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Boca Raton Atrium at Broken Sound snags 4 new tenants

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The Atrium at Broken Sound

Four companies signed leases for a total of 16,722 square feet of office space in The Atrium at Broken Sound in Boca Raton.

Built in 1986 and renovated in 2020, The Atrium at 6111 Broken Sound Parkway NW stands at three stories, is 100,668 square feet in size, and is owned by New York-based Alchemy-ABR Investment Partners and Miami-based Breakers Capital

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Partners. Jeffrey Criddle, Joe Freitas, and Jeffrey Kelly of CBRE represented Alchemy and Breakers in the lease negotiations.

The four businesses that will move into The Atrium are:

Crossroads Financial, a Boca Raton-based firm that provides credit for small retail and e-commerce businesses, which closed on a lease for a 5,152-square-foot office on the second floor for seven years. Max Pawk of CBRE represented Crossroads Financial.

Virtue RX, a distributor of veterinary pharmaceuticals, which signed a 2,084-square-foot lease on the second floor. Virtue was represented by Ingrid Fulmer of Coldwell Banker Commercial NRT.

Nylene, a New Jersey-based distributor and manufacturer of polymer fabrics, will occupy a 1,795-square-foot office on the second floor.

Cresa Global, a newly established branch office of the Chicago-based Cresa brokerage that represents tenants in lease negotiations. Bob Schneiderman, managing principal of Cresa Global, represented his office in the lease negotiations.

In addition to the new leases, department store Marshalls, a subsidiary of the TJX Companies (NYSE: TJX), renewed its 5,946 square foot space on the third floor for five more years.

Alchemy and Breakers acquired the Atrium at Broken Sound building for \$21.4 million in November 2018. Available office space in the Atrium is being advertised for \$24.50 per square foot on LoopNet.com.

South Florida's office market has generally prospered since the pandemic thanks to the migration of businesses, wealthy homeowners, and remote working professionals to the region from other parts of the U.S. Office spaces marketed as Class A, such as The Atrium, have done particularly well, brokers have told the *Business Journal*.

With new Class A office space in downtown West Palm Beach otherwise occupied, suburban Palm Beach County has seen record surges in office rents, according to a recent report from Cushman & Wakefield.

<https://www.bizjournals.com/southflorida/news/2023/03/01/boca-raton-office-building-snags-four-new-tenants.html>