



Property Highlights

- 96,179-sf, four-story office building
- Full-service cafe located within the office park
- Fitness center on-site operated by Humana
- Great access to Miramar Parkway, I-75, I-595, Florida Turnpike, and SR 836
- Close proximity to Fort Lauderdale-Hollywood International Airport and Miami International Airport
- Parking ratio: 3.8/1,000 sf

Property Video

Greg Martin, Principal
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Justin Cope, Principal
D 954 903 3701
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Lisa Blumer, Senior Associate
D 954 903 3703
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500 W Cypress Creek Road
Suite 550
Fort Lauderdale, FL 33309



Availability

- Suite 100: 6,595 sf *
 - Suite 455: 1,564 sf
 - Suite 470: 1,254 sf
- * Available 9/1/20

Rental Rate

- \$24.00 NNN

Operating Expenses

- \$12.74

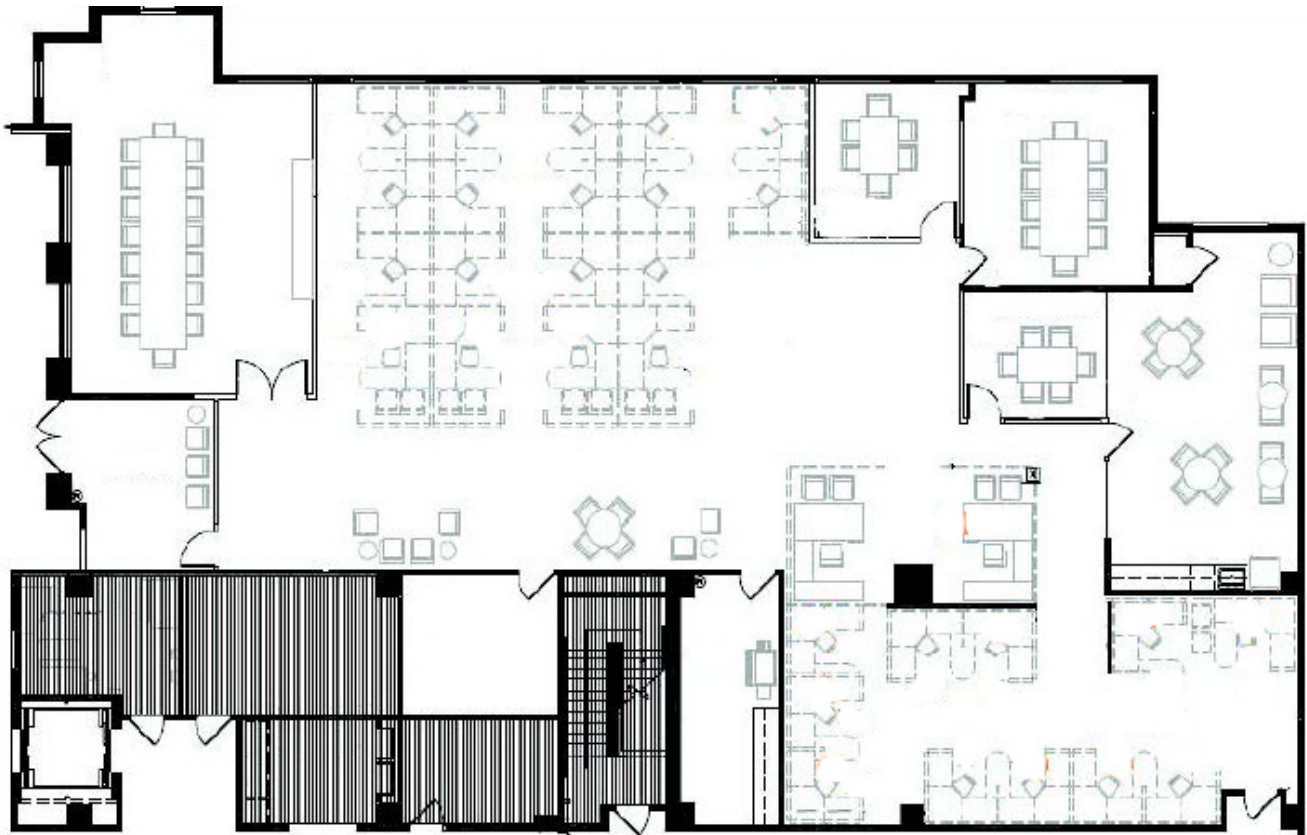
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Suite 100 - 6,595 sf
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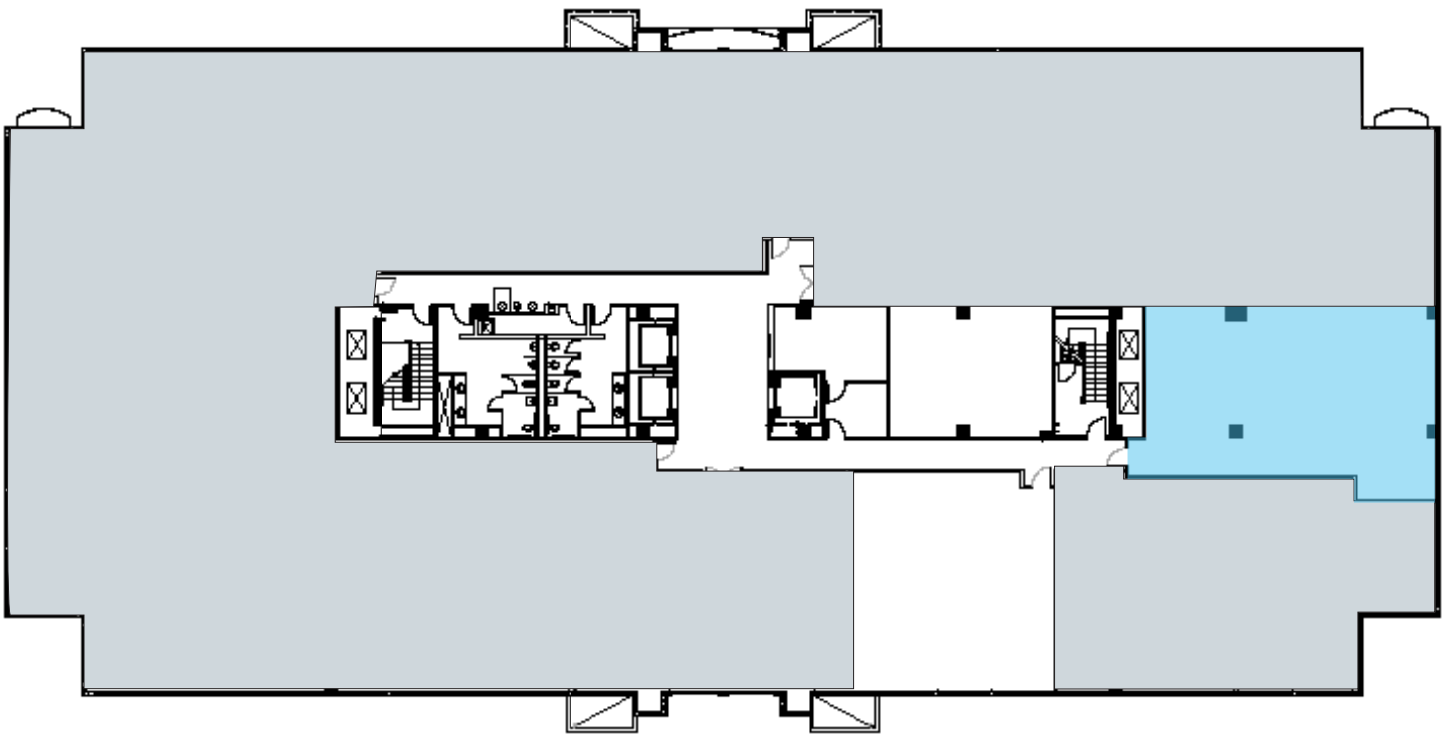
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Suite 455 - 1,564 sf



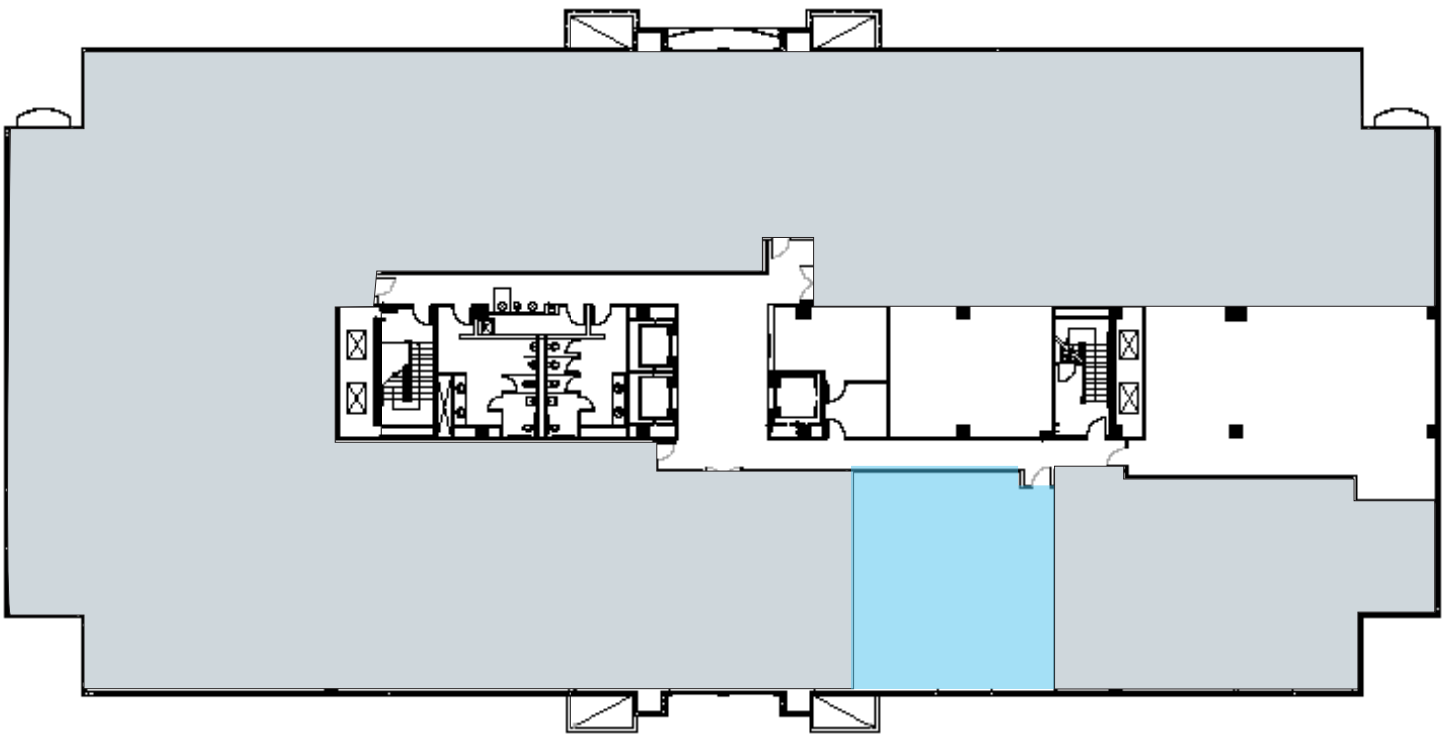
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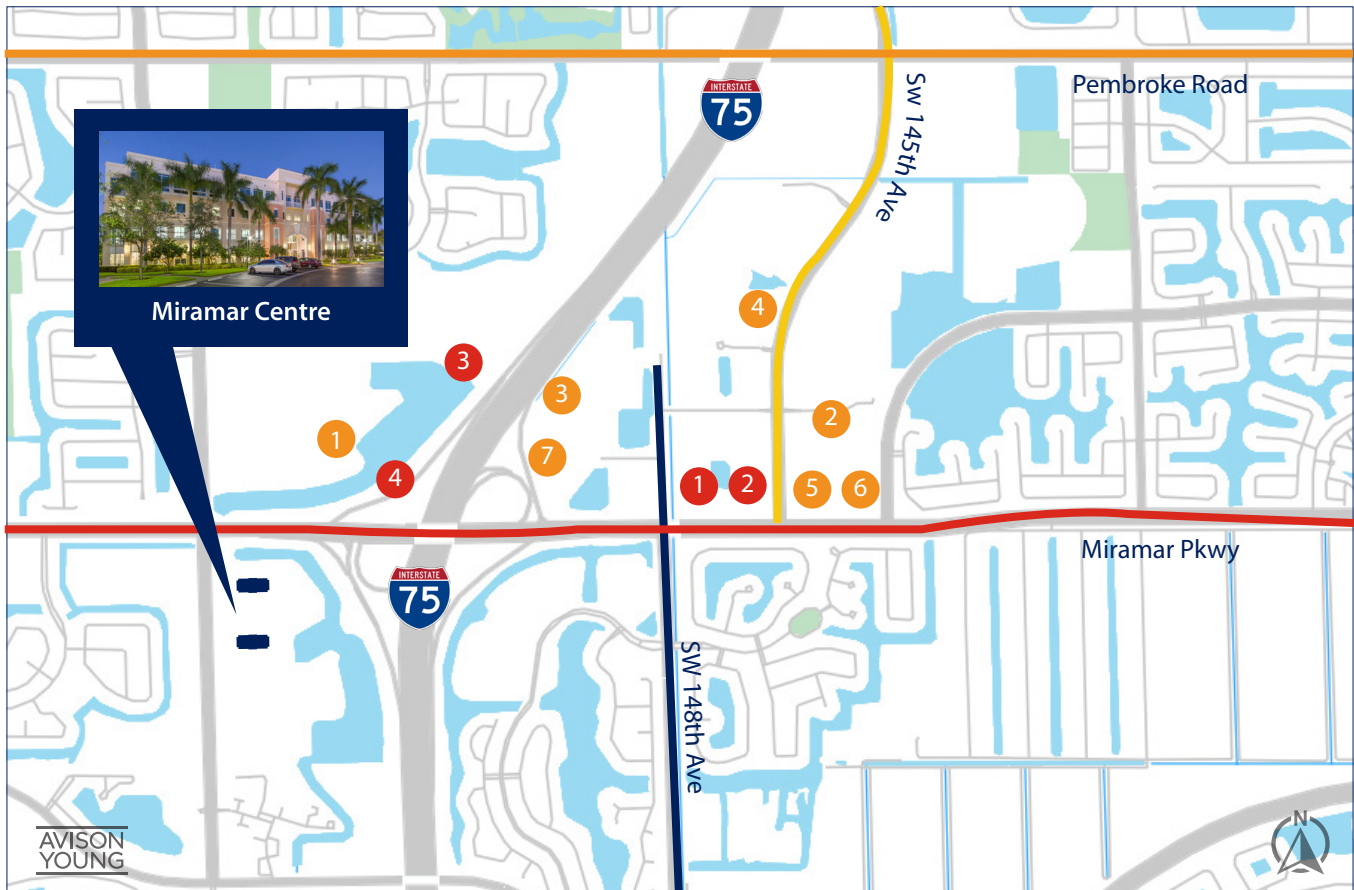
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Property Location



RESTAURANTS

- 1 La Carreta
- 2 Starbucks
- 3 Bokampers
- 4 Benihana

MISCELLANEOUS

- 1 The Fountains - Miramar
- 2 Publix
- 3 Home2 Suites by Hilton
- 4 Hilton Garden Inn
- 5 PNC Bank
- 6 SunTrust
- 7 USPS

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