

Stephen Rutchik

Jonathan Kingsley

Accelerating Success

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INITIAL SURVEY





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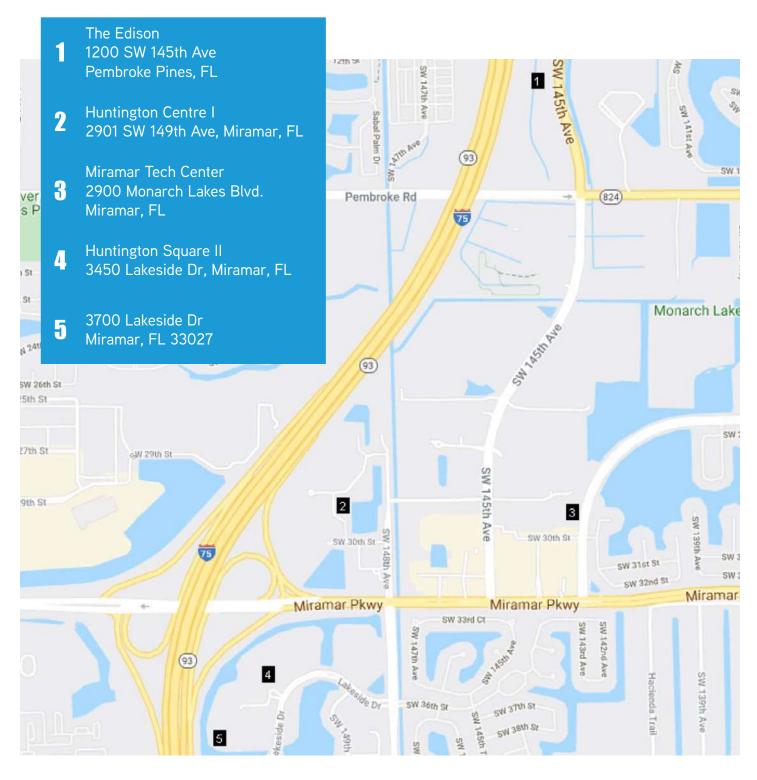
MIAMI-DADE COUNTY

Broward County Miami-Dade County At 1819 to the state of the state o

BROWARD COUNTY







SOUTHWEST BROWARD



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				

28,774 SF
137,553 SF
137,553 SF
\$26.50/NNN

EXPENSES PER SF				
\$1.07 (2016)				

SPACES

Floor	Use	Туре	SF Avail	FIr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Office	Direct	54,379	54,379	137,553	\$26.50/NNN	Nov 2019	Negotiable
E 2nd	Office	Direct	54,400	54,400	137,553	\$26.50/NNN	Nov 2019	Negotiable
P 3rd	Office	Direct	28,774	28,774	137,553	\$26.50/NNN	Nov 2019	Negotiable

AMENITIES

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

TRANSPORTATION





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ATTRACT. ENGAGE. RETAIN.















Property Amenities

Location Us

Justin Cope Principal 954.903.3900 justin.cope@avisonyoung.com



Greg Martin Principal 954.903.3900 greg.martin@avisonyoung.com





- Two, Class A three-story office buildings 165,000 sf each
- Total Building Area: 335,000 square feet
- Efficient floor plans with minimal interior columns
- High ceilings / 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 square feet
- 24/7 building access
- Building signage available excellent visibility from Interstate 75
- Dynamic indoor and outdoor collaboration spaces









Available Suites



Property Amenities



Property Location



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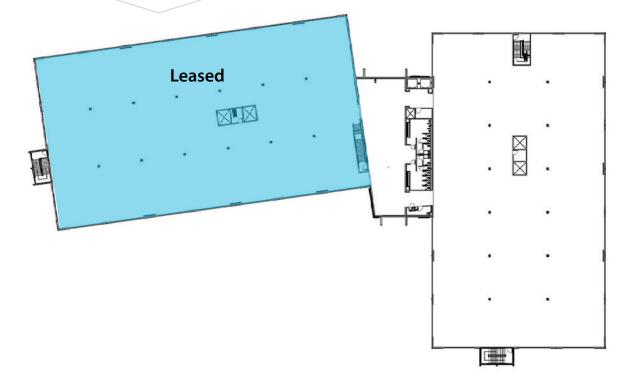


UNDER CONSTRUCTION FOR LEASE

TO BE DELIVERED FALL 2019

1200 SW 145TH AVENUE, PEMBROKE PINES, FL

Third Floor: 28,774 sf























Contact Us

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Greg Martin Principal 954.903.3900 greg.martin@avisonyoung.com





The Edison Campus in Alpharetta Georgia Sample Photos



















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Available Suites



Property Amenities



Location



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SOUTHWEST BROWARD



Lease Availability Report



2901 SW 149th Ave - Huntington Centre I

Miramar, FL 33027 - Southwest Broward Submarket



BUILDING					
Type:	Class A Office				
Tenancy:	Multiple				
Year Built:	2000				
RBA:	91,656 SF				
Floors:	4				
Typical Floor:	23,989 SF				

AVAILABILITY	
Min Divisble:	2,127 SF
Max Contig:	24,195 SF
Total Available:	33,641 SF
Asking Rent:	\$24.00/NNN

EXPENSES PER SF			
Taxes:	\$3.21 (2015)		
Opex:	\$12.22 (2018)		

SPACES

Floor	Suite	Use	Туре	SF Avail	FIr Contig	Bldg Contig	Rent	Occupancy	Term
E 4th	400	Office	Direct	24,195	24,195	24,195	\$24.00/NNN	Vacant	Negotiable

SALE

Last Sale: Portfolio of 4 Office Properties in Miramar, FL Sold on Aug 31, 2015 for \$82,000,000 (\$219.31/SF)

AMENITIES

24 Hour Access, Balcony, Controlled Access, Energy Star Labeled, Waterfront

TRANSPORTATION

Parking:	900 free Surface Spaces are available; Ratio of 4.00/1,000 SF	
Walk Score ®:	Car-Dependent (30)	
Transit Score ®:	Some Transit (28)	









Office Space for Lease Huntington Centre I

2901 SW 149th Avenue | Miramar, FL 33027



Property Highlights

- 91,656-sf, four-story class A office building
- Lake views, beautiful landscaping, and fountains
- New Grab-n-Go Cafe and Tenant Lounge
- Parking ratio: 4.0/1,000 sf
- Great access to Miramar Parkway, I-75, I-595, and SR 836
- Close proximity to Fort Lauderdale-Hollywood
 International Airport and Miami International Airport

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Lisa Blumer, Senior Associate D 954 903 3703 lisa.blumer@avisonyoung.com 500 W Cypress Creek Road Suite 550 Fort Lauderdale, FL 33309

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Office Space for Lease Huntington Centre I 2901 SW 149th Avenue | Miramar, FL 33027







Rental Rate

- \$24.00 NNN

Operating Expenses

- \$12.22

Availability

Suite 150: 2,851 sf

Suite 201: 2,127 sf

Suite 350: 4,468 sf

- Suite 400: 24,195 sf *

* Full floor

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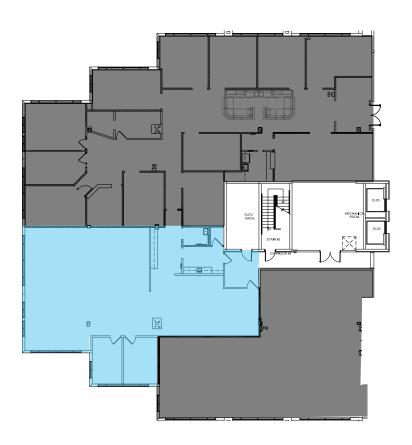




Office Space for Lease Huntington Centre I

2901 SW 149th Avenue | Miramar, FL 33027

Suite 150 - 2,851 sf



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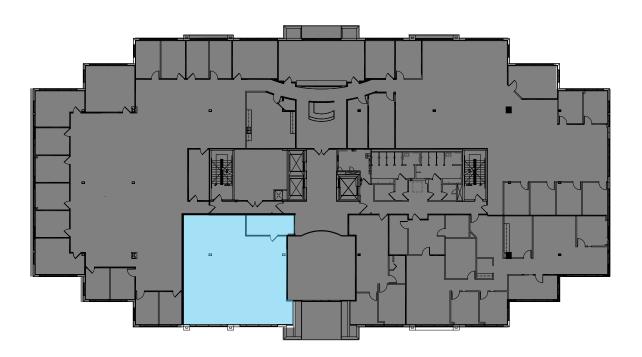




Office Space for Lease Huntington Centre I

2901 SW 149th Avenue | Miramar, FL 33027

Suite 201 - 2,127 sf



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Office Space for Lease Huntington Centre I 2901 SW 149th Avenue | Miramar, FL 33027

Suite 350 - 4,468 sf



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Office Space for Lease

Huntington Centre I

2901 SW 149th Avenue | Miramar, FL 33027

Suite 400 - 24,195 sf* * Full Floor



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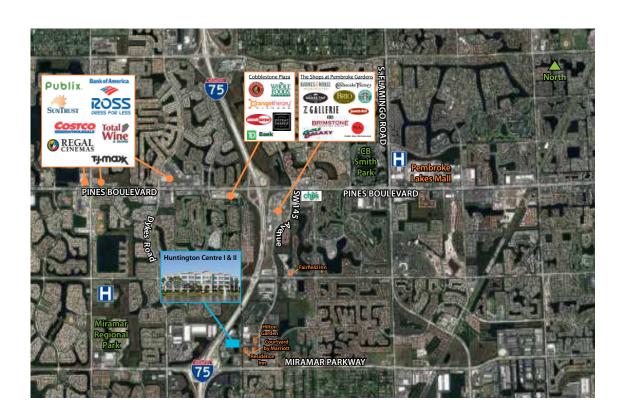
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Office Space for Lease Huntington Centre I 2901 SW 149th Avenue | Miramar, FL 33027

Property Location



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SOUTHWEST BROWARD



Lease Availability Report



2900 Monarch Lakes Blvd - Miramar Tech Center

Miramar, FL 33027 - Southwest Broward Submarket



BUILDING					
Type:	Class A Office				
Tenancy:	Multiple				
Year Built:	2018				
RBA:	56,710 SF				
Floors:	3				
Typical Floor:	18,903 SF				

AVAILABILITY	
Min Divisble:	2,115 SF
Max Contig:	22,316 SF
Total Available:	22,316 SF
Asking Rent:	\$25.00/NNN

EXPENSES F	PER SF
Taxes:	\$0.37 (2015)
Opex:	\$12.00 (2018)

SPACES

Floor	Use	Туре	SF Avail	FIr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	Office	Direct	20,201	20,201	22,316	\$25.00/NNN	Vacant	Negotiable

TRANSPORTATION

IKANSPUKTATI	RANSFORTATION						
Parking:	180 Covered Spaces are available; Ratio of 5.30/1,000 SF						
Walk Score ®:	Car-Dependent (46)						
Transit Score ®:	Some Transit (28)						











MIRAMAR TECH CENTER WHERE BUSINESS CONTINUITY HAPPENS



Construction Type:

Perimeter Measurements:

Ceiling Height:

BUILDING DESCRIPTION:

Building Address:

Total Building Area:

15,354

20,201 RSF - 2nd Floor RSF - 1st Floor

RSF - 3rd Floor - Leased

56,710 RSF - 3-Story Building

2900 SW 145TH AVENUE, MIRAMAR, FL 33027

Pre-Cast, Tilt wall

Number of Floors:

Three (3)

Windows and Walls: 235'-6" W X 96'-6" D

(Finished Ceilings and Slab to Slab)

Level	Slab-to-Slab	Ceiling
1	15'-9"	9'-0"-12'-0"
2	13'-6"	9'-0"
3	13'-6"	9'-0"

Electrical Capacity Available

Description of HVAC System:

Number of Passenger Elevators:

for Tenants:

MIRAMAR TECH CENTER

Dual Roof top chiller system, perimeter main as part of Base Building Delivery Condition ductwork loops including VAV boxes provided

elevators by Thyssenkrupp Elevator Corp.

Two-(2) Endura 25 B passenger hydraulic

3ph and 125 amps at 480v, 3ph per floor Heavy power avilable with: 400 amps at 208v

OVERVIEW

MIRAMAR TECH CENTER WHERE BUSINESS CONTINUITY HAPPENS



Construction Type:

Perimeter Measurements:

Ceiling Height:

BUILDING DESCRIPTION:

Building Address:

Total Building Area:

15,354

20,201 RSF - 2nd Floor RSF - 1st Floor

RSF - 3rd Floor - Leased

56,710 RSF - 3-Story Building

2900 SW 145TH AVENUE, MIRAMAR, FL 33027

Number of Floors:

Three (3)

Pre-Cast, Tilt wall

Windows and Walls: 235'-6" W X 96'-6" D

(Finished Ceilings and Slab to Slab)

3	2	1	Level	
13'-6"	13'-6"	15'-9"	Slab-to-Slab	
9'-0"	9'-0"	9'-0"-12'-0"	Ceiling	

Electrical Capacity Available for Tenants:

Description of HVAC System:

Number of Passenger Elevators:

MIRAMAR TECH CENTER

Dual Roof top chiller system, perimeter main as part of Base Building Delivery Condition ductwork loops including VAV boxes provided

elevators by Thyssenkrupp Elevator Corp.

Two-(2) Endura 25 B passenger hydraulic

3ph and 125 amps at 480v, 3ph per floor Heavy power avilable with: 400 amps at 208v

OVERVIEW



MIRAMAR TECH CENTER WHERE BUSINESS CONTINUITY HAPPENS



Garage and Surface Parking:

Surface Parking:

93 spaces

= 299 spaces

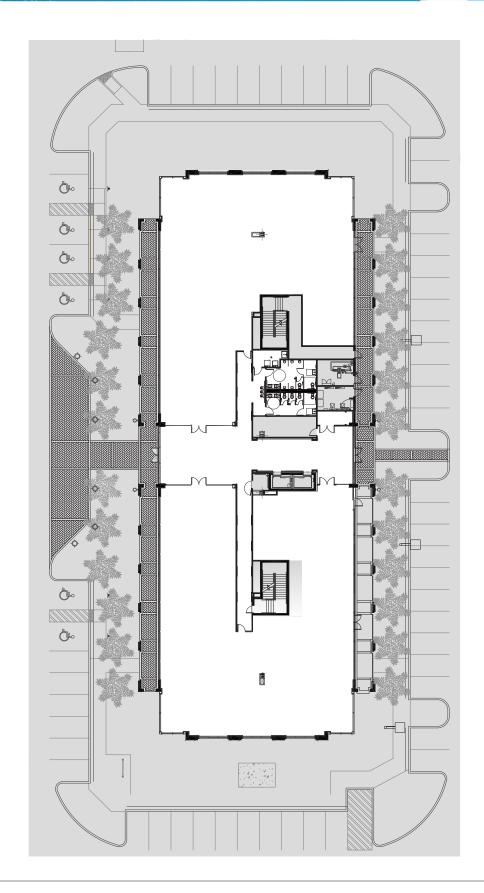
Parking ratio:

5.3 / 1,000 GSF +/- 56,710 gross square feet

PARKING

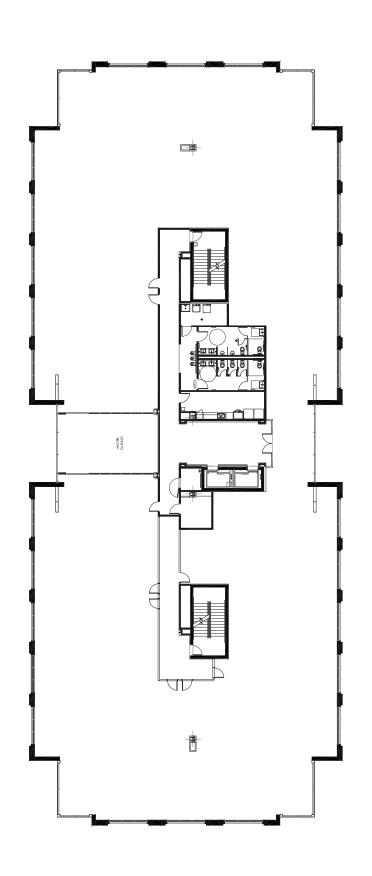
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PARCEL "A" HALVORSEN REAL ESTATE CORP. (P.B. 166, PG. 20 -8.C.R.)



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EASILY ACCESSIBLE FROM:

CONVENIENT ACCESS TO:

CORPORATE/REGIONAL HEADQUARTERS WITHIN 1 MILE INCLUDE:

- Southern Wine & Spirits

PUBLIC TRANSPORTATION:

- Park and Ride lot located at Miramar Regional Park (1 mile West of I-75)





WHERE BUSINESS CONTINUITY HAPPENS









Hilton Garden Inn

Courtyard Ft. Lauderdale Residences Inn by Marriott Wingate by Wyndham

99799 The Bistro

Starbucks
La Carreta
Pollo Tropical

Patagonia's Bistro Café

10. Waterside Café11. Benihana Miramar12. Bokampers Sports Bar and Grill

 13. Florida International University
 14. DeVry University
 15. University of Phoenix
 16. Monarch Lakes Shoppes (Publix, Dunkin Donuts, UPS Store, Subway, Dryclean USA, Blue Ginger Seafood Steakhouse and McDonalds)

17. PNC Bank
18. Wells Fargo Bank
19. Fountains of Miramar (includes: Office Depot, Marshalls, Ross, **US Post Office** Starbucks, Panera Bread, Famous Footwear and GNC)

20.



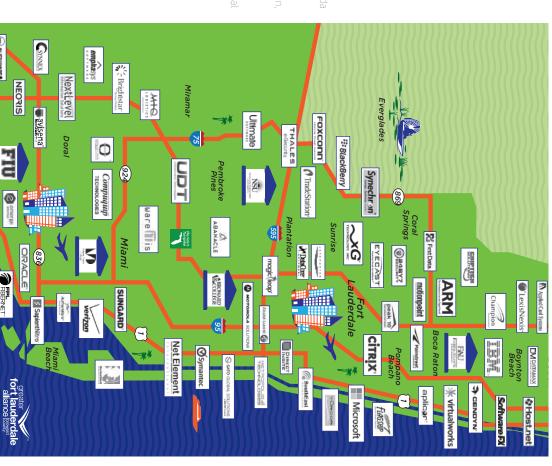
MIRAMAR TECH CENTER 2900 SW 145TH AVENUE, MIRAMAR, FL 33027

SOUTH FLORIDA TECH GATEWAY:

WORK IN THE CLOUD; LIVE IN THE SUN

- Brand, recruit, grow and retain the information technology business in South Florida.
- Leading technology companies have known about South Florida for years.
- is solidifying South Florida as one of the world's technology centers of excellence by branding, developing and attracting globally-recognized talent, entrepreneurs, educators and capital investors.

 As the birthplace of the first IBM personal computer, "Simon" the first smartphone and more; the TechGateway is building upon its rich history of innovation and transformational



ATTRACTING TECH



Lease Availability Report



3450 Lakeside Dr - Huntington Square II Miramar, FL 33027 - Southwest Broward Submarket



BUILDING					
Type:	Class A Office				
Tenancy:	Multiple				
Year Built:	1990				
RBA:	119,598 SF				
Floors:	6				
Typical Floor:	19,933 SF				
Core Factor:	15%				

AVAILABILITY	
Min Divisble:	2,900 SF
Max Contig:	21,704 SF
Total Available:	40,513 SF
Asking Rent:	\$17.00/NNN

EXPENSES PER SF		
Taxes:	\$3.08 (2013-Est)	
Opex:	\$11.85 (2016)	

SPACES

Floor	Suite	Use	Туре	SF Avail	FIr Contig	Bldg Contig	Rent	Occupancy	Term
P 5th	500	Office	Sublet	21,704	21,704	21,704	\$17.00/NNN	30 Days	Thru Feb 2027

SALE

Portfolio of 118 Properties Sold on Oct 3, 2016 for \$969,000,000 Last Sale:

AMENITIES

Energy Star Labeled, Security System

TRANSPORTATION

Parking:	481 Surface Spaces are available; Ratio of 4.00/1,000 SF
Walk Score ®:	Car-Dependent (23)
Transit Score ®:	Some Transit (27)





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Miramar 817 ₈₅₈ West P



21,704 SF (Divisible) Office Sublease



3450 Lakeside Drive, Suite 500, Miramar, FL 33027

PROPERTY FEATURES:

- Class "A" Office Space
- 21,704 SF (Divisible)
- Term Through 02/28/2027
- Parking Ratio: 4/1,000 SF
- Open & Efficient Layout for Workstations
- 16 Internal Private Offices
- 2 Conference Rooms
- 2 Break Rooms
- Asking Rate: \$17.50 NNN
- Operating Exp: \$12.95 PSF



Elliot LaBreche (305) 744-2129 elabreche@theeastongroup.com



10165 NW 19 Street, Doral, FL 33172

The information contained herein is deemed reliable; however Easton & Associates does not guarantee its accuracy. Terms and conditions are subject to change.

Miramar 817 858 West Parl Turnpike 441



21,704 (Divisible) SF Office Sublease









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Miramar 817 858 West Pa



21,704 SF (Divisible) Office Sublease









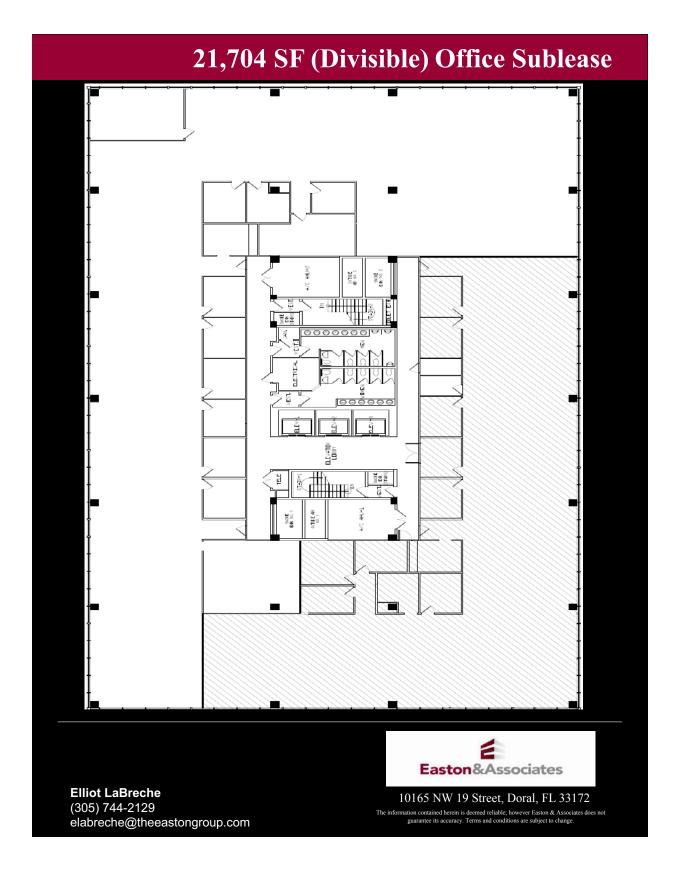
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CareCloud

Lease Availability Report



3700 Lakeside Dr

Miramar, FL 33027 - Southwest Broward Submarket



BUILDING	
Type:	Class B Office
Tenancy:	Multiple
Year Built:	1996
RBA:	132,092 SF
Floors:	6
Typical Floor:	22 165 SE

AVAILABILITY

Min Divisble:	636 SF	
Max Contig:	63,582 SF	
Total Available:	63,582 SF	
Asking Rent:	\$21.50 - 23.50/NNN	

EXPENSES PER SF

Taxes:	\$4.54 (2018)
Opex:	\$8.69 (2011)

SPACES

Floor	Suite	Use	Туре	SF Avail	FIr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	200	Office	Direct	24,722	24,722	63,582	\$21.50 - 23.50/NNN	Vacant	Negotiable
E 3rd	300	Office	Direct	22,193	22,193	63,582	\$21.50 - 23.50/NNN	Vacant	Negotiable

SALE

Last Sale:	Sold on Feb 27,	2019 for \$18	300,000	(\$138.54/SF)
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AMENITIES

Signage, Waterfront

TRANSPORTATION

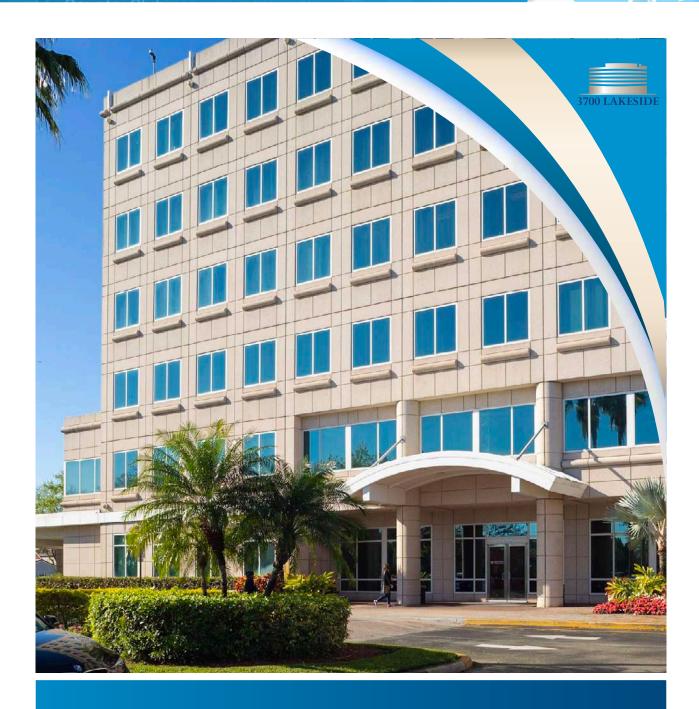
Parking:	1,500 free Surface Spaces are available; 8 free Covered Spaces are available; Ratio of 5.70/1,000 SF
Walk Score ®:	Car-Dependent (20)
Transit Score ®:	Some Transit (25)





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Accelerating success.





3700 LAKESIDE is located in the heart of Miramar, strategically located within the Southwest Broward office submarket, the location of choice for technology, service, sales and professional firms.

PROPERTY HIGHLIGHTS

- » 3,600 rsf 130,000 rsf available
- » Excellent access to I-75
- » 5.7:1,000 parking ratio
- » Potential Building Top Signage facing I-75
- » Great exposure more than 140K AADT on I-75
- » Close proximity to numerous shopping centers, restaurants, banks and hotels.
- » Hurricane impact windows
- » 1,100 KVA generator provides full building back-up
- » Outdoor picnic area
- » Only 28 minutes from two major South Florida Airports
 - MIA 17.7 mi
 - FLL 25.1 mi

AREA DEMOGRAPHICS 1 mile radius



Current Population (2018) 12,750



Projected Population (2023) 13,449



Average Household Income (2018) \$124,554



Daytime Employees (2018) 8,956



Annual average daily traffic (AADT)

145,000

Source: CoStar Gruop

3700LAKESIDE.COM | Page 2









FOR LEASE | 3700 Lakeside Dr. | Miramar, FL

LOCATION



3700LAKESIDE.COM | Page 3

ramar 858 West Pa

















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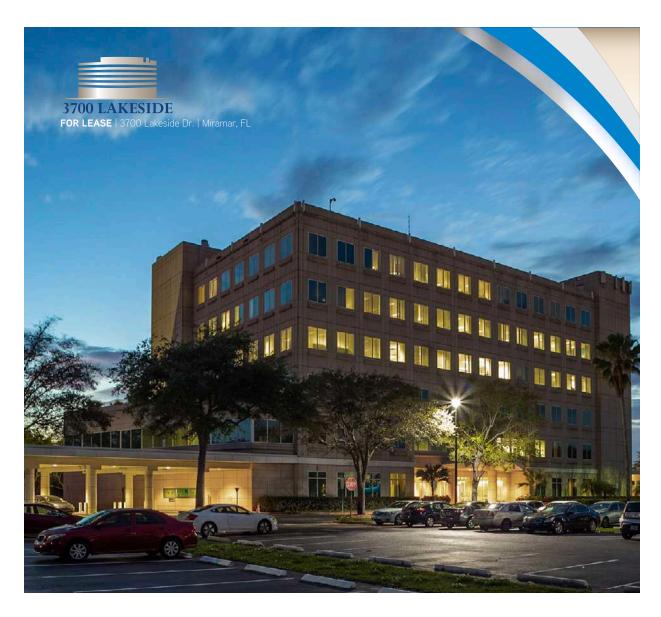




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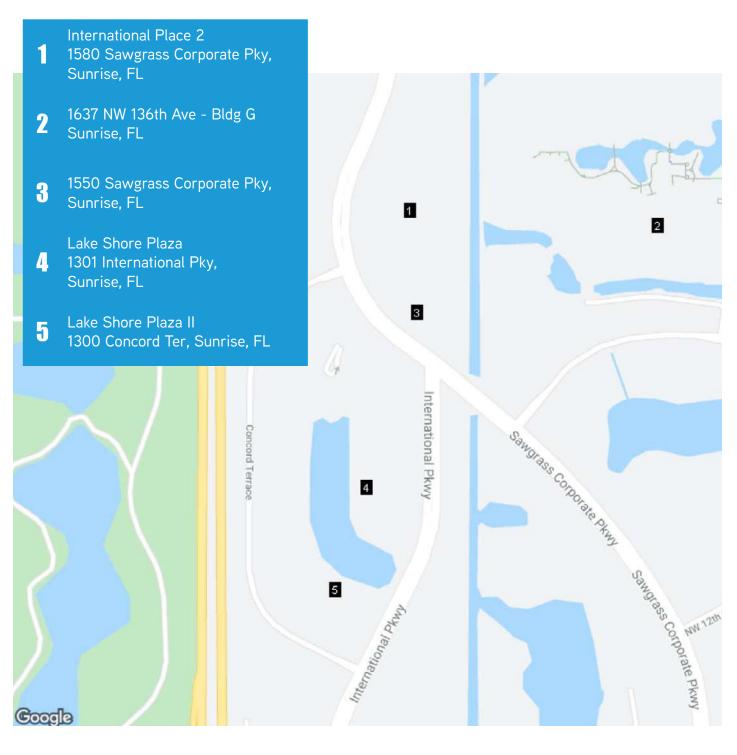
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SAWGRASS PARK







Lease Availability Report



1580 Sawgrass Corporate Pky - International Place 2

Sunrise, FL 33323 - Sawgrass Park Submarket



BUILDING	
Type:	Class A Office
Tenancy:	Multiple
Year Built:	2000
RBA:	93,738 SF
Floors:	4

23,434 SF

Typical Floor:

 AVAILABILITY

 Min Divisble:
 2,330 SF

 Max Contig:
 17,250 SF

 Total Available:
 33,201 SF

 Asking Rent:
 \$22.00/NNN

EXPENSES PER SF			
Taxes:	\$3.63 (2018)		
Opex:	\$11.95 (2018)		

SPACES

Floor	Suite	Use	Туре	SF Avail	FIr Contig	Bldg Contig	Rent	Occupancy	Term
P 3rd	310	Office	Direct	17,250	17,250	17,250	\$22.00/NNN	Feb 2020	Negotiable
P 4th	420	Office	Direct	7,706	7,706	7,706	\$22.00/NNN	Vacant	3 - 5 Yrs
P 4th	405	Office	Direct	3,353	3,353	3,353	\$22.00/NNN	Vacant	3 - 5 Yrs

SALE

Last Sale: Sold on Oct 27, 2017 for \$19,000,000 (\$202.69/SF) at 6.58% Cap

AMENITIES

Bus Line, Energy Star Labeled, Restaurant

TRANSPORTATION

Parking:	200 Surface Spaces are available; Ratio of 4.45/1,000 SF
Walk Score ®:	Car-Dependent (25)
Transit Score ®:	Some Transit (31)

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CoStar-





COLLIERS INTERNATIONAL

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BUILDING FEATURES BUILDING FEATURES

 Two-story, atrium style lobby & vaulted ceilings

24-hour controlled access

4.45: 1,000 SF parking ratio

Asking rate, \$22.00 PSF



International Place 2 is a four-story class A office building with institutional appeal, underpinned by operational excellence and offering a technologically advanced, tenant-friendly environment. The building is located in the 612-acre master-planned Sawgrass International Corporate Park, strategically bound by I-595, I-75 and Sunrise Boulevard, with outstanding connectivity to Fort Lauderdale, Broward County and beyond.

OPERATIONAL EXCELLENCE:

- Earned the BOMA 360 Designation
- Awarded an Energy Star label for operating efficiency
- Multiple common area upgrades on several floors

TENANT-FRIENDLY ENVIRONMENT;

- Views of the Everglades, multiple lakes, jogging paths in a secure, serene, tropical environment
- Ample surface parking
- Four (4) SemaConnect EV Car Charging Stations
- 24-hour controlled access
- Impact-resistant, thermal glass

BUILDING VACANCIES:

• <u>Visit website - Internationalplace2.com</u>

CONNECTIVITY:

- Directly connected to the technology-rich environment of Sawgrass International Corporate Park, with fiber optics and redundant power grids throughout.
 - Wider connections to the city of Sunrise, which is uniquely positioned to meet tenants' technological needs, by providing the latest, state-of-the-art telecommunications network and Broward County's all-digital fiber optic switching facility as well as the City of Sunrise's satellite farm.

VISIT THE PROPERTY WEBSITE FOR MORE INFORMATION

www.internationalplace2.com

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lyssa.hacter@colliers.com



Care**Cloud**

Lease Availability Report



1637 NW 136th Ave - Bldg G Sunrise, FL 33323 - Sawgrass Park Submarket



BUILDING	
Type:	Class B Office
Tenancy:	Multiple
Year Built:	1984
RBA:	64,873 SF
Floors:	1
Typical Floor:	64.873 SF

AVAILABILITY		
Min Divisble:	15,235 SF	
Max Contig:	43,337 SF	
Total Available:	43,337 SF	
Asking Rent:	\$19.00/NNN	

EXPENSES PER SF	
Taxes:	\$1.51 (2018-Est)
Opex:	\$8.00 (2019)

SPACES

Floor	Suite	Use	Туре	SF Avail	FIr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	G-100A	A Office	Direct	15,235	43,337	43,337	\$19.00/NNN	Vacant	5 Yrs
P 1st	G-100E	3 Office	Direct	28,102	43,337	43,337	\$19.00/NNN	Vacant	5 Yrs

SALE

Last Sale: Portfolio of 11 Properties Sold on Mar 1, 2019 for \$74,250,000 (\$142.4

AMENITIES

Air Conditioning

TRANSPORTATION

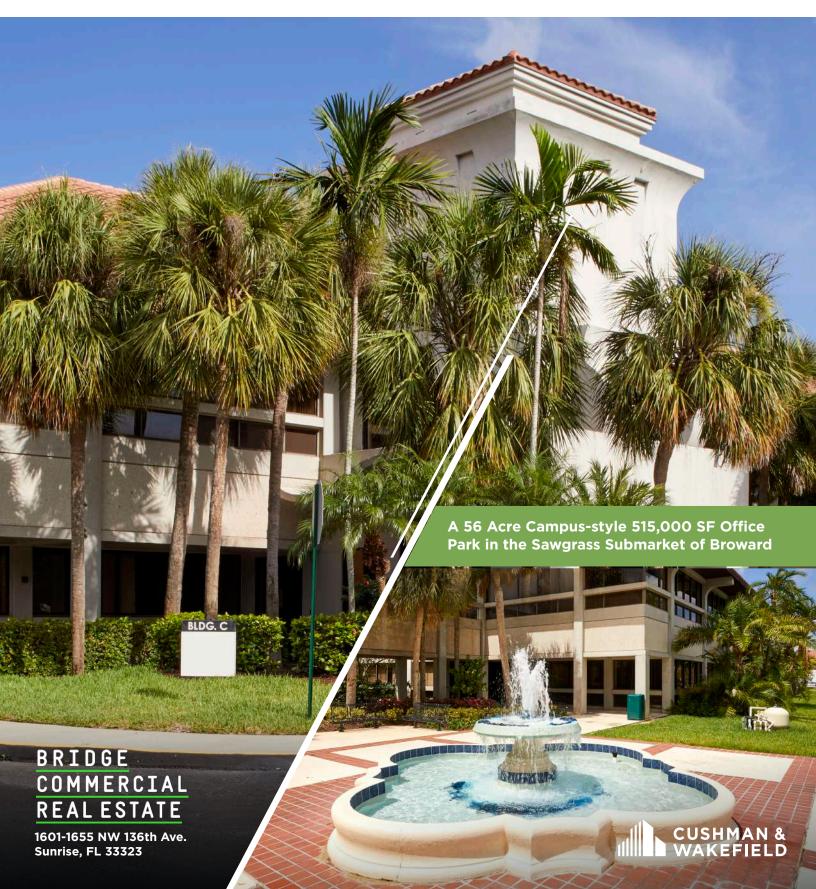
Parking:	80 free Surface Spaces are available; Ratio of 4.00/1,000 SF	
Walk Score ®:	ore ®: Car-Dependent (19)	
Transit Score ®:	Some Transit (39)	

Colliers

CoStar-



New Ownership Renovations Underway











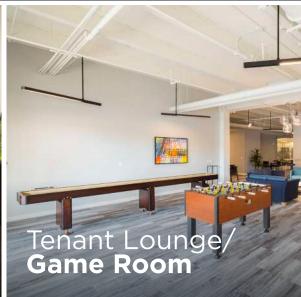






NEW TENANT AMENITY











OFFICE SPACE FOR LEASE



PROPERTY FEATURES

- New Ownership
- New Management
- Up to 65,000 SF available
- Located in one of Broward County's premier suburban office parks
- Excellent access to the Sawgrass Expressway, I-75, I-595, and the entire Tri-County area
- Within close proximity to the Sawgrass Mills Mall, BB&T Center, numerous restaurants, and other retail amenities
- Separately metered electric providing 24/7 tenant controlled HVAC
- Ample parking
- Dual feeds providing excessive and redundant power

CENTER COMING IN 2019





LOCATION





For more information, please contact:



DEANNA LOBINSKY Executive Director +1 954 377 0489 deanna.lobinsky@cushwake.com



CHASE KULP Associate +1 954 377 0494 chase.kulp@cushwake.com



515 East Las Olas Boulevard, Suite 900 | Fort Lauderdale, Florida 33301 cushwakesouthfl.com | 🔰 @CushWakeSouthFL





Lease Availability Report



1550 Sawgrass Corporate Pky - 1550 Sawgrass Centre

Sunrise, FL 33323 - Sawgrass Park Submarket



BUILDING	
Туре:	Class A Office
Tenancy:	Multiple
Year Built:	1998
RBA:	61,717 SF
Floors:	3
Typical Floor:	20,572 SF

AVAILABILITY		
Min Divisble:	19,039 SF	
Max Contig:	61,717 SF	
Total Available:	61,717 SF	
Asking Rent:	Withheld	

EXPENSES PER SF		
\$4.03 (2018)		
\$12.90 (2018)		
\$16.93 (2018)		

SPACES

Floor	Use	Туре	SF Avail	FIr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Direct	19,039	19,039	61,717	Withheld	Dec 2020	Negotiable
E 2nd	Office	Direct	21,431	21,431	61,717	Withheld	Dec 2020	Negotiable
E 3rd	Office	Direct	21,247	21,247	61,717	Withheld	Dec 2020	Negotiable

SALE

Last Sale: Portfolio of 4 Office Properties in Sunrise, FL Sold on Oct 23, 2019 for \$80,270,000 (\$230.07/SF)

AMENITIES

24 Hour Access, Bus Line, Controlled Access, Day Care, Energy Star Labeled, Food Court, Restaurant, Security System, Signage

TRANSPORTATION

Parking:	300 Surface Spaces are available; Ratio of 4.86/1,000 SF	
Walk Score ®:	Score ®: Car-Dependent (24)	
Transit Score ®:	Some Transit (30)	









Sawgrass Corporate Parkway Sunrise, FL



Institutionally-owned Class A office portfolio totaling 348,891 s.f. located in the Sawgrass International Corporate Park, one of South Florida's largest office parks





1550 Sawgrass Centre

Three stories	
Typical floor size	21,000 s.f.
Parking ratio	5.5/1,000 s.f.
Year built	1998
On-site professional management	M-M Properties

Full Building Available - Contiguous 61,717 s.f.

Suite	Available s.f.
1st Floor (December 2020)	19,039
2nd Floor (December 2020)	21,431
3rd Floor (December 2020)	21,247

1601 Sawgrass Centre

Four stories	
Typical floor size	25,000 s.f.
Parking ratio	4.5/1,000 s.f.
Year built	1999
On-site professional management	M-M Properties
Rate	\$22.50/s.f. NNN
Орех	\$12.81/s.f.

Suite	Available s.f.
110	6,607
130 (September 2020)	2,689
140 (February 2020)	3,886





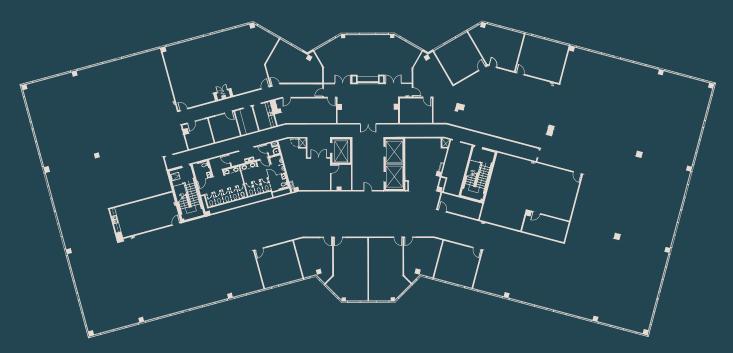
1560 Sawgrass Centre

Four stories	
Typical floor size	23,000 s.f.
Parking ratio	4.4/1,000 s.f.
Year built	2000
On-site professional management	M-M Properties
Rate	\$22.50/s.f. NNN
Орех	\$12.00/s.f.
Suite	Available s.f.
130	5,952
240	2,562
200 (October 2021)	9,024
220 (October 2021)	7,837

1551 Sawgrass Centre

Four stories	
Typical floor size	23,000 s.f.
Parking ratio	4.7/1,000 s.f.
Year built	1997
On-site professional management	M-M Properties
Rate	\$22.50/s.f. NNN
Opex	\$13.09/s.f.
Suite	Available s.f.
130 (August 2020)	5,128
400 (October 2020)	10,337
430 (October 2020)	8,377





*Typical floor plan for buildings 1601 and 1551 only.

Outstanding location

Sawgrass Centre, located in the highly desirable Sawgrass International Corporate Park, has excellent visibility and direct access to three major highways, I-595, I-75 and Sawgrass Expressway.

It is convenient to the Fort Lauderdale-Hollywood International Airport and it's only 20 minutes away from the core of Fort Lauderdale.

Within minutes of the business park are numerous restaurants and hotels, the BB&T Center, LA Fitness, Publix Supermarket, and over 5 million s.f. of retail, including Sawgrass Mills Mall.

Amenities

Restaurants

- 1. The Cheesecake Factory
- California Pizza Kitchen
- 3. Bahama Breeze
- 4. Grand Lux Cafe
- 5. P.F. Chang's China Bistro
- 6. First Watch
- 7. Sushi Gami
- 8. Chili's Grill and Bar
- 9. Chipotle Mexican Grill
- 10. Giovanni's Coal Fire Pizza
- 11. Starbucks
- 12. Starbucks

- 13. Moe's Southwest Grill
- 14. Sal's
- 15. McDonalds
- 16. Arby's
- 17. Wendy's
- 18. KFC / Taco Bell
- 19. Steak-n-Shake
- 20. Chick-Fil-A
- 21. Pollo Tropical
- 22. Subway
- 23. Panera Bread

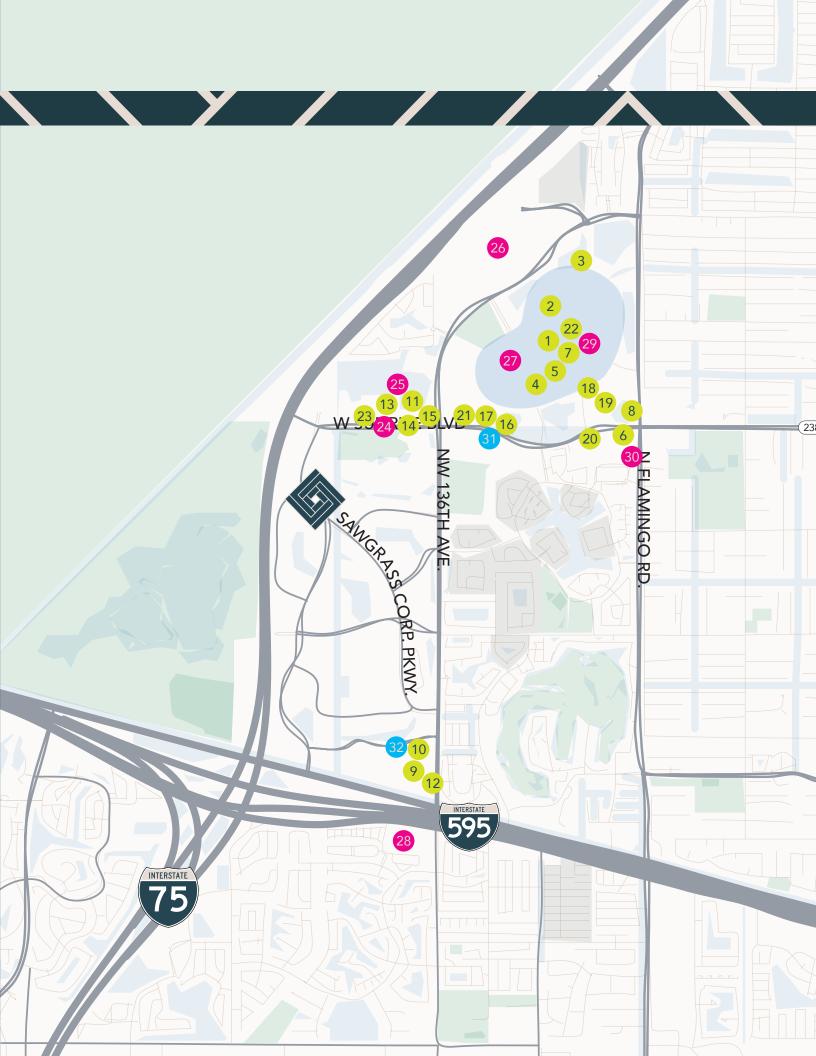
Services

- 24. LA Fitness
- 25. FedEx Office Print & Ship Center

- 26. BB&T Center (Home to Florida Panthers Hockey)
- 27. Sawgrass Mills Mall
- 28. Youthland Academy (Childcare Center)
- 29. Super Target
- 30. Publix Super Market

Hotels

- 31. Doubletree by Hilton Sunrise -Sawgrass Mills
- 32. La Quinta Inn & Suites Sunrise -Sawgrass Mills





Owned by:



For leasing information, please contact:

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Elizabeth Jimenez

Brokerage Associate +1 954 233 3441

elizabeth.jimenez@am.jll.com

SAWGRASSCENTRE.COM





Lease Availability Report



1301 International Pky - Lake Shore Plaza

Sunrise, FL 33323 - Sawgrass Park Submarket



BUILDING	
Type:	Class A Office
Tenancy:	Multiple
Year Built:	2006
RBA:	140,160 SF
Floors:	5
Typical Floor:	28,000 SF

AVAILABILITY Min Divisble: 2,652 SF Max Contig: 29,574 SF Total Available: 87,220 SF Asking Rent: \$23.00/NNN

EXPENSES PER SF		
Taxes:	\$4.08 (2018)	
Opex:	\$10.96 (2015)	

SPACES

Floor	Suite	Use	Туре	SF Avail	FIr Contig	Bldg Contig	Rent	Occupancy	Term
E 2nd	200	Office	Direct	27,670	27,670	27,670	\$23.00/NNN	Nov 2020	Negotiable
P 4th	400	Office	Direct	29,574	29,574	29,574	\$23.00/NNN	Nov 2020	Negotiable

SALE

Last Sale: Portfolio of 118 Properties Sold on Oct 3, 2016 for \$969,000,000

AMENITIES

Conferencing Facility, Energy Star Labeled, Fitness Center, Food Service, Security System, Waterfront

TRANSPORTATION

Parking:	613 free Surface Spaces are available; Ratio of 4.00/1,000 SF			
Walk Score ®:	Car-Dependent (21)			
Transit Score ®:	Some Transit (28)			







Find Your Space.

1301 International Parkway Second Floor Sunrise, FL 33323

27,670 SQ. FT.Available for Lease





Property Highlights



PARK AMENITIES

Centrally located within the Sawgrass Corporate Park. This office building is minutes from the Sawgrass Mills Mall, shopping centers, hotels, eateries, banking and schools



TRANSPORTATION

Easy access to Interstate 75, Sawgrass Expressway and Interstate 595



TECHNOLOGY

AT&T, Comcast, FPL FiberNet



SUSTAINABILITY

Green initiatives in place by tenants and property management to include janitorial cleaning and recycling.



WORKSPACE PROPERTY TRUST (WSPT®)

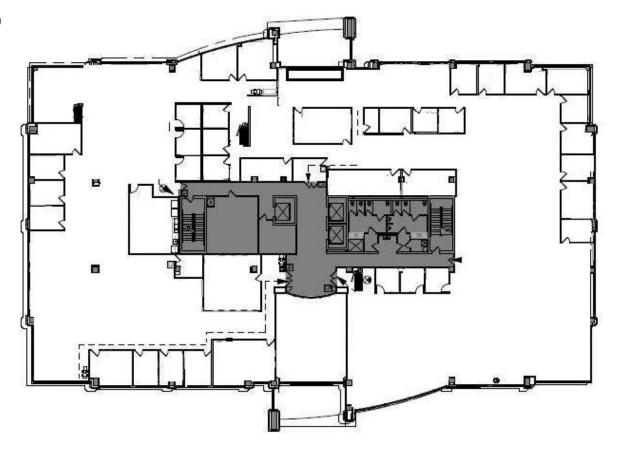
Workspace Property Trust locally owns, manages and leases 11 buildings consisting of 1.1 million square feet of office and office-flex properties in and around Miramar, Boca Raton and Sunrise, FL

Jur Space Works





- Available 11/20
- Energy Star Certified building
- Meticulously maintained landscaping
- Close proximity to restaurants and shopping
- Parking Ratio- 4/1,000





3350 S.W. 148th Avenue Suite 124 Miramar, FL 33027 www.workspaceproperty.com Director of Leasing Jonathan Guffey O: 954.391.5526 C: 813.967.5068 jguffey@workspaceproperty.com







Lease Availability Report



1300 Concord Ter - Lake Shore Plaza II

Sunrise, FL 33323 - Sawgrass Park Submarket



BUILDING	ENGINEER STATE
Type:	Class A Office
Tenancy:	Multiple

 Year Built:
 2008

 RBA:
 128,470 SF

 Floors:
 5

 Table 15 law 18 are 18

Typical Floor: 25,694 SF

AVAILABILITY

Min Divisble:	1,306 SF
Max Contig:	25,662 SF
Total Available:	64,303 SF
Asking Rent:	\$24.00/NNN

EXPENSES PER SF

Total Expenses: \$10.60 (2017)

SPACES

Floor	Suite	Use	Туре	SF Avail	FIr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	200	Office	Direct	19,798	19,798	19,798	\$24.00/NNN	Sep 2020	Negotiable
P 5th	500	Office	Direct	25,662	25,662	25,662	\$24.00/NNN	Feb 2020	Negotiable

SALE

Last Sale: Sold on Dec 17, 2013 for \$32,000,000 (\$249.09/SF)

AMENITIES

Bus Line, Energy Star Labeled

TRANSPORTATION

Parking:	388 free Surface Spaces are available; Ratio of 4.38/1,000 SF			
Walk Score ®:	Car-Dependent (17)			
Transit Score ®:	Minimal Transit (24)			





LAKE SHORE PLAZA II

1300 CONCORD TERRACE, SUNRISE, FL 33323



PROPERTY HIGHLIGHTS

- > 128,470 SF Class A office building in the heart of Sawgrass Corporate Park
- > LEED Certified Silver building with sustainable and energy-efficient features
- > Floor-to-ceiling impact-resistant windows provide panoramic lake and fountain views
- > Outdoor courtyard with seating
- > High-end lobby and common area finishes

Ideal Corporate HQ Location

- High visibility location along the Sawgrass Expressway
- Minutes from shopping, dining and entertainment, including Sawgrass Mills Mall, IKEA. and BB&T Center
- > Immediate access to I-75, I-595, Sawgrass Expressway (869) & Florida's Turnpike
- > 15 minutes to Fort Lauderdale/Hollywood International Airport; 25 minutes to Miami International Airport

FOR ADDITIONAL INFORMATION PLEASE CONTACT

Madelayne Garcia

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1300 CONCORD TERRACE, SUNRISE, FL 33323



FOR ADDITIONAL INFORMATION PLEASE CONTACT

Madelayne Garcia

Madelayne.Garcia@stiles.com 301 E Las Olas Blvd. Fort Lauderdale, FL 33301 954.627.9400



Licensed Real Estate Broker | WWW.STILES.COM

LAKE SHORE PLAZA II

1300 CONCORD TERRACE, SUNRISE, FL 33323

SPACE AVAILABLE

Suite 100	4,711 SF	Available 2/1/2020
Suite 105	1,306 SF	Available 9/1/2020
Suite 150	2,568 SF	Available 2/1/2020
Suite 200	19,798 SF	Available 9/1/2020
Suite 400	10,258 SF	Available Now
Suite 500	25,662 SF	Available 2/1/2020







FOR ADDITIONAL INFORMATION PLEASE CONTACT

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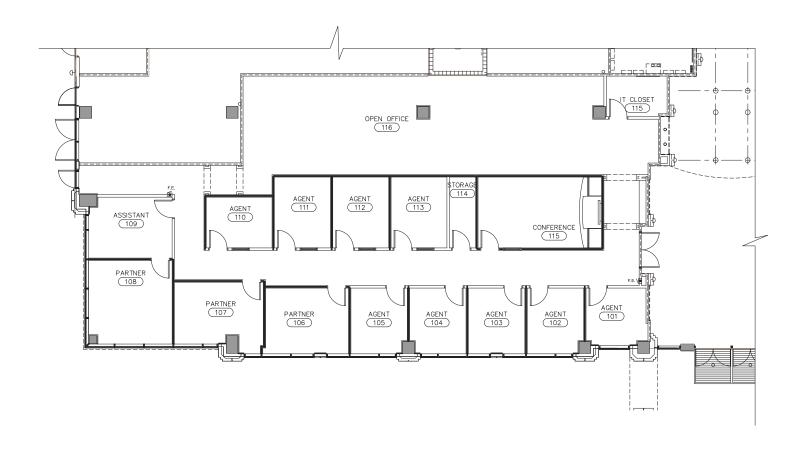




1300 CONCORD TERRACE, SUNRISE, FL 33323

Base Lease Rate: \$24.00 Per SF Operating Expenses: \$11.23 Per SF

SUITE 100 4,711 SF Available 2/1/20



FOR ADDITIONAL INFORMATION PLEASE CONTACT

Madelayne Garcia

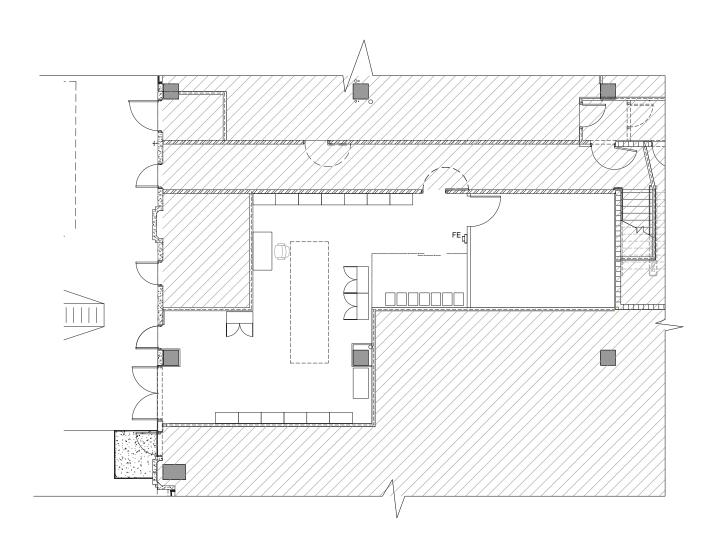
Madelayne.Garcia@stiles.com 301 E Las Olas Blvd. Fort Lauderdale, FL 33301





Base Lease Rate: \$24.00 Per SF Operating Expenses: \$11.23 Per SF

SUITE 105 1,306 SF Available 9/1/20



FOR ADDITIONAL INFORMATION PLEASE CONTACT

Madelayne Garcia

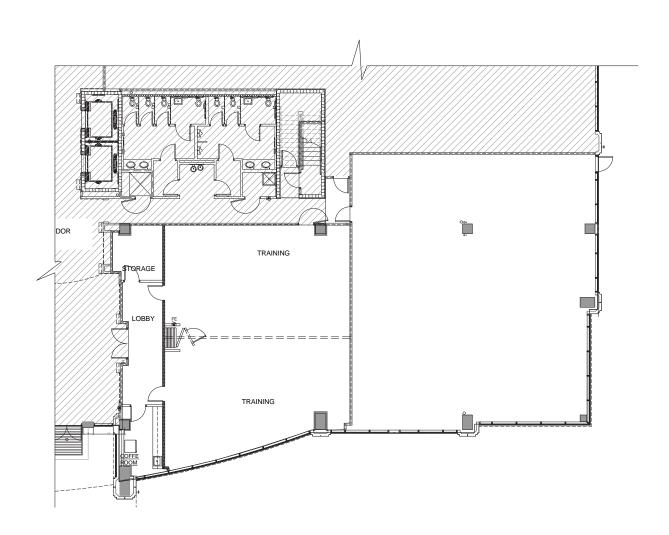
Madelayne.Garcia@stiles.com 301 E Las Olas Blvd. Fort Lauderdale, FL 33301





Base Lease Rate: \$24.00 Per SF Operating Expenses: \$11.23 Per SF

SUITE 150 2,568 SF Available 2/1/20



FOR ADDITIONAL INFORMATION PLEASE CONTACT

Madelayne Garcia

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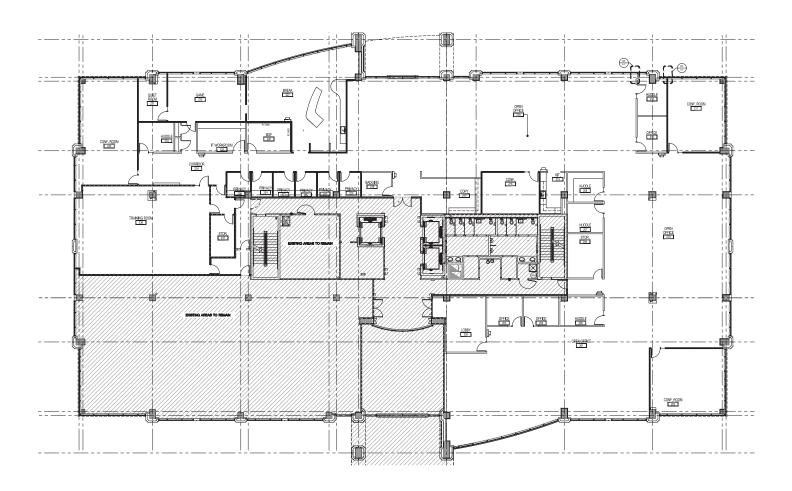




1300 CONCORD TERRACE, SUNRISE, FL 33323

Base Lease Rate: \$24.00 Per SF Operating Expenses: \$11.23 Per SF

SUITE 200 19,798 SF Available 9/1/20



FOR ADDITIONAL INFORMATION PLEASE CONTACT

Madelayne Garcia

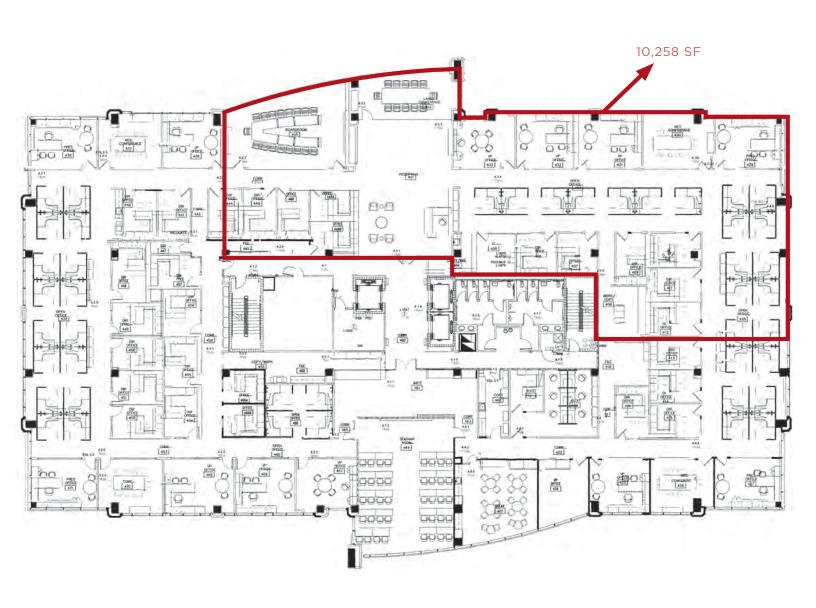
Madelayne.Garcia@stiles.com 301 E Las Olas Blvd. Fort Lauderdale, FL 33301





Base Lease Rate: \$24.00 Per SF Operating Expenses: \$11.23 Per SF

10,258 SF Available now



FOR ADDITIONAL INFORMATION PLEASE CONTACT

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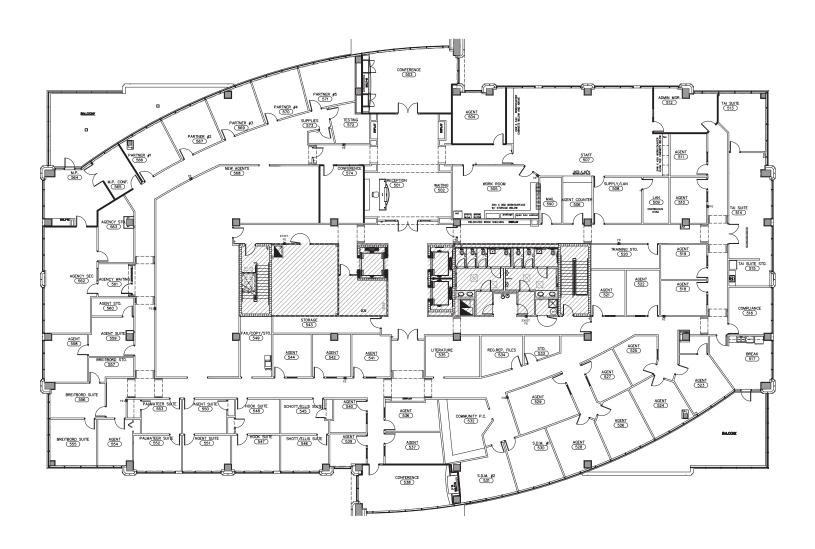




1300 CONCORD TERRACE, SUNRISE, FL 33323

Base Lease Rate: \$24.00 Per SF Operating Expenses: \$11.23 Per SF

SUITE 500 25,662 SF Available 2/1/20



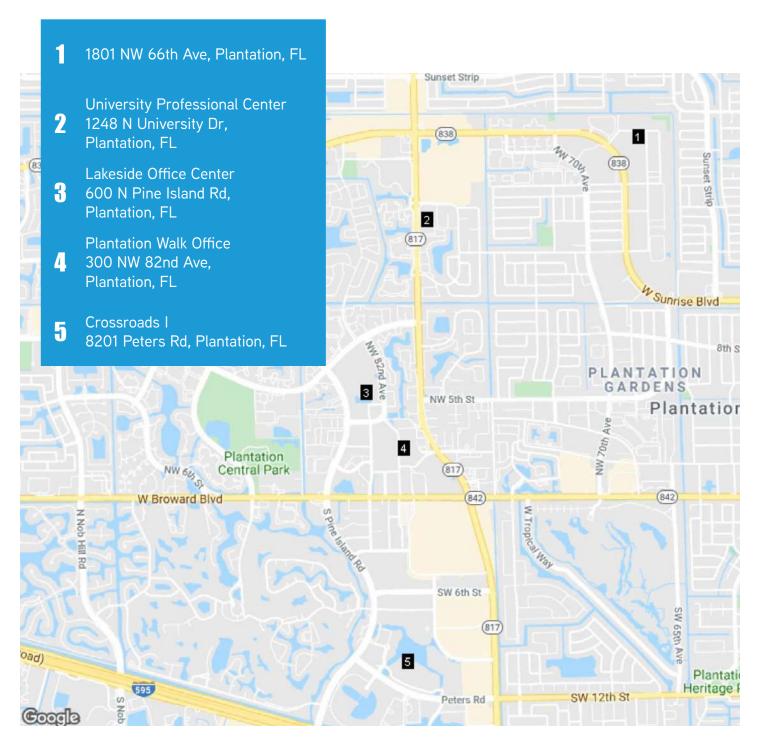
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1

Lease Availability Report

1801 NW 66th Ave - 1801 Building Plantation, FL 33313 - Plantation Submarket



Class B Office
Multiple
1983
101,507 SF
2
48,115 SF

AVAILABILITY	
Min Divisble:	7,000 SF
Max Contig:	53,049 SF
Total Available:	91,774 SF
Asking Rent:	Withheld

EXPENSES PER SF		
Taxes:	\$1.39 (2017)	
Opex:	\$7.66 (2012-Est)	

SPACES

Floor	Use	Туре	SF Avail	FIr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Sublet	38,725	38,725	38,725	Withheld	30 Days	Thru Dec 2029
E 2nd	Office	Sublet	7,000 - 53,049	53,049	53,049	Withheld	30 Days	Thru Dec 2029

SALE

Last Sale:	Sold on Aug 20, 2018 for \$16,555,000 (\$163.09/SF) at 7.00% Cap
------------	--

AMENITIES

Bus Line, Signage

TRANSPORTATION

Parking:	444 free Surface Spaces are available; Ratio of 4.61/1,000 SF
Walk Score ®:	Car-Dependent (33)
Transit Score ®:	Some Transit (35)

Colliers





1801 NW 66th Avenue

91,774 RSF

BUILDING HIGHLIGHTS

- 91,774 Rentable Square Feet
 First Floor 38,725 RSF
 Second Floor 53,049 RSF
- Expiration December 31, 2029
- Secured building, accessible 24/7/365
- On-site property maintenance staff
- First Floor Plug and Play opportunity
- Second Floor Warm shell condition
- TI allowance on reserve for 2nd floor
- Up to 6/1,000 SF of parking
- Parking is first come first serve basis
- In the heart of the Tri-County Area



FIRST FLOOR HIGHLIGHTS

- One (1) Executive Office

- Ten (10) Standard Offices

- 188 Workstations





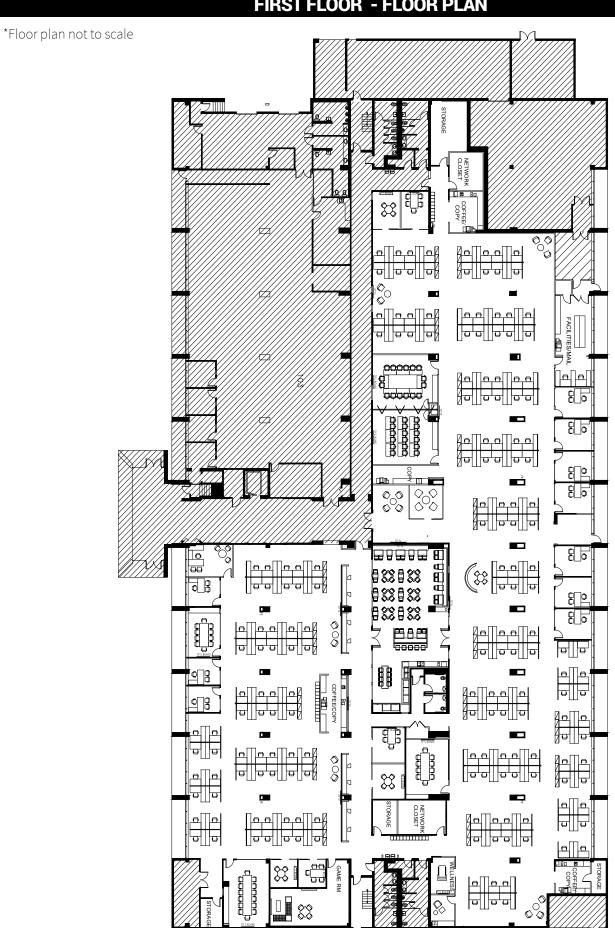




1801 NW 66th Avenue

First Floor - 38,725 RSF

FIRST FLOOR - FLOOR PLAN



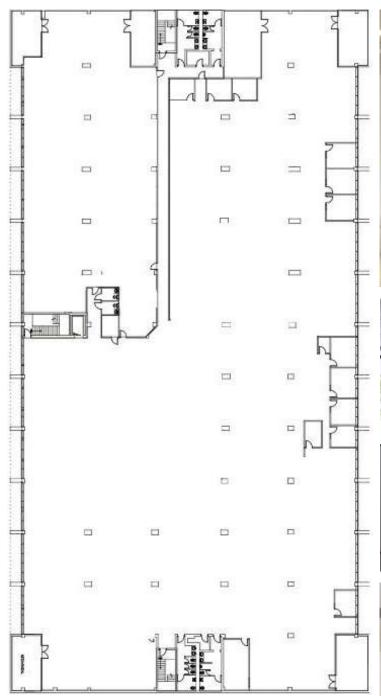
1801 NW 66th Avenue

Second Floor - 53,049 RSF

SECOND FLOOR - HIGHLIGHTS AND FLOOR PLAN

- Divisble office space
- *Floor plan not to scale

- Tenant improvement allowance available
- Opportunity for user to design office floor plan







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CareCloud

Lease Availability Report



1248 N University Dr - University Professional Center

Plantation, FL 33322 - Plantation Submarket



BUILDING	
Type:	Class A Office
Tenancy:	Multiple
Year Built:	2019
RBA:	63,600 SF
Floors:	3
Typical Floor:	21,200 SF

Core Factor:

AVAILABILITY Min Divisble: 4,000 SF Max Contig: 42,400 SF Total Available: 42,400 SF Asking Rent: \$24.00/NNN

15%

SPACES

Floor	Use	Туре	SF Avail	FIr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Off/Med	Direct	4,000 - 21,200	21,200	42,400	\$24.00/NNN	120 Days	Negotiable
E 2nd	Office	Direct	4,000 - 21,200	21,200	42,400	\$24.00/NNN	120 Days	Negotiable

AMENITIES

Air Conditioning, Bus Line, Commuter Rail, Conferencing Facility, Property Manager on Site, Security System, Wi-Fi

TRANSPORTATION

Parking:	Surface Spaces @ \$0.00/mo; Ratio of 4.60/1,000 SF			
Walk Score ®:	Somewhat Walkable (51)			
Transit Score ®:	Some Transit (41)			





Colliers International Page 81

University Professional Center

PLANTATION FLORIDA



NOW LEASING THE NEWEST OFFICE SPACE IN PLANTATION UP TO 42,400 SF CONTIGUOUS OFFICE 26,800 SF MEDICAL OFFICE



THE FUTURE IS NOW

Experience the latest in office space technology and efficiency.



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EXCEPTIONAL OFFICE SPACE

ALONG UNIVERSITY DRIVE

The City of Plantation is in the center of Broward County offering direct access to I-595, as well as Florida's Turnpike, both providing access to Miami-Dade and Palm Beach Counties. Plantation is 15 minutes from Downtown Fort Lauderdale and the Brightline/Virgin Trains USA station, Fort Lauderdale-Hollywood International Airport, I-95, and Port Everglades.

Plantation is a planned community combining quality-shopping districts, over three million sq. ft. of quality office space, and a variety of places to live, from single-family homes to town homes and apartments located within new mixed-use developments in the Plantation Midtown District. Approximately 2,600 multi-family and townhomes are under construction or approved throughout the City.

With over 5,000 businesses employing over 47,000 people this property offers the best fit for your company to join other education services, healthcare, finance/insurance and similar business.





CUTTING EDGE

- Brand new construction
- Security cameras monitor all common areas
- Digital interactive tenant directory
- Fiber communications infrastructure
- Keyless entry

FLEXIBLE

- New construction provides flexibility for buildout options
- Efficient floor plan with 21,200 SF plates
- Impact-resistant windows, dedicated HVAC and electrical for each suite
- 4.6/1,000 SF parking
- Approved for 26,800 SF of medical office
- Shared conferencing facility



RELIABLE

- On-site Management
- Anchor tenant in place
- Security cameras
- State-of-the-art communications infrastructure
- Adjacent to Plantation's technology cluster
- Entire property has High Speed Internet Access (HSIA) over WiFi available

QUICK ACCESS TO:

- I-595
- Florida Turnpike
- 15 minutes to Fort Lauderdale International Airport



TRAFFIC COUNT 2017 ANNUAL AVERAGE DAILY TRAFFIC:

- North University Drive 58,500
- West Sunrise Boulevard 40,500
- West Broward Boulevard 46,500





PROPERTY IS NEAR:

- Westside Regional Medical Center
- Plantation General
- Florida Medical Center
- University Hospital and Medical Center
- Magic Leap



Located in the heart of Plantation's major retail corridor featuring restaurants, hotels, businesses and residential

THE FUTURE IS NOW

Experience the latest in office space technology and efficiency.

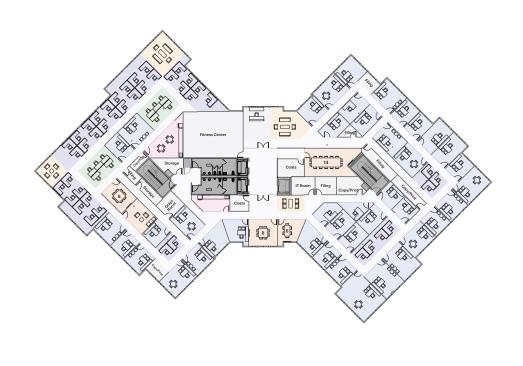


Suite 200 1248 N UNIVERSITY DRIVE

223	21,200
RSF / SEAT	RSF
94	210
HEADCOUNT	MAX OCCUPANCY
52 55%	45% 42
OPEN SEATS	ENCLOSED SEATS

94 61%	39% 61	
ORK SEATS C	OLLAB SEATS	
Benching	10	
Workstation	42	
Office	42	
Focus Room		
Breakout	20	
Conference Room 3		
Huddle Room	5	
Café	8	
Reception	1	
Support Space	15	
Custom	1	

SAMPLE FLOOR PLAN



AMENITIES MAP

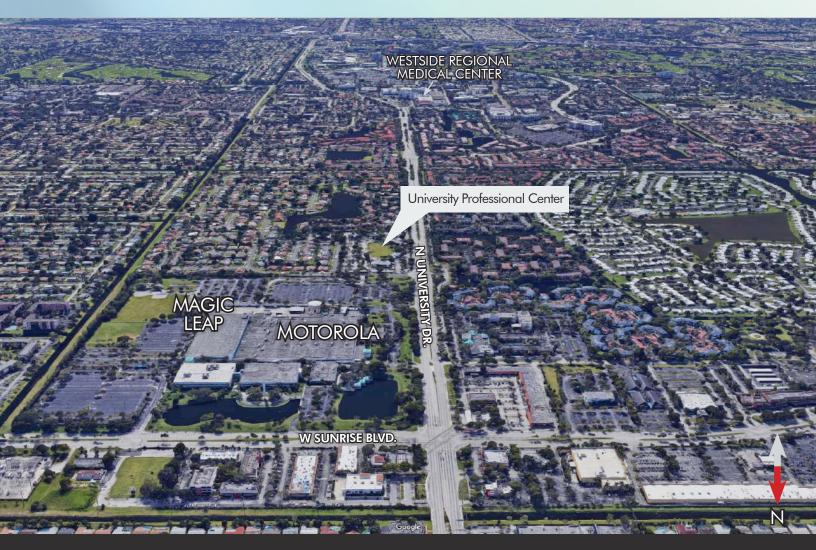


University Professional Center

PLANTATION FLORIDA

NOW LEASING

63,600 SF OFFICE/MEDICAL BUILDING



FOR MORE INFORMATION, PLEASE CONTACT:

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Lease Availability Report

3

600 N Pine Island Rd - Lakeside Office Center

Plantation, FL 33324 - Plantation Submarket



BUILDING Type: Class A Office

Tenancy:	Multiple
Year Built:	1986
RBA:	134,443 SF
Floors:	5
Typical Floor:	26,857 SF

18%

AVAILABILITY

Core Factor:

Min Divisble:	1,788 SF
Max Contig:	15,403 SF
Total Available:	45,189 SF
Asking Rent:	\$23.50/NNN

EXPENSES PER SF

Taxes:	\$4.09 (2019)
Opex:	\$12.78 (2019)
Total Expenses:	\$16.87 (2019)

SPACES

Floor	Suite	Use	Туре	SF Avail	FIr Contig	Bldg Contig	Rent	Occupancy	Term
P 4th	480	Office	Direct	5,205	15,403	15,403	\$23.50/NNN	Vacant	3 - 5 Yrs
P 4th	401	Office	Direct	2,082	15,403	15,403	\$23.50/NNN	Vacant	Negotiable
P 4th	400	Office	Direct	8,116	15,403	15,403	\$23.50/NNN	Vacant	Negotiable
P 4th	450	Office	Direct	14,760	14,760	14,760	\$23.50/NNN	Aug 2020	Negotiable

SALE

Last Sale: Sold on Aug 16, 2013 for \$21,500,000 (\$159.92/SF) at 7.60% Cap

AMENITIES

Bus Line, Energy Star Labeled, Signage, Waterfront

TRANSPORTATION

IIIAIIOI OITIAII	TRAINI ORIANOI			
Parking:	540 free Surface Spaces are available; Ratio of 4.00/1,000 SF			
Walk Score ®:	Somewhat Walkable (52)			
Transit Score ®:	Some Transit (45)			



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Lakeside Office Center

600 NORTH PINE ISLAND ROAD PLANTATION, FL 33324

Lakeside Office Center consists of 134,443-square-feet of Class A office space. The office building is situated in one of South Florida's most desirable office and residential submarkets.

The building is located on a handsomely-landscaped, 12.43-acre parcel with lake frontage. Newly renovated lobby and common areas, and the building's architecturally unique and distinctive design is comprised of modern winged edges and intertwining glass and stone, while accentuated with a two-story glass atrium lobby.

The two-story glass atrium is accented by a balcony which surrounds the exterior portion of the lobby and features generous amounts of natural light on one side and lake views on the other.



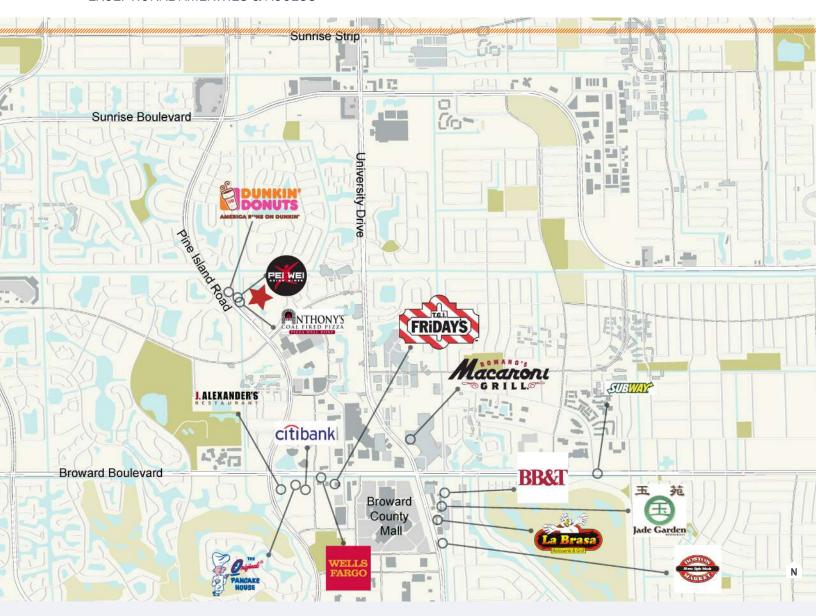


AVAILABLE SPACE

	SUITE	RSF	NOTES
	225	2,502	Available 02/2020
	260	6,412	Vacant
í	310	4,324	Available 12/2019
Ţ	320	1,788	Vacant
Ī		CONTIGUOUS 6,112 R.	S.F.
	400	8,116	Vacant
	401	2,082	Vacant
	480	5,205	Vacant
		CONTIGUOUS 15,403 R	.S.F.
	450	14,760	Available 08/2020



EXCEPTIONAL AMENITIES & ACCESS



Key Features



NEW conference center



4:1,000 s.f. parking ratio



Efficient floor plates



15 minutes to FLL Airport



Beautiful views of 12.34-acre parcel

SPECIFICATIONS

Property Highlights

- · New Conference Center
- New exterior upgrades to entrance
- Newly renovated lobby and common areas
- · Efficient floor plates
- Energy Star labeled and new generator for life safety
- Fiber optics and Comcast available
- Loading dock
- 4:1,000 s.f. parking ratio
- On-site security and property management
- Beautiful lake views with lush tropical landscaping
- MircroMart
- · Structured parking

Rates

- \$23.50 p.s.f., NNN
- \$12.78 p.s.f. operating expenses

Leasing Information

Sandra Andersen Senior Vice President +1 954 760 4854 sandra.andersen@am.jll.com

Elizabeth Jimenez Brokerage Associate +954 233 3441 elizabeth.jimenez@am.jll.com

Location Description

- Adjacent to The Veranda Shoppes including restaurants, banking and retail
- Convenient to public transportation, including county and community bus service
- Close proximity to all major highways via I-595
- 15 minutes to Fort Lauderdale/ Hollywood International Airport







Lease Availability Report

4

300 NW 82nd Ave - Plantation Walk Office

Plantation, FL 33324 - Plantation Submarket



BUILDING			
Type:	Class A Office		
Tenancy:	Multiple		
Year Built:	1989; Renov 2016		
RBA:	171,129 SF		
Floors:	7		
Typical Floor:	26,000 SF		
Core Factor:	15%		

AVAILABILITY			
Min Divisble:	1,300 SF		
Max Contig:	92,524 SF		
Total Available:	92,524 SF		
Askina Rent:	\$\$22.00 - \$27.00/NNN		

EXPENSES PER SF Total Expenses: \$10.19 (2014)

SPACES

Floor	Use	Туре	SF Avail	FIr Contig	Bldg Contig	Rent	Occupancy	Term
E 5th	Office	Direct	5,000 - 26,538	26,538	92,524	\$24.00 - 27.00/NNN	Vacant	5 - 10 Yrs
E 6th	Office	Direct	5,000 - 28,796	28,796	92,524	\$24.00 - 27.00/NNN	Vacant	5 - 10 Yrs
E 7th	Office	Direct	5,000 - 28,795	28,795	92,524	\$22.00 - 27.00/NNN	Vacant	5 - 10 Yrs

SALE

Last Sale: Sold on Jan 21, 2005 for \$4,500,000 (\$26.30/SF)

AMENITIES

Security System

TRANSPORTATION

Parking:	70 Reserved Spaces @ \$45.00/mo; 800 Covered Spaces are available; Ratio of 5.00/1,000 SF
Walk Score ®:	Somewhat Walkable (57)
Transit Score ®:	Some Transit (47)

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PLANTATION WALK - OFFICES | PLANTATION, FL



HIGH-END CLASS A OFFICE TOWER LOCATED IN MIXED-USE URBAN REDEVELOPMENT

A premier destination in downtown Plantation where people can live, work and play!

PROPERTY HIGHLIGHTS

- ♦Newly renovated 92,524 SF available office with redesigned lobby and common-area amenities
- ◆Structured parking garage with 2,600 covered spaces
- ◆Part of 1.35-million-square-feet redevelopment
- ◆Easy drive-up retail venue and amenities
- ◆7 access points from University Drive, W. Broward Blvd and NW 82nd Ave
- ◆Near University Drive and W Broward Blvd intersection
- ◆Located in Central Broward and Central Plantation
- ◆Existing Sheraton 260 room All Suite Hotel hotel adjacent in redevelopment
- ◆Conference and meeting space within on-site Sheraton
- ◆True "live-work" concept in pedestrian-friendly environment
- ◆One-of-a-kind opportunity in downtown Plantation area
- ◆Numerous restaurants and surrounding walkable amenities
- ◆Benefits from the higher end local new apartment and retail developments



Senior Managing Director

954.401.9974 jay.adams@ngkf.com FOR RETAIL LEASING:

JOHN DOWD 561.961.1020

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PLANTATION — WALK—





PLANTATION WALK - OFFICES | PLANTATION, FL



4th Floor - 8,395 RSF

5th Floor - 26,538 RSF

6th Floor - 28,796 RSF

7th Floor - 28,795 RSF

Total Available: 92,524 RSF

FOR OFFICE LEASING: JAY ADAMS

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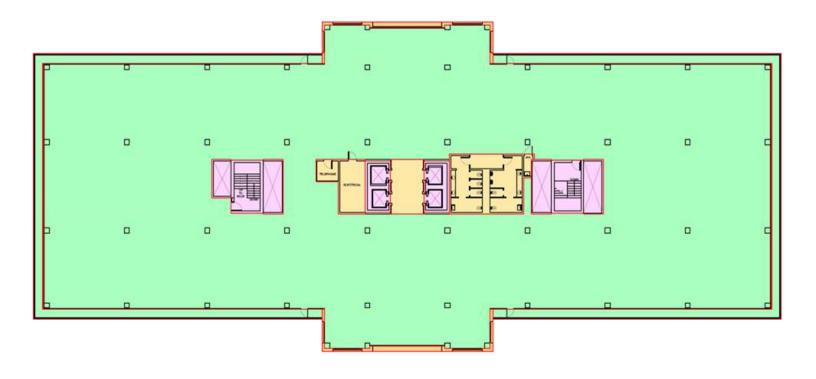


PLANTATION WALK - OFFICES | PLANTATION, FL

FLOOR: 7

28,795 SF

Total Area



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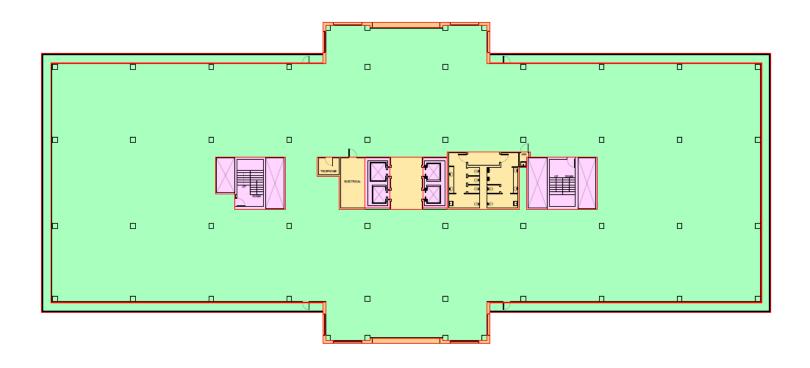


PLANTATION WALK - OFFICES | PLANTATION, FL

FLOOR: 6

28,796 SF

Total Area



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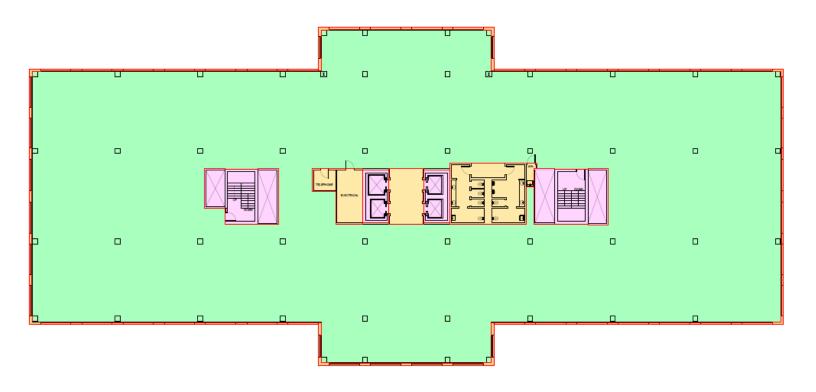


PLANTATION WALK - OFFICES | PLANTATION, FL

FLOOR: 5

26,538 SF

Total Area



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PLANTATION WALK - OFFICES | PLANTATION, FL





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PLANTATION WALK - OFFICES | PLANTATION, FL





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PLANTATION WALK - OFFICES | PLANTATION, FL







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Lease Availability Report

5

8201 Peters Rd - Crossroads I

Plantation, FL 33324 - Plantation Submarket



BUILDING

Type:	Class A Office
Tenancy:	Multiple
Year Built:	1998
RBA:	96,257 SF
Floors:	4
Typical Floor:	24,814 SF
Core Factor:	15%

AVAILABILITY

Min Divisble:	100 SF
Max Contig:	15,299 SF
Total Available:	36,329 SF
Asking Rent:	\$24.00/NNN

EXPENSES PER SF

Taxes:	\$3.63 (2018)
Opex:	\$12.21 (2018)
Total Expenses:	\$15.84 (2018)

SPACES

Floor	Suite	Use	Туре	SF Avail	FIr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	2001	Office	Direct	9,749	15,299	15,299	\$24.00/NNN	Vacant	Negotiable
P 2nd	2200	Office	Direct	5,550	15,299	15,299	\$24.00/NNN	Vacant	Negotiable
P 2nd	2500	Office	Direct	5,544	5,544	5,544	\$24.00/NNN	Vacant	Negotiable

SALE

Last Sale:	Portfolio of 61 Properties Sold on Apr 1, 2015 for \$1,087,000,000	
Lasi Sale.	FOILIOID OF OF FIODELIES SOID OF ADE 1. 2013 101 \$1.007.000.000	

AMENITIES

Bus Line, Pond, Waterfront

TRANSPORTATION

Parking:	210 free Surface Spaces are available; 40 Covered Spaces @ \$60.00/mo; Ratio of 2.52/1,000 SF
Walk Score ®:	Car-Dependent (38)
Transit Score ®:	Some Transit (36)

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8201 Peters Road Plantation, FL 33324

Contact Us: 954.903.3900



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Lisa Blumer Associate lisa.blumer@avisonyoung.com



8201 Peters Road Plantation, FL 33324

PROPERTY HIGHLIGHTS

- 99,257 sf, four-story office building
- Easy access to I-595 via Pine Island Road or University Drive
- Abundant parking ratio 5.0/1,000 sf
- Convenient Central Broward County location
- Efficient space planning
- On-site mail and overnight carrier dropboxes
- · Walking distance to hotels, restaurants, and banking
- Recently improved common areas

AVAILABLE SUITES

RENTAL RATE: \$24.00 NNN
OPERATING EXPENSES: \$12.07

Suite 2001: 9,749 sf

Contiguous Up to 15,299 sf

Suite 2200: 5,550 sf

Suite 2500: 5,544 sf

Suite 3500: 3,713 sf

Suite 4000: 6,773 sf



For more Information, Contact:

954.903.3900

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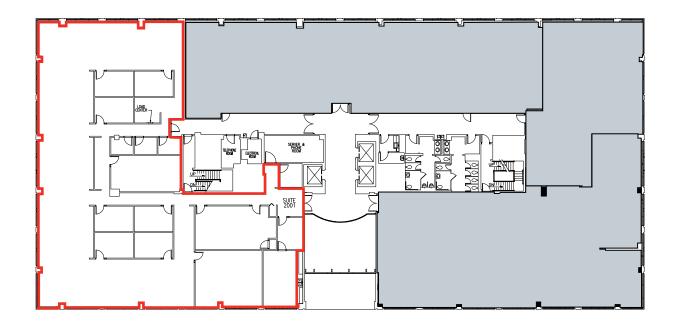
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8201 Peters Road Plantation, FL 33324

SUITE 2001 - 9,749 sf

Contiguous up to 15,299 sf



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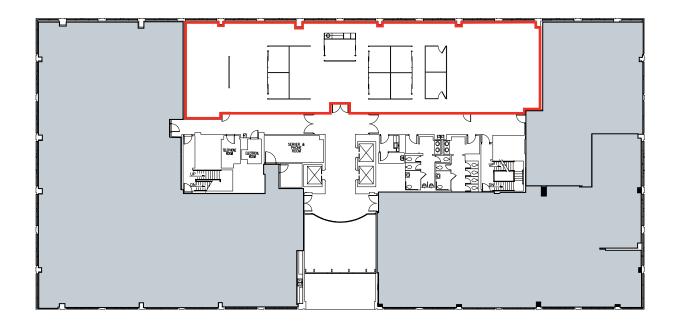
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8201 Peters Road Plantation, FL 33324

SUITE 2200 - 5,550 sf

Contiguous up to 15,299 sf



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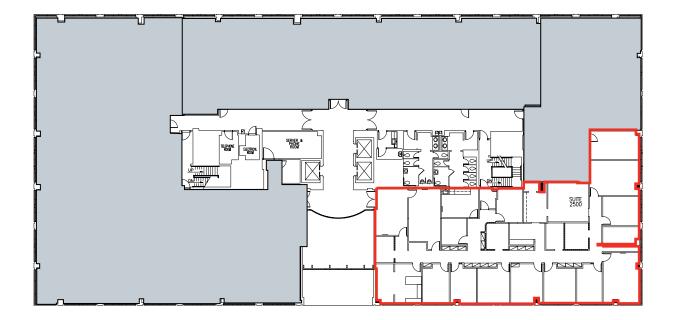
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8201 Peters Road Plantation, FL 33324

SUITE 2500 - 5,544 sf



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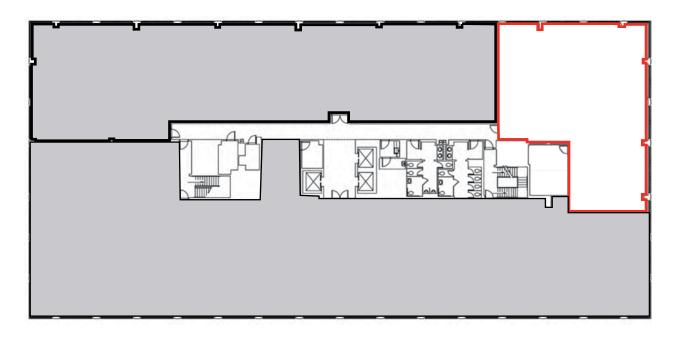
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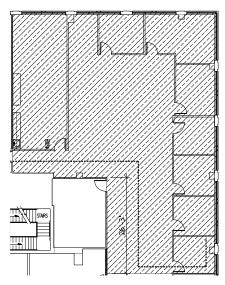
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8201 Peters Road Plantation, FL 33324

SUITE 3500 - 3,713 sf





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8201 Peters Road Plantation, FL 33324

SUITE 4500 - 6,773 sf



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8201 Peters Road Plantation, FL 33324

PROPERTY LOCATION



Located on Peters Road between South Pine Island Road and South University Drive, within minutes of South Florida's major roadways, including I-595, I-95, Florida's Turnpike and the Sawgrass Expressway. Only a 10-minute drive from Fort Lauderdale International Airport. Great amenities nearby, such as hotels, restaurants, and shops, and entertainment.

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