



OWNER/USER INVESTMENT

1095 Broken Sound | Boca Raton, FL



SUMMARY

Welchel Partners is pleased to present the Siena at Broken Sound for sale. This is a rare owner/user investment opportunity in one of the newest office building developments in The Park at Broken Sound (formerly the Arivda Park of Commerce). There is a full floor at 21,800 SF available to occupy, with the remaining building fully leased. The Siena at Broken Sound office building was recently built in 2009. The property includes structured & surface parking, 50,000 SF of office space and 7,000 SF of leasable document storage space or data center. This property is prominently located at the intersection of Broken Sound Parkway and Broken Sound Boulevard, at the epicenter of The Park at Broken Sound office park. The disposition of this property is uniquely positioned for an owner/user investment to occupy the full 3rd floor at 21,800 SF.

Kristy Welchel Hartofilis
President
561.939.6636

Jay Welchel, CCIM
Principal
561.939.6635





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SUITE 300: 21,800 RSF AVAILABLE



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Address: Siena at Broken Sound
1095 Broken Sound Parkway NW
Boca Raton, Florida 33487

Building Size: 57,000 SF

Year Built: 2009

Land Area: 25,012 SF pad with land condominium ingress and egress and parking easments



Parking: 85 Surface Spaces available; 150 Covered Spaces available; Ratio of 4.09/1,000 SF

Available: 21,800 SF

Zoning: LIRP

Parcel Number: 06-42-47-01-03-008-0020

Price: \$10,500,000



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INVESTMENT HIGHLIGHTS

- The Siena at Broken Sound cost \$15,000,000 to develop for this state-of-the-art 3-story office building which serves as the headquarters and several other companies.

- Class "A", 3-Story office building, tilt-wall concrete structure, hurricane impact windows, back-up generator, poured concrete roof deck and over 400 ft of frontage on Broken Sound Blvd for excellent signage exposure.

- Structured parking deck (in rear) with ample covered parking, 4:1000 parking ratio with multiple building access entrances.

- 7,000 SF of additional onsite air conditioned storage. The Storage is climate-controlled, sprinklered, with a roll up door, solid steel reinforced concrete structure.

- Close proximity to restaurants, service establishments, gas stations, Boca Lifetime Athletic & LA Fitness, golf courses, new apartment buildings, library, ball fields, jogging courses and more.

- Priced well below Replacement Cost for like-kind building, which would cost \$350/SF +/- to build in today's environment

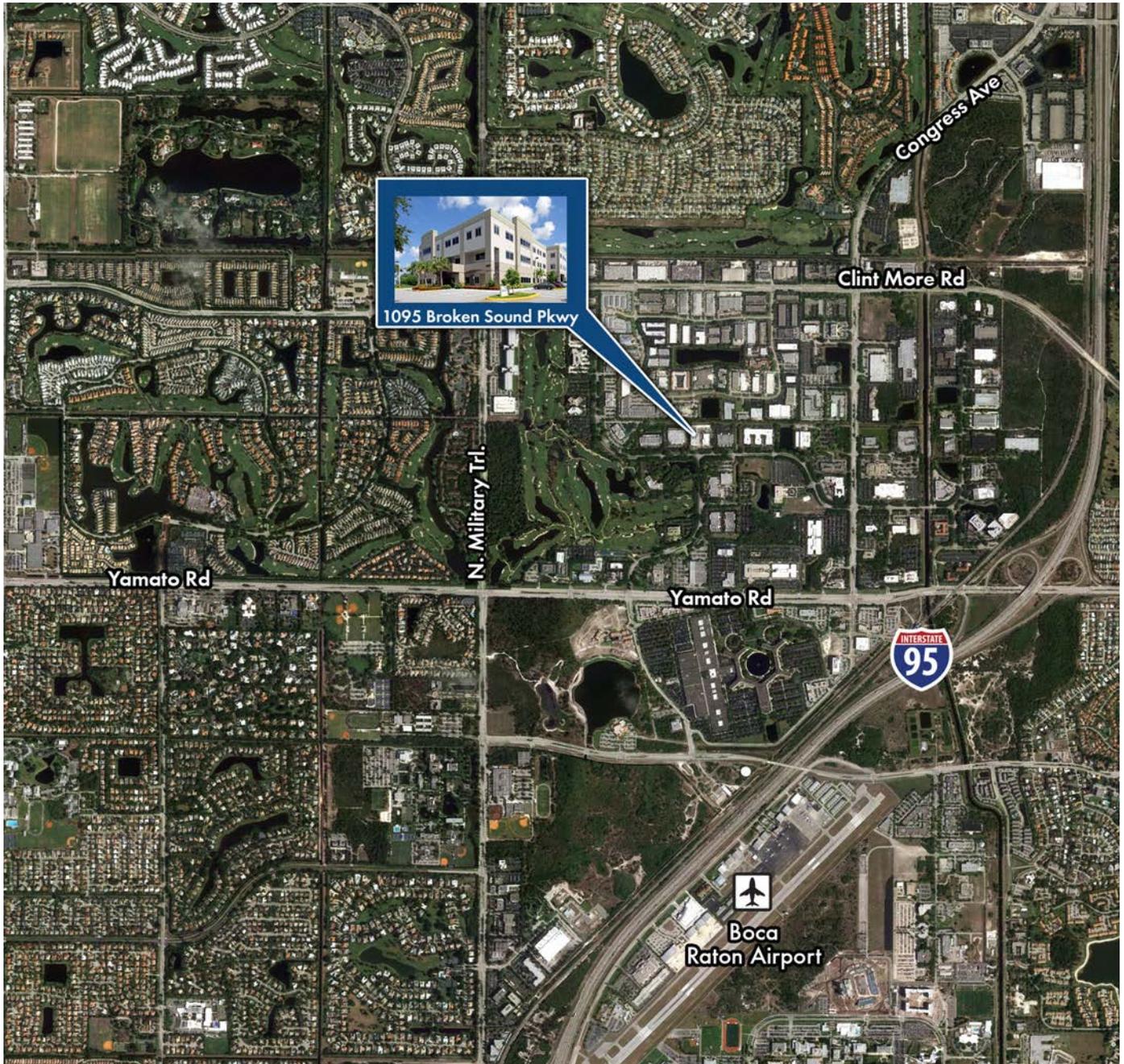




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LOCATOR MAP



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