



OFFICE SPACE FOR LEASE

Highlights

- 2-story office building totaling 204,059 sf
- Suites from 9,900 sf to 26,000+ sf contiguous available
- 24/7 building access
- Signage opportunities
- On-site management
- On-site food services
- Fitness Center
- Conference Center
- Parking Ratio 4:1,000
- Located adjacent to new 370-unit luxury apartment community
- Convenient access to I-95 and Yamato Road

For more information, please contact:

Gary Gottlieb, SIOR, Principal

561 721 7025

gary.gottlieb@avisonyoung.com

Keith O'Donnell, Principal

561 893 7011

keith.odonnell@avisonyoung.com



Interior of Available Suite



Interior of Available Suite



Newly Renovated Atrium



Gary Gottlieb, SIOR, Principal

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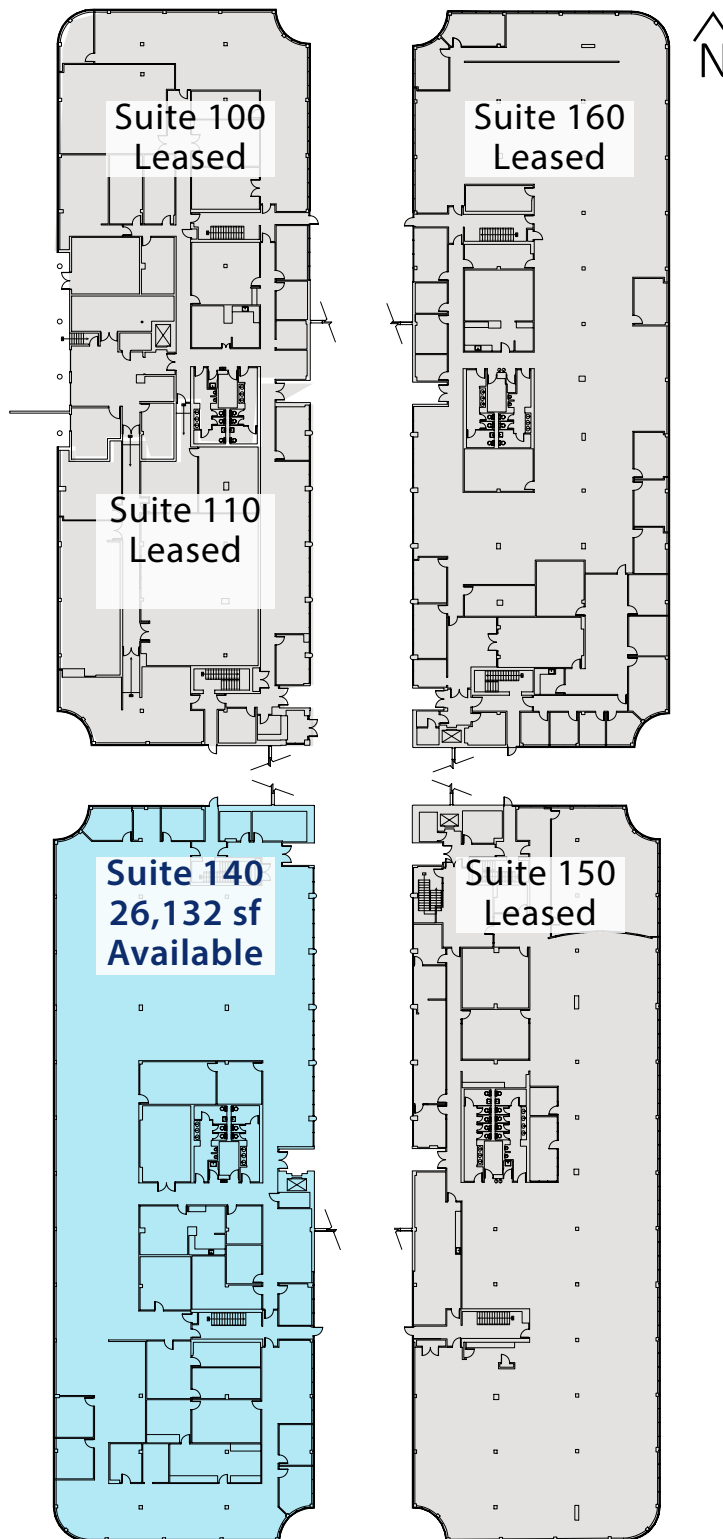
gary.gottlieb@avisonyoung.com

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First Floor Plan



Available Suites

- Suite 140 | 26,132 sf

Rental Rate

- \$20.00 psf (NNN) + \$9.80 in Operating Expenses

Newly Renovated

- New flooring in the lobby atrium
- Creation of collaborative soft seating areas and meeting spaces featuring Wi-Fi and electricity/charging stations
- New modern glass railings system
- New common area restroom finishes



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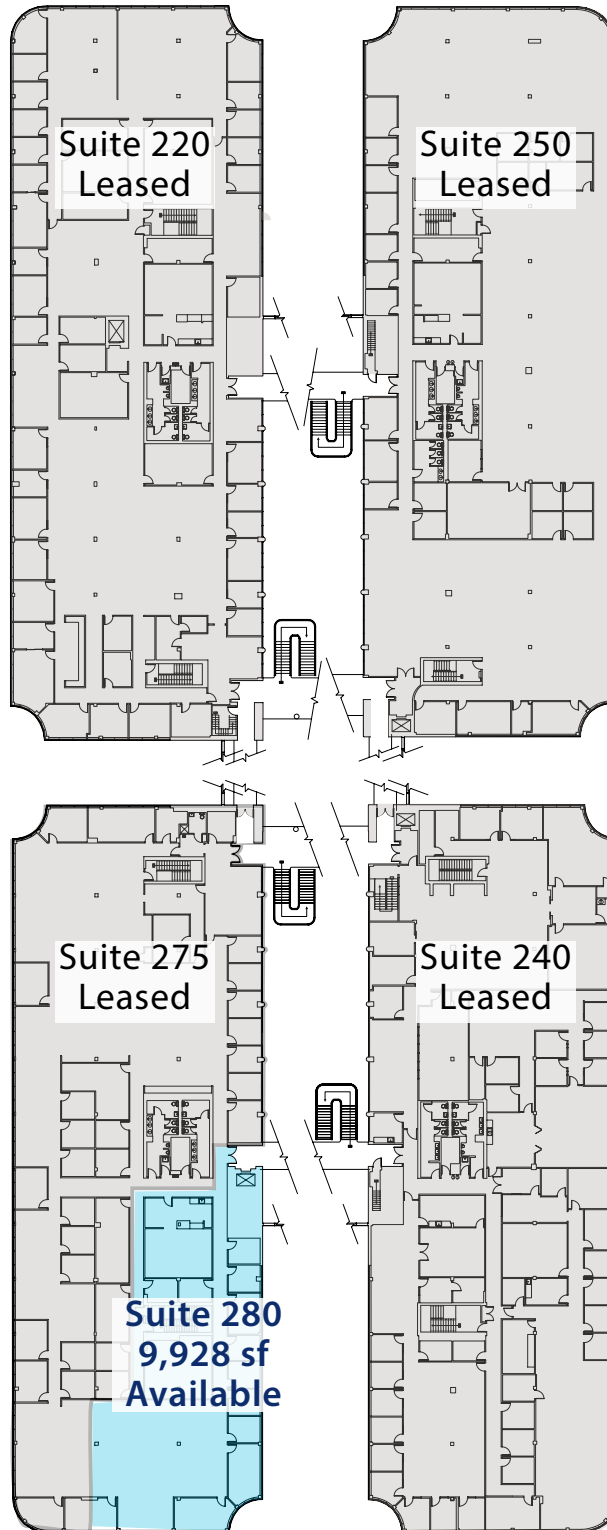
gary.gottlieb@avisonyoung.com

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Second Floor Plan



Available Suites

- Suite 280 | 9,928 sf

Rental Rate

- \$20.00 psf (NNN) + \$9.80 in Operating Expenses

Newly Renovated

- New flooring in the lobby atrium
- Creation of collaborative soft seating areas and meeting spaces featuring Wi-Fi and electricity/charging stations
- New modern glass railings system
- New common area restroom finishes



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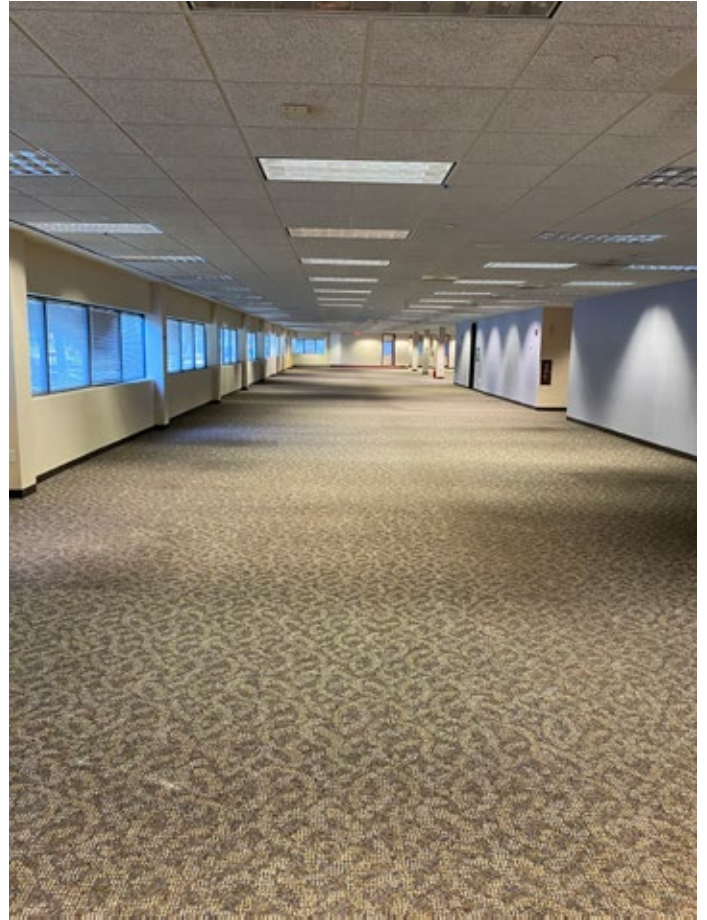
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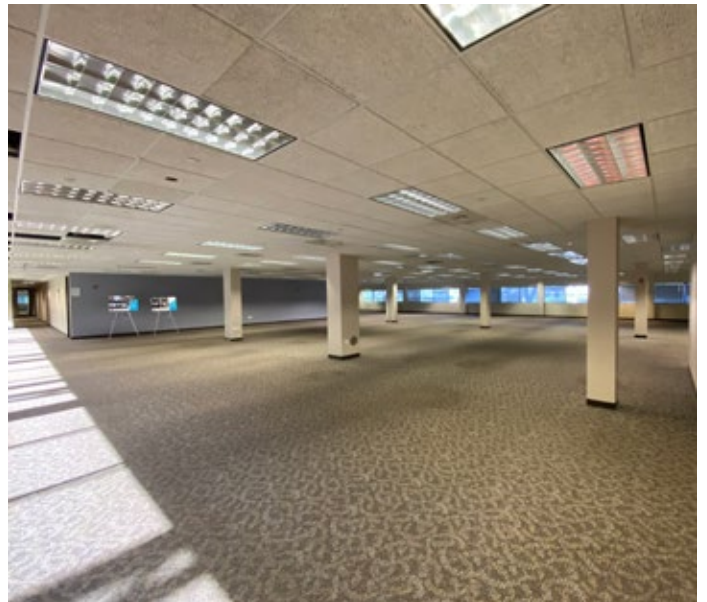
Interior of Available Suite with View of Atrium



Interior of Available Suite



Newly Renovated Restroom



Interior of Available Suite

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Gary Gottlieb, SIOR, Principal

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Property Location



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