Boca Raton, FL 33487

10,322 RSF Available Now

Asking Rent: \$17.00/NNN  
2024 OPEX: \$8.12 RSF



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## PROPERTY HIGHLIGHTS

### AMENITIES

100% Tenant controlled with no shared spaces. Single story office/flex building in prestigious "The Park at Broken Sound". Featuring store front entrances with both individual and monument signage available, separately metered tenant-controlled electricity, zero loss factor, covered parking available, and roving security. Parking ratio 3.8/1,000 RSF. Located in close proximity to numerous shopping centers, hotels, eateries, banking, big box retail, and fitness centers all within minutes from the campus.

### TRANSPORTATION

Immediate access to Interstate 95. Free shuttle service from Tri-Rail with The Park at Broken Sound Shuttles.

### TECHNOLOGY

AT&T, Level 3

### SUSTAINABILITY

Green initiatives in place by tenants and property management to include janitorial and recycling.

**Building Owner:** Workspace Property Trust

**Total Building Size:** 85,610 SF

**10,322 SF Available Now**



Front Entrance



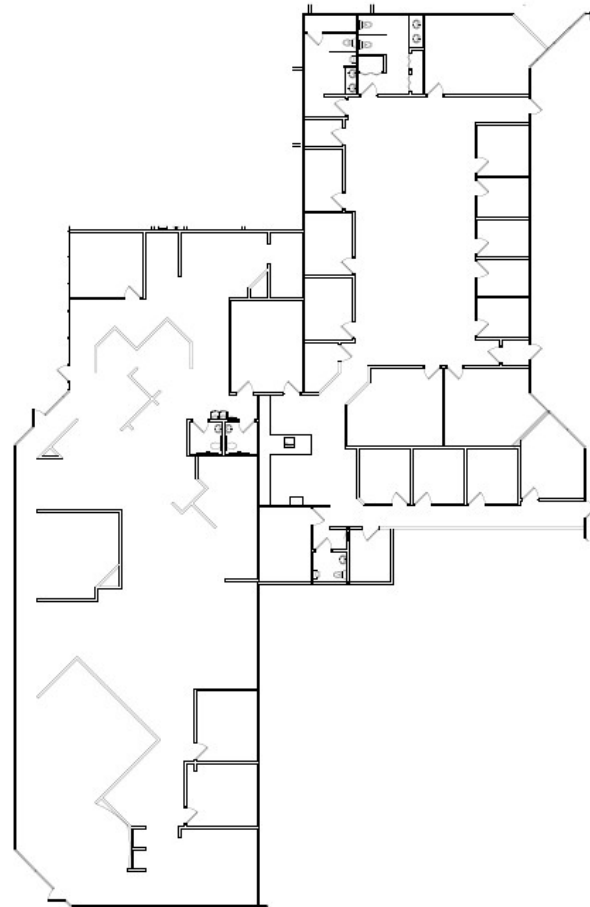
Side view

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## 10,322 RSF Available Now



## Leasing Information

777 Yamato Road, Suite 105, Boca Raton, FL, 33431  
(954) 391-5503  
[www.workspaceproperty.com](http://www.workspaceproperty.com)

Mike, Nathanson  
*Director of Leasing*  
[mnathanson@workspaceproperty.com](mailto:mnathanson@workspaceproperty.com)



# Spaces for the Way Work Happens Today.

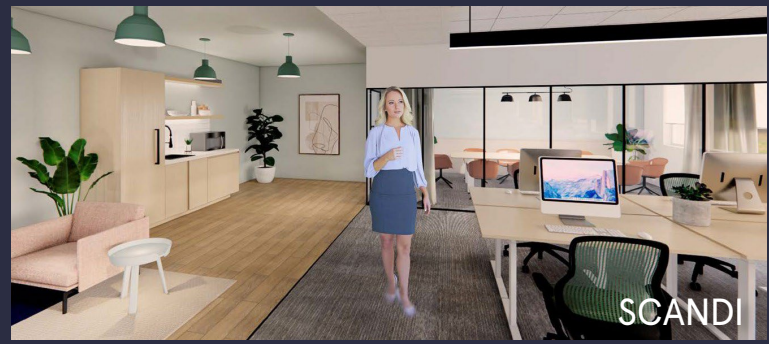
These beautifully designed themes inspire creativity and encourage productivity. Whether you are looking for 1,000 square feet or 100,000 square feet, our in-house design & development team can deliver a turnkey office solution.

## Tailored for the Evolution of Office:

- "A La Carte" or "On Demand" Furniture Packages Available
- Plug & Play IT Packages Available



Scan here to learn more about our premium theme selects.



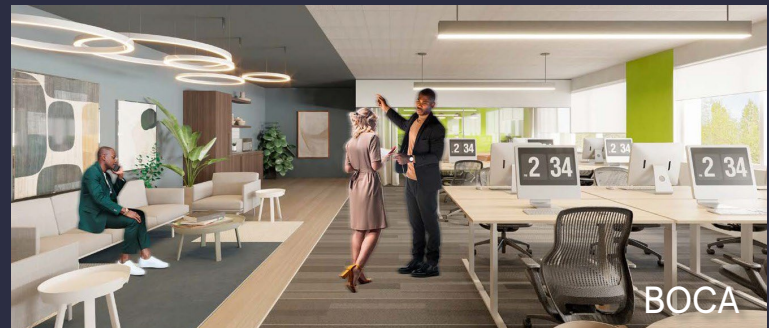
SCANDI



AZURE



TAHOE



BOCA

\*Indicative of the look and feel (not the actual suite)