

Lease Availability Report

1200 SW 145th Ave - The Edison - Pembroke Pines - Building I

Pembroke Pines, FL 33027 - Southwest Broward Submarket



BUILDING

Type:	Class A Office
Tenancy:	Multiple
Year Built:	2019
RBA:	165,000 SF
Floors:	3
Typical Floor:	28,890 SF

AVAILABILITY

Min Divisible:	28,774 SF
Max Contig:	83,174 SF
Total Available:	83,174 SF
Asking Rent:	\$27.50/NNN

EXPENSES PER SF

Taxes:	\$4.42 (2020)
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AMENITIES

24 Hour Access, Courtyard, Fitness Center, High Ceilings, Natural Light, Restaurant, Signage

TRANSPORTATION

Parking:	Ratio of 5.50/1,000 SF
Airport:	30 minute drive to Fort Lauderdale-Hollywood International Airport
Walk Score ®:	Car-Dependent (26)
Transit Score ®:	Minimal Transit (20)

KEY TENANTS

Galen Health	45,466 SF	Aquila Software	22,226 SF
Southeast Series of Lockton Co	11,194 SF	FAME	500 SF

TE
THE EDISON
PEMBROKE PINES

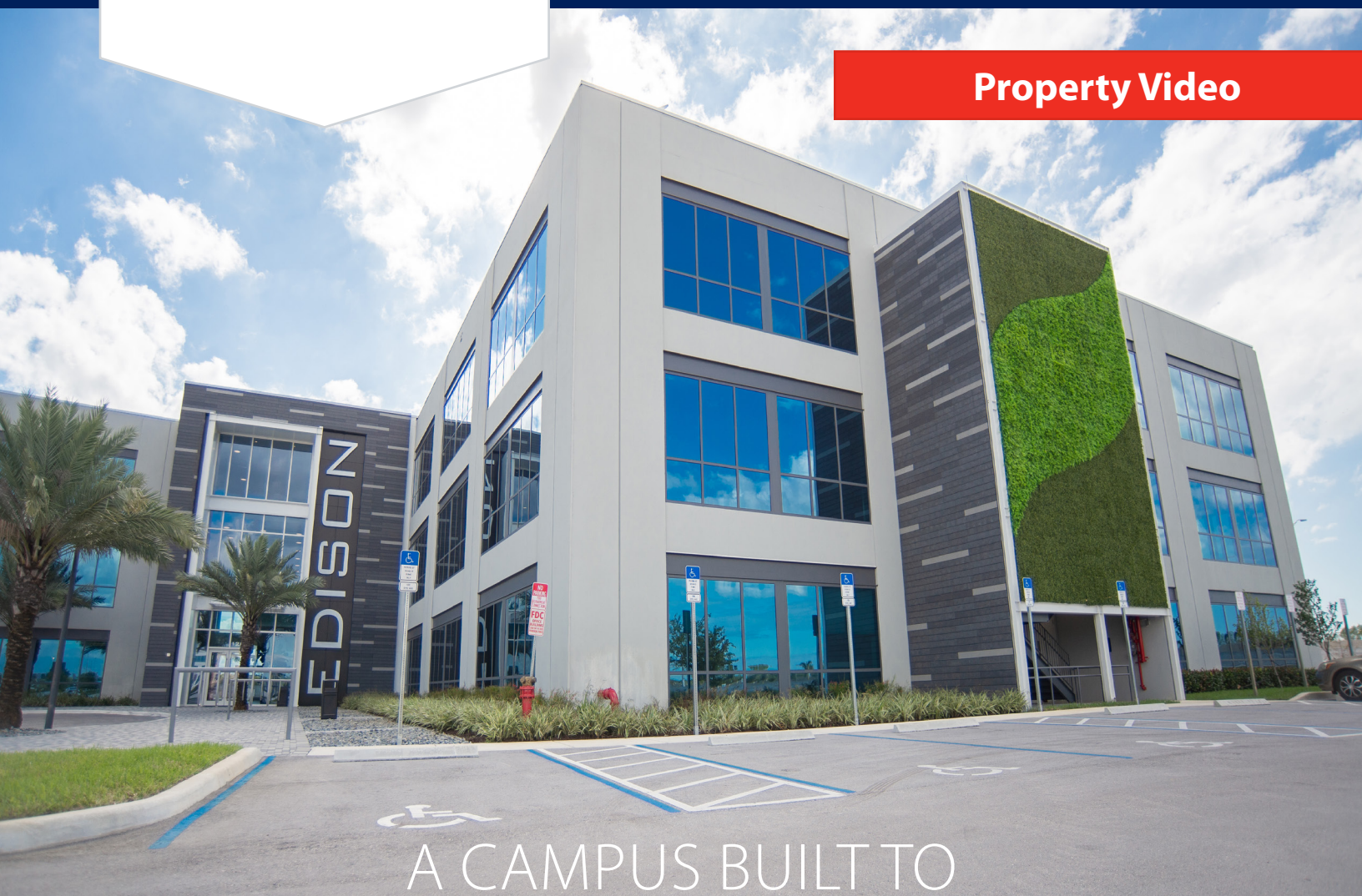
PHASE I - FOR LEASE

1200 SW 145TH AVENUE, PEMBROKE PINES, FL

PHASE II - EST DELIVERY 2021

1400 SW 145TH AVENUE, PEMBROKE PINES, FL

Property Video



A CAMPUS BUILT TO
ATTRACT. ENGAGE. RETAIN.



Next



Phase I



Available
Suites



Property
Amenities



Property
Location



Contact
Us

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- Two class A, three-story office buildings with 165,000 sf each
- 9,555 sf - 83,174 sf available
- Efficient floor plans with minimal interior columns
- High ceilings and large windows for natural lighting
- 5,000 sf central amenity: The HUB @ Edison will serve as a conference center, break area, coffee bar, and fitness gym (including showers)
- Abundant surface parking: 5.5/1,000 sf
- 24/7 building access
- Building signage available - excellent visibility from Interstate 75
- Dynamic indoor and outdoor collaboration spaces



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Available Suites

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First Floor



Phase I



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Second Floor

Available *

27,247 sf

Available *

27,153 sf

* Available as
contiguous space of
54,400 sf



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Property
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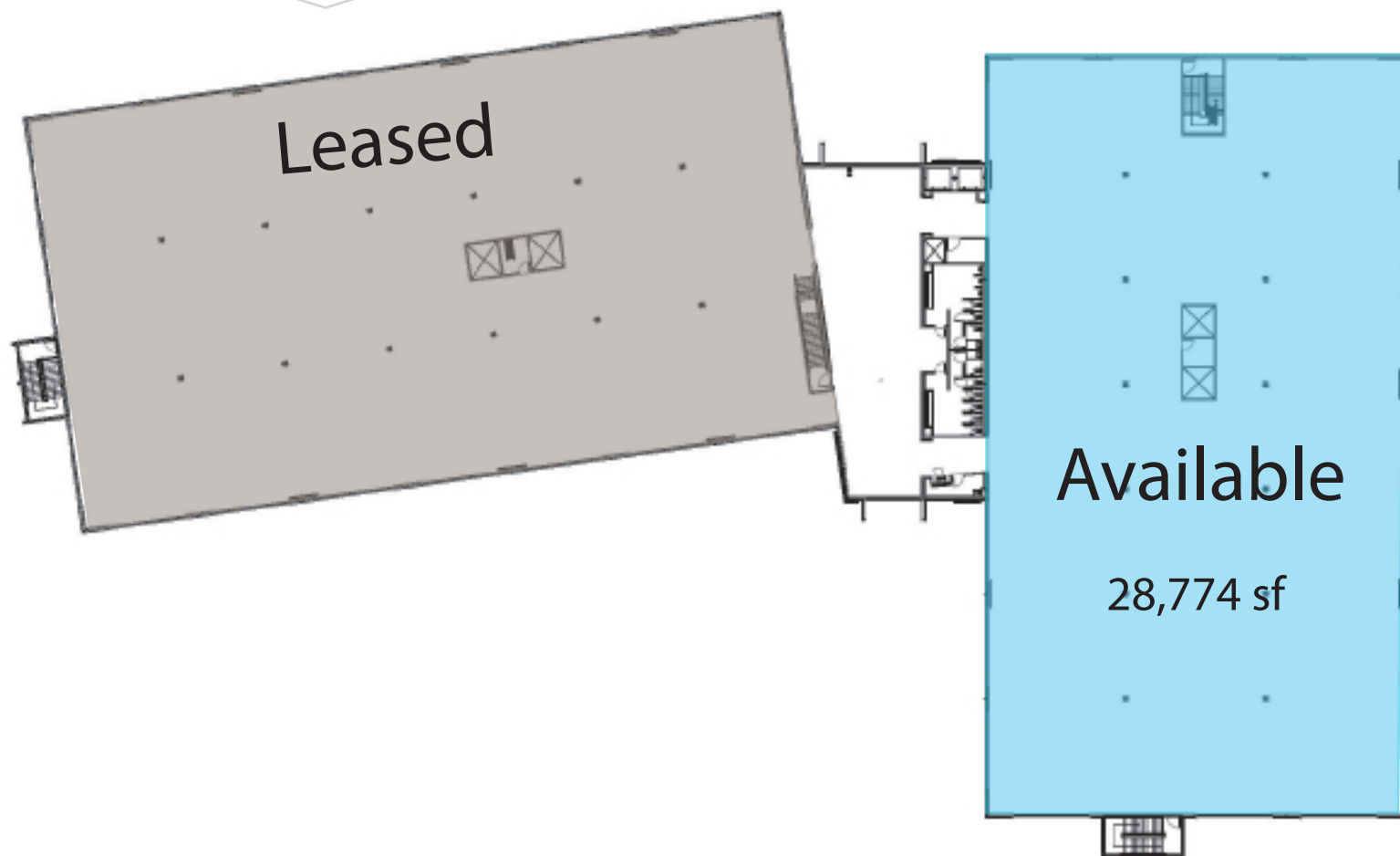
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Third Floor



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On-site Amenities

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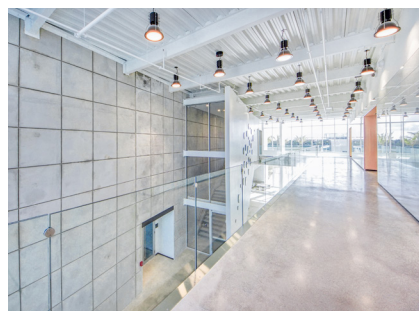
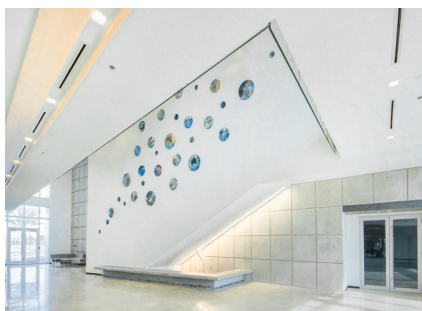


Central Amenity Building

Outdoor Courtyard



Outdoor Collaboration Area



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Available Suites



Property Amenities



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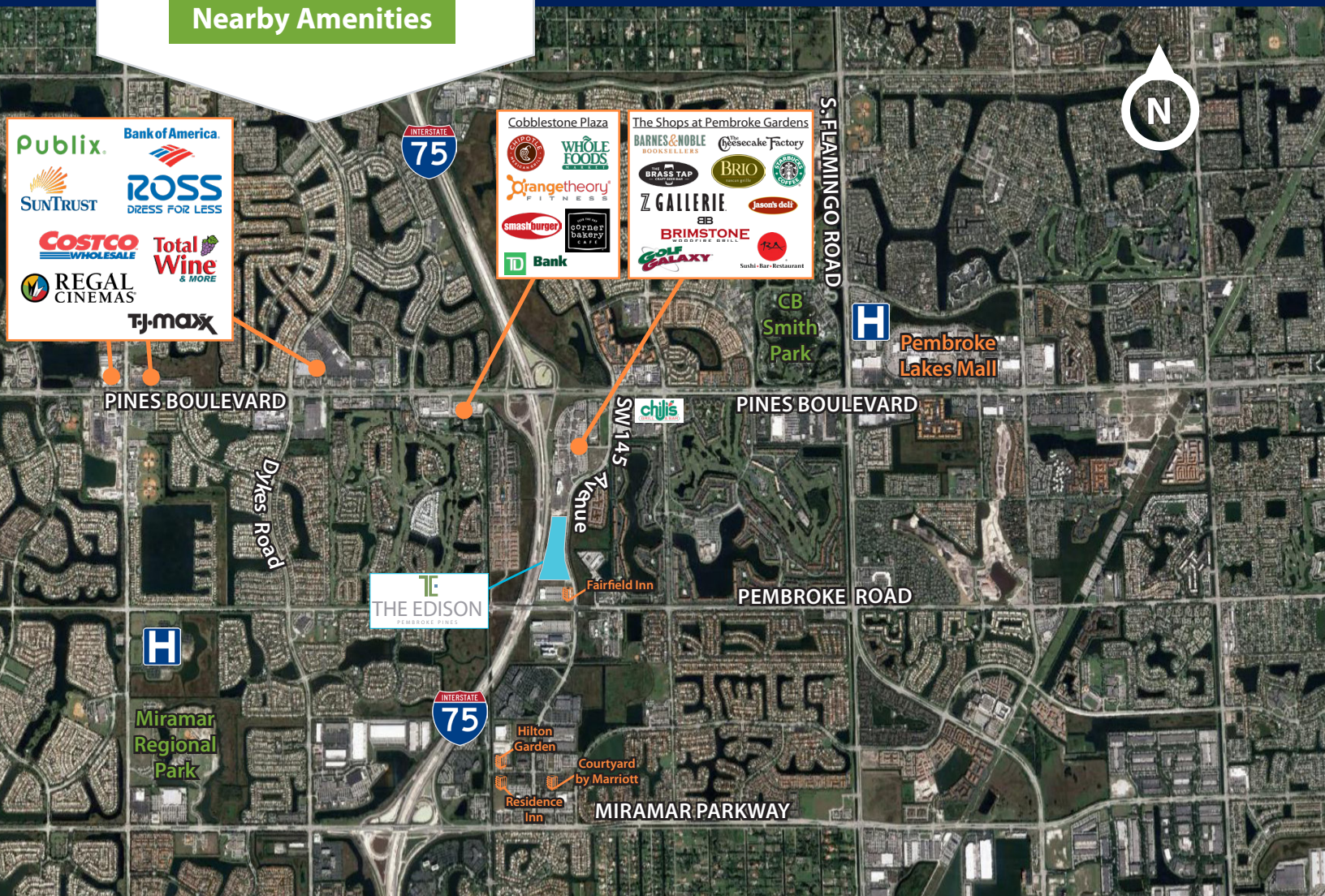
Nearby Amenities

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