



## Property Highlights

- 94,392-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: 4.4/1,000 sf

## Property Video

**Greg Martin**, Principal  
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**Justin Cope**, Principal  
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**Lisa Blumer**, Senior Associate  
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500 W Cypress Creek Road  
Suite 550  
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## Availability

- Suite 402: 1,724 sf

## Rental Rate

- \$24.00 NNN

## Operating Expenses

- \$12.48

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## Suite 402: 1,724 sf



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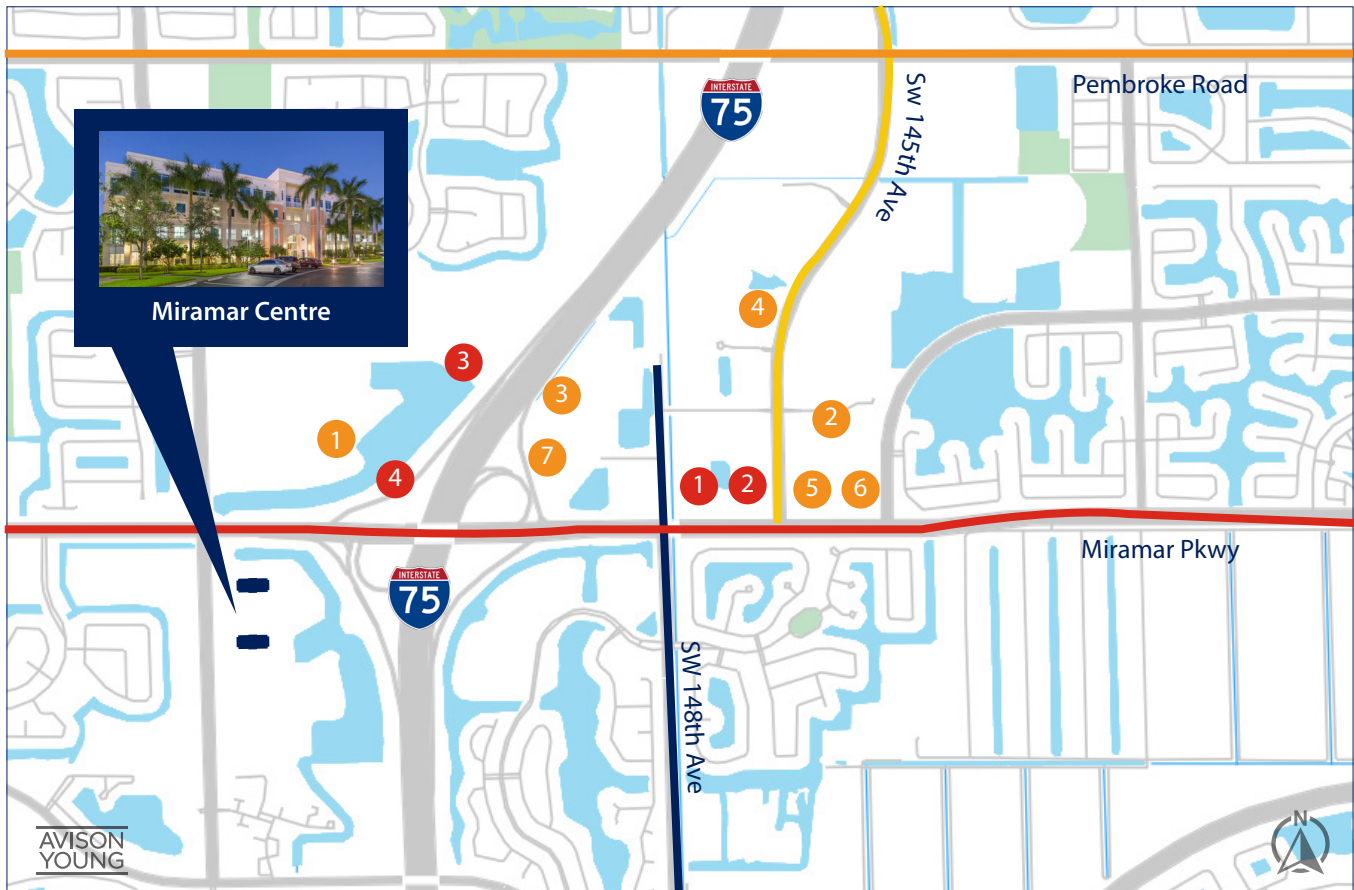
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## Property Location



**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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