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Impressions: N/A

Alchemy-ABR Investment Partners, a fully integrated New York based real estate investment firm, together with its joint venture partner, **Breakers Capital Partners**, a Miami based real estate investment firm, announced that **TGI Office Automation, LLC** signed a 7,728-square-foot-lease at its Class A office building, **6111 Broken Sound Parkway** in Boca Raton.

The technology provider is slated to take occupancy in February 2022 and is currently building out its new office space on the first floor.

TGI is a comprehensive office technology provider offering scalable solutions to many of today's complex business issues. TGI offers innovative technology from industry-leading partners such as Toshiba, Ricoh/Lanier, HP, Lexmark and Riso. With 10 locations nationwide and three in South Florida, TGI was founded in 1969 and has a national presence in the office automation and document industry. They also recently

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acquired a large network integrator and managed IT service provider based in Boca Raton, iPower Technologies, in which they will be expanding their full suite of services.

“The transaction with TGI Office Automation, LLC is a testament to the value that 6111 Broken Sound Parkway provides its tenants and speaks to how Palm Beach’s dynamic market remains robust,” said Brian Ray, Co-Founder and Managing Partner of Alchemy-ABR Investment Partners. **“We take pride in offering best in class office spaces in prime locations and look forward to welcoming TGI to 6111 Broken Sound Parkway.”**

The Class A office building sits on an 8.02-acre lot within **The Atrium at Broken Sound**, a 93,500-square-foot office building. Renovated earlier this year, Alchemy-ABR Investment Partners and Breakers Capital Partners invested over \$1.25 million into the property through the renovation of the common areas and stairwells, the addition of a conference amenity facility, new furniture and wall coverings, complete modernization of the elevators, rehaul of the generator system, HVAC upgrades, skylights and access control.

6111 Broken Sound Parkway enjoys views of the Broken Sound Golf Club and convenient access to the Boca Raton Tri-Rail Station, Town Center Mall, Downtown/Mizner Park, I-95 and Florida’s Turnpike.

Alchemy-ABR Investment Partners and Breakers Capital Partners were represented by **Jeff Kelly** and **Owen Sagar** of **CBRE** and attorneys Peter Ray and Jonathan Berkowitz of Cohen Norris in the transaction.

TGI was represented by **Beth Lawrence** from **Lehmann Realty, Inc.**

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