

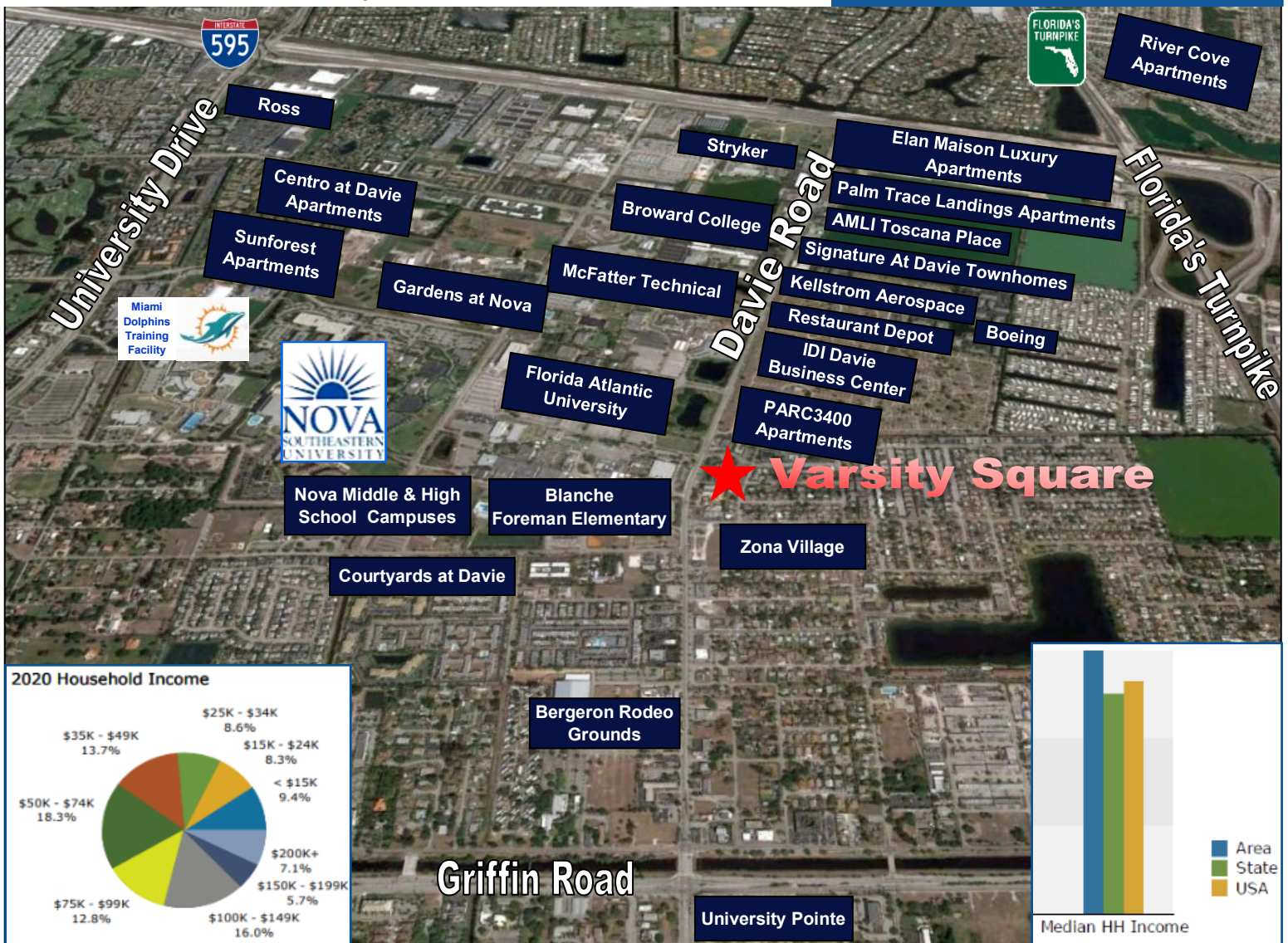
VARSITY SQUARE
3724-28 Davie Road Davie, FL 33314

2,600 SF Office Available
For Lease: \$25.00 PSF Net



Exclusively Listed By:
Infinity Commercial Real Estate
Ted Konigsberg, SIOR
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Office: 305.947.9514

- ◆ **Newly Improved, Socially Distanced Offices: No Elevators or Lobby!**
- ◆ **Surrounded by Executive & Workforce Housing, Multiple Amenities**
- ◆ **Just Off I-595, Minutes to Airport & Major Population Centers**
- ◆ **Diverse and Educated Employee Base**



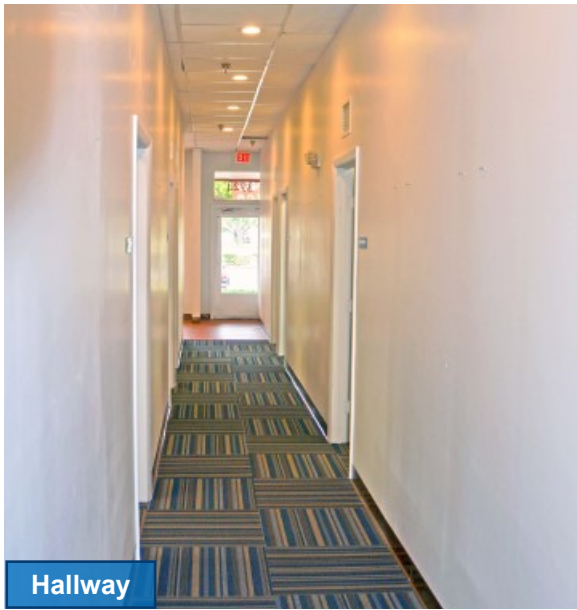
This information is believed to be accurate, and has been obtained from sources deemed to be reliable. All information should be verified independently. We are not responsible for misstatements of facts, errors, omissions, prior sale, price change or withdrawal without notice.



- ◆ 6 Large Offices, 1 Conference Room
- ◆ 4 Entrances for Access Control
- ◆ Double Wide Storage Area Door
- ◆ Two Central Air Units, Multiple Return Air Ducts
- ◆ Large Reception/Waiting Area
- ◆ Rear Workstation Area
- ◆ Brand New Build-Out
- ◆ 2 ADA Washrooms
- ◆ Abundant Parking

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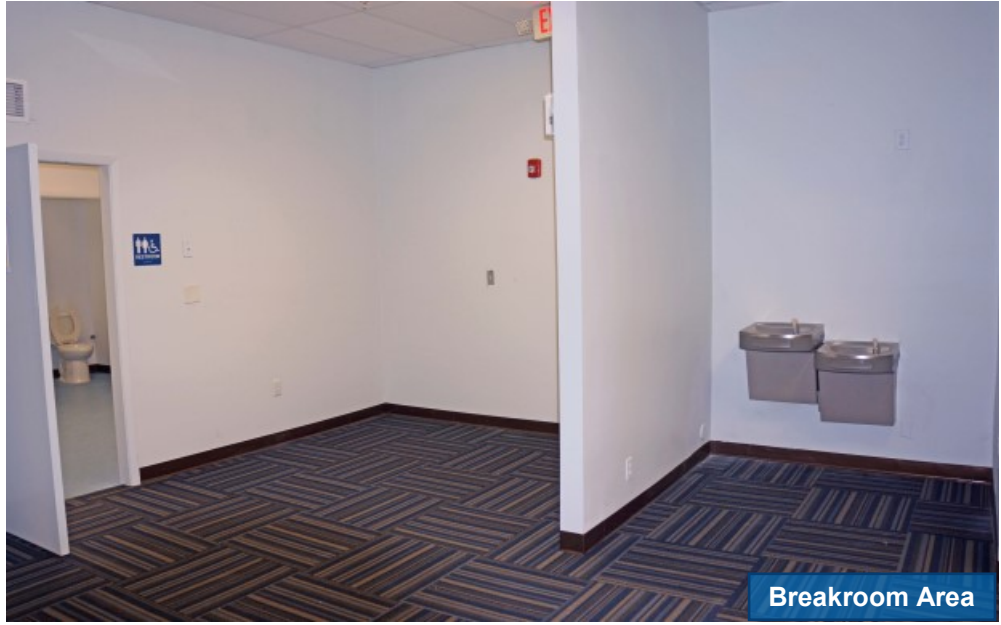
Reception



Hallway



Restrooms



Breakroom Area

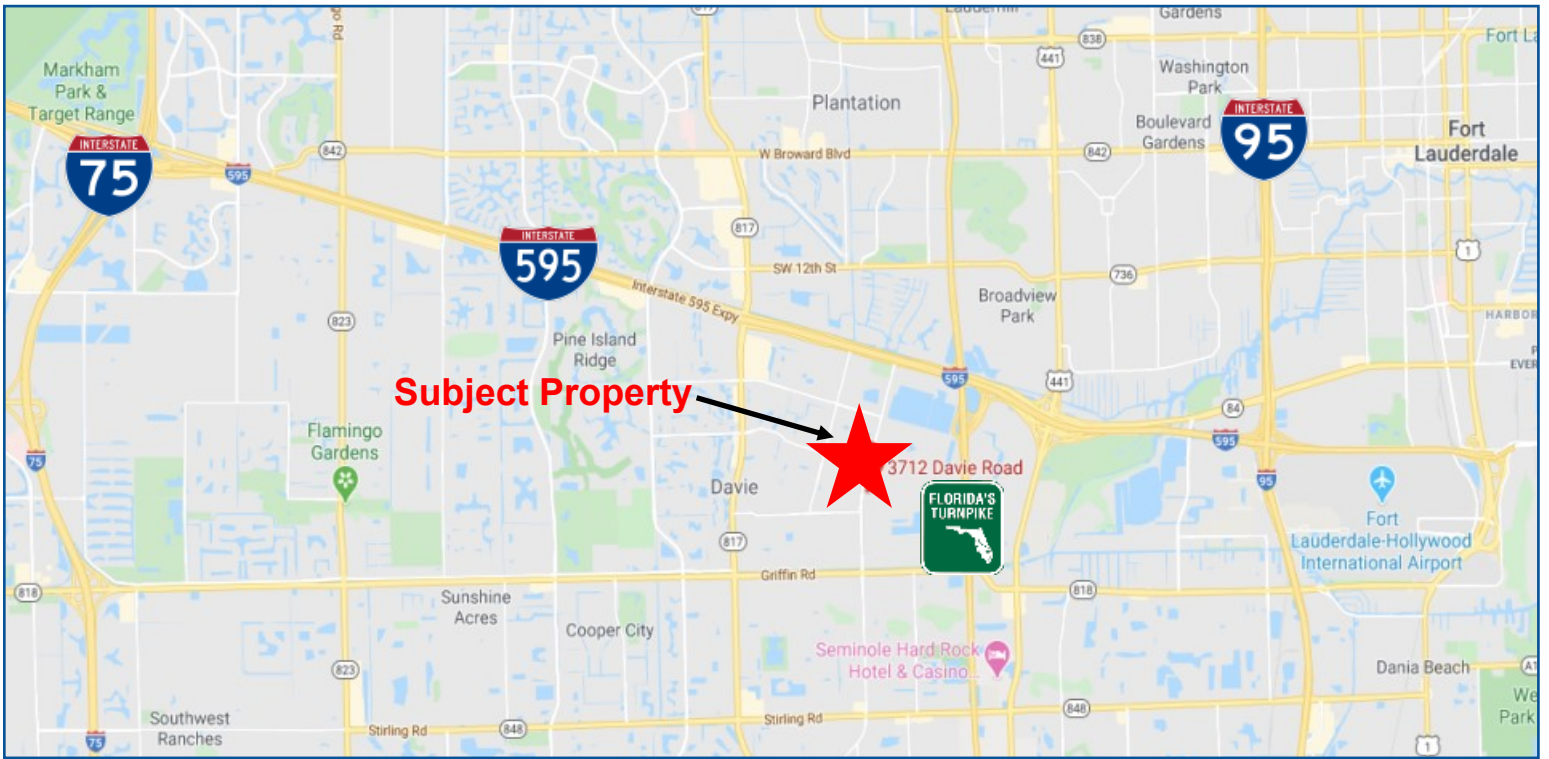


Workstation Area



Typical Office

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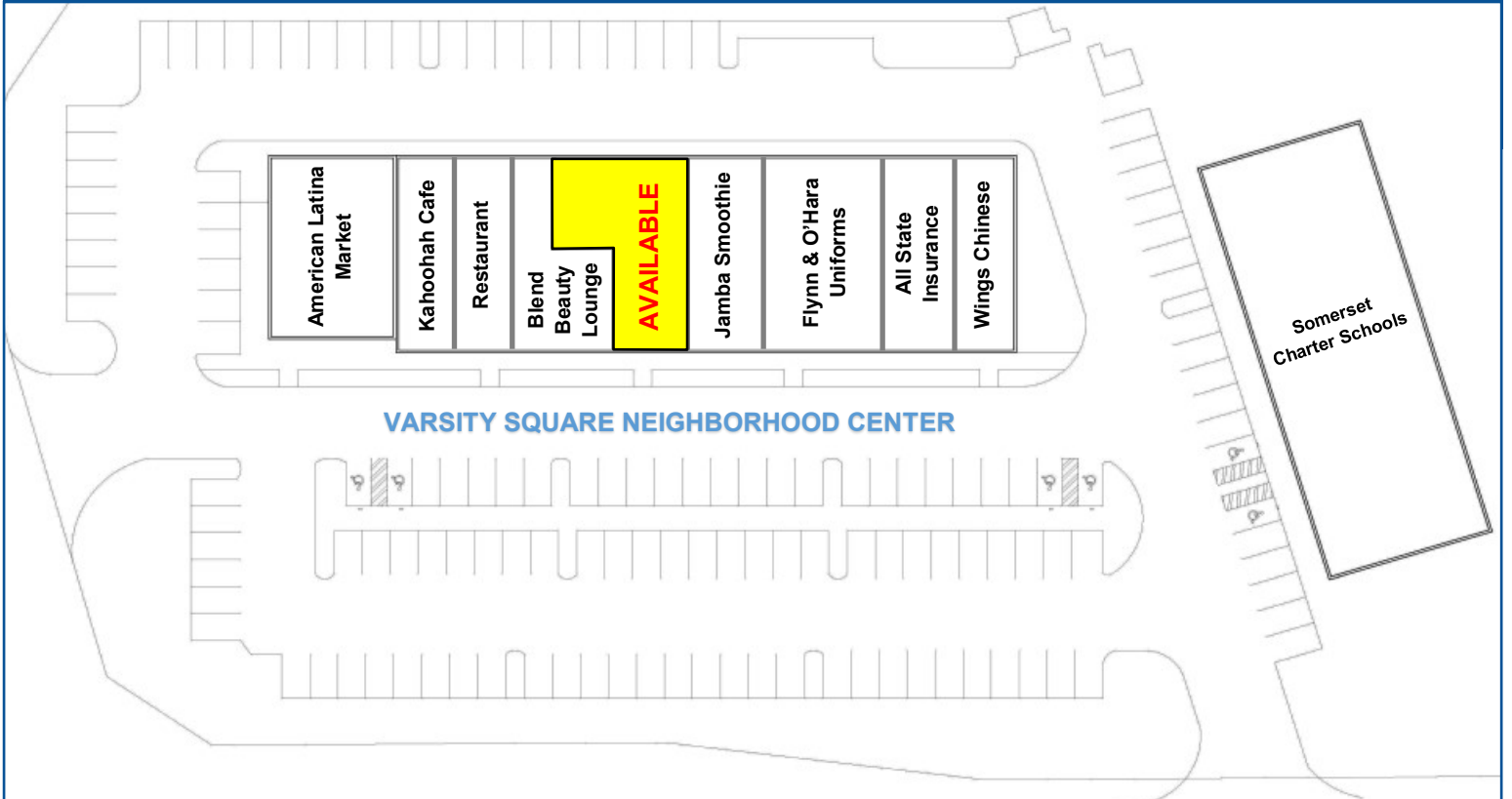


5 MILE POPULATION: 417,285

AREA EMPLOYERS & AMENITIES

Center of it All Location
 Professionally Managed Property
 Great Long Term Neighboring Tenants
 Easy Access with Dedicated Turn Lane
 Massive New Surrounding Development
 Charming Western-Themed Architecture
 Guest Parking in Front, Private Parking in Rear
 1 Mile from I-595 Interchange, Minutes to I-95 & Turnpike

Broward College
 Boeing Corporation
 Stryker Corporation
 Kellstrom Aerospace
 Bergeron Rodeo Grounds
 Florida Atlantic University
 Nova Southeastern University
 Miami Dolphins Training Center



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