



Atrium at Broken Sound: Par for the Course?

CBRE tees up leasing and management for three-story office building with attractive views of South Florida golf course.

By **David Wilkening**
Impressions: 61,190



Atrium at Broken Sound

BOCA RATON, FL—Luscious golf course views were among the attractive amenities at Atrium at Broken Sound that piqued the buyer's interest. And they are among the selling points now that CBRE is handling leasing and management.

"One of the main attractions for us buying the asset was the real physical beauty of the property with its magnificent trees and landscaping, as well as its views of Broken Sound Country Club. Every window seems to look out on a natural setting of sorts with green everywhere," Brian Ray, Managing Partner of Alchemy-ABR Investment Partners, tells GlobeSt.com.

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The company that bought the small three-story office also appreciated the location because of ease of access and its proximity to a broad range of housing options for both the C-suite executives as well as their employees.

The property was purchased earlier this month by a joint venture between Alchemy-ABR Investment Partners and Breakers Capital Partners.

News reports said it sold for \$21.4 million, or 25 percent more than its cost in 2016. CBRE's Jeff Kelly and Owen Sagar are handling leasing efforts of the 93,260-sq-ft. Class A building at 6111 Broken Sound Parkway. Cindy Hatcher and Jessica Strober are overseeing property management.

The Atrium fronting the Old Course at Broken Sound is currently 89.7% occupied with a blend of tenants from industries varying from law to pharmaceutical. The three-story atrium in the center of the building gives it a natural light, open feel. Upgraded amenities include car wash services, a picnic area with a gazebo and free WiFi.

"We plan on offering contemporary affordable pre-builds in an optimal size range for local tenants and expand upon the existing amenity package to provide an optimal work setting for today's smaller companies," says Ray.

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