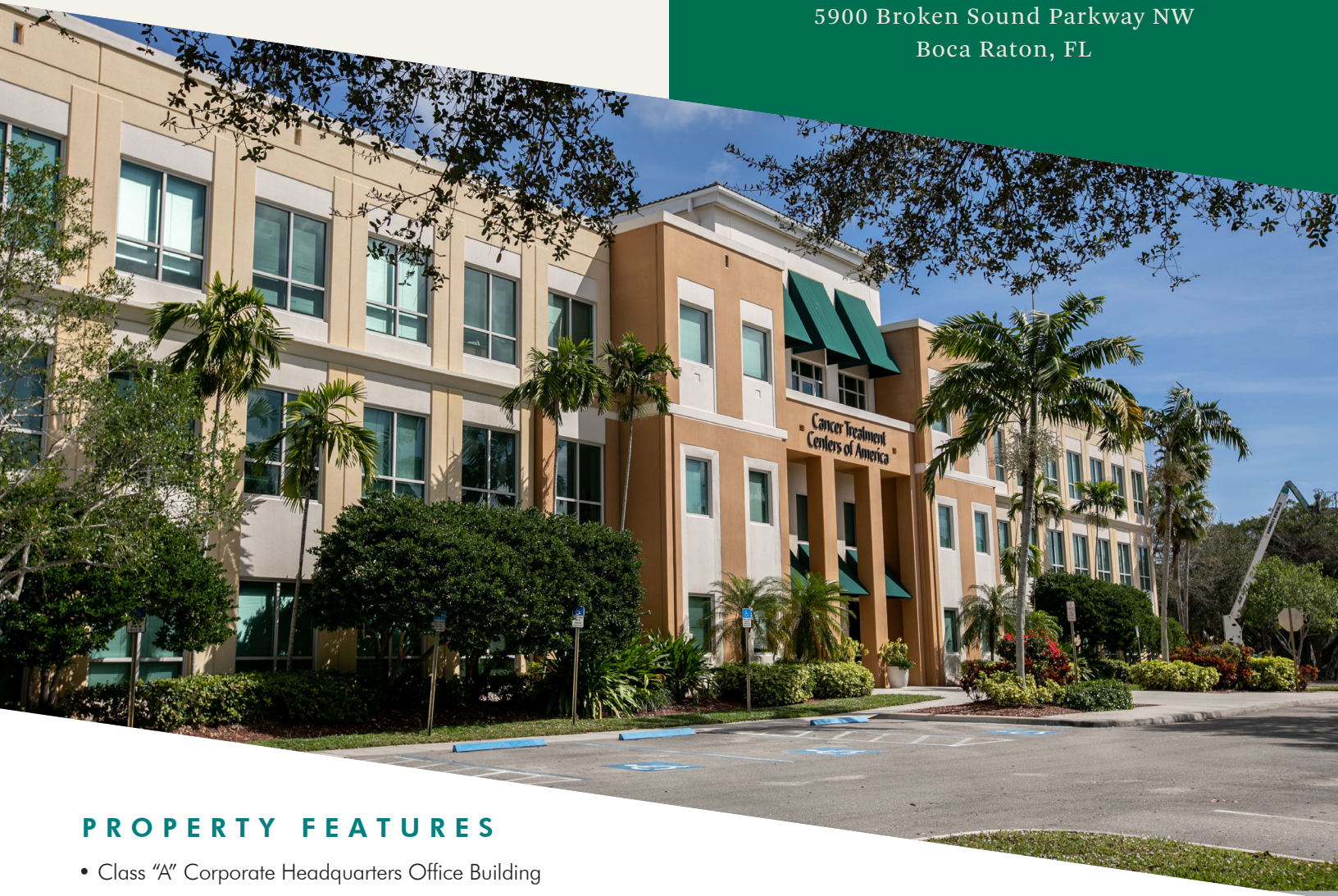


# 5900 BROKEN SOUND

5900 Broken Sound Parkway NW  
Boca Raton, FL



## PROPERTY FEATURES

- Class "A" Corporate Headquarters Office Building
- Premier Property within the Park at Broken Sound
- Live/Work Location
- Open Floor plan with perimeter offices as well as high-end executive area
- On-site cafeteria, conference center, training room, private restrooms
- 4.2 per 1000 Parking, 36 Covered Spaces
- Back-up Generator
- Hurricane Protected Glass
- Within minutes of two I-95 interchanges at Yamato Road and Congress Avenue
- Close to Amenities – hotels, restaurants, child care, banking, health clubs, etc.
- LIRP Zoning – City of Boca Raton





## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
2020 Population	6,379	77,201	232,911
2025 Proj. Population	7,118	81,622	244,432
2020 Median Age	53.6	51.4	55.6
2020 Average HH Income	\$142,765	\$128,107	\$108,229
2020 Average Housing Value	\$551,419	\$544,653	\$448,514



### SPECIFICATIONS

TOTAL SIZE: ±77,340 Square Feet

ZONING: Light Industrial research Park (City of Boca Raton)

### LOCATION

FRONTAGE - Significant presence along Broken Sound Parkway

ACCESS: Minutes away from I-95 and Florida's Turnpike





5900 Broken Sound Parkway is a very unique opportunity to purchase or lease a Class "A" corporate headquarters office building located in a premier business park.

