



## Property Highlights

- 99,333-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

## Property Video

**Greg Martin**, Principal  
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500 W Cypress Creek Road  
Suite 550  
Fort Lauderdale, FL 33309



## Availability

- Suite 1600: 3,840 \*  
\* Available 2/1/2021
- Suite 2000: 9,812
- Suite 2004: 2,332 sf
- Suite 3300: 5,469 sf
- Suite 4500: 5,565 sf

## Rental Rate

- \$24.00 NNN

## Operating Expenses

- \$10.22

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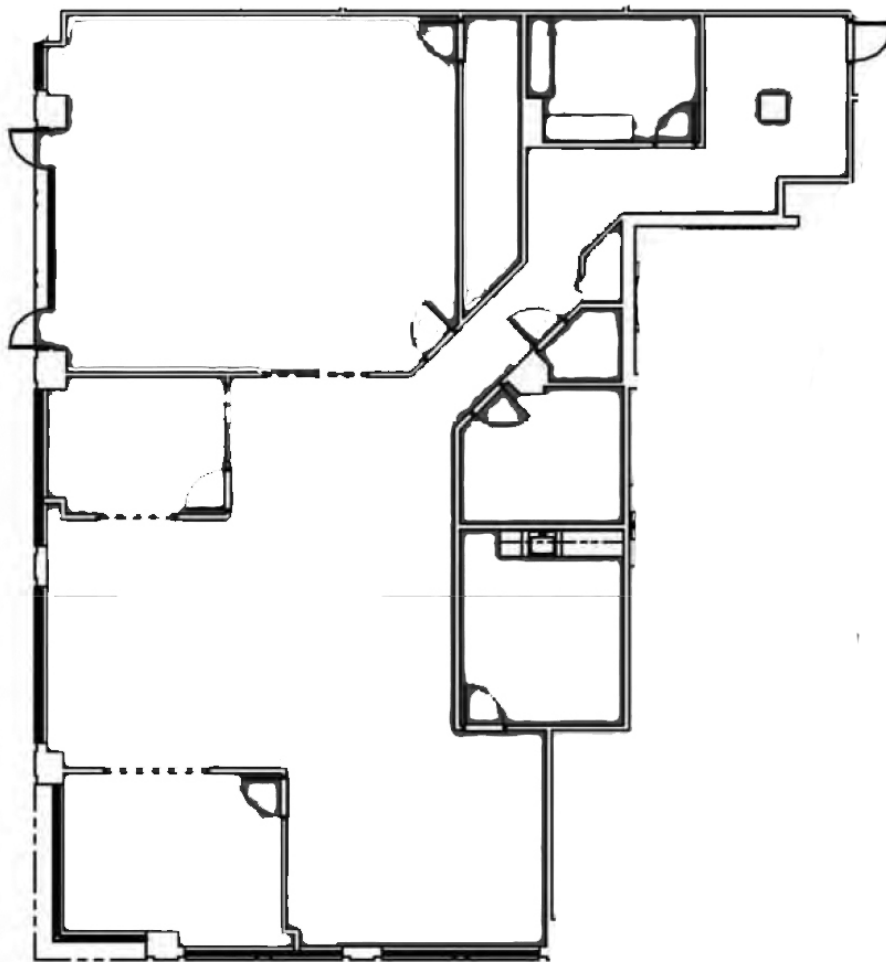
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## **Suite 1600 - 3,840 sf** *Available 2/1/2021*



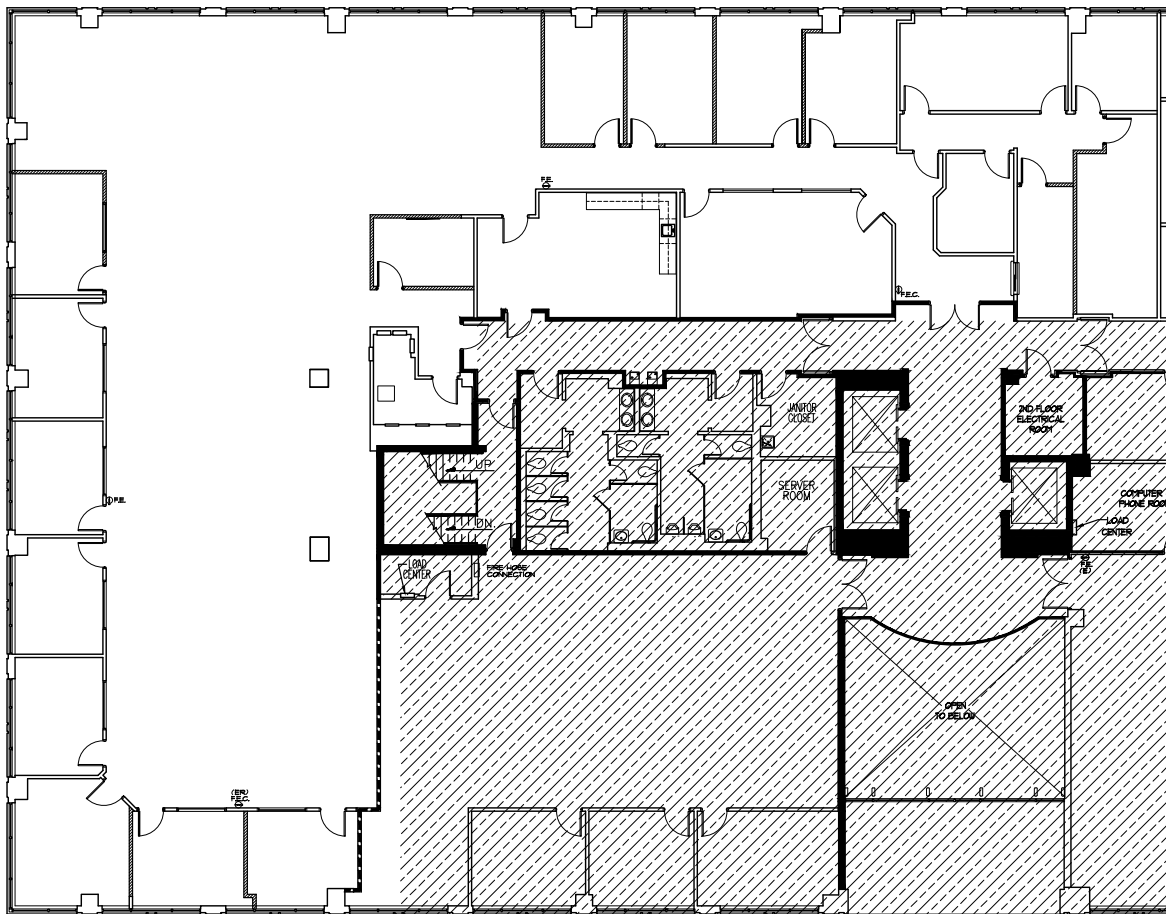
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## Suite 2000 - 9,812 sf



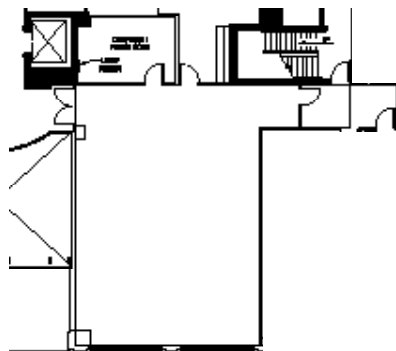
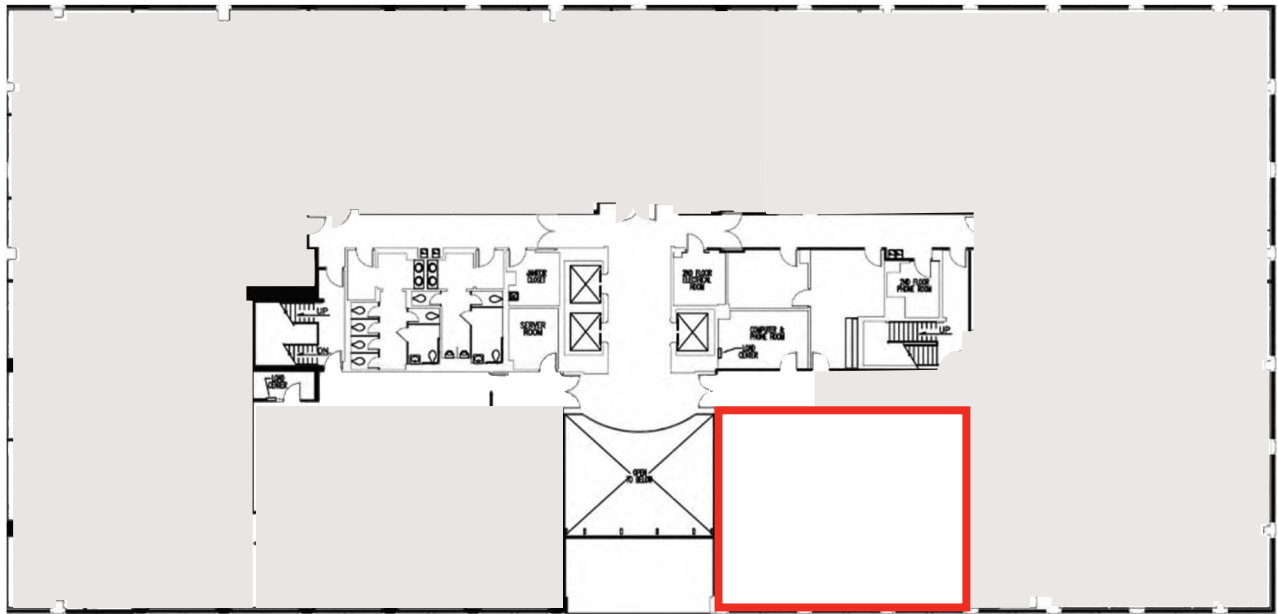
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## Suite 2004 - 2,332 sf



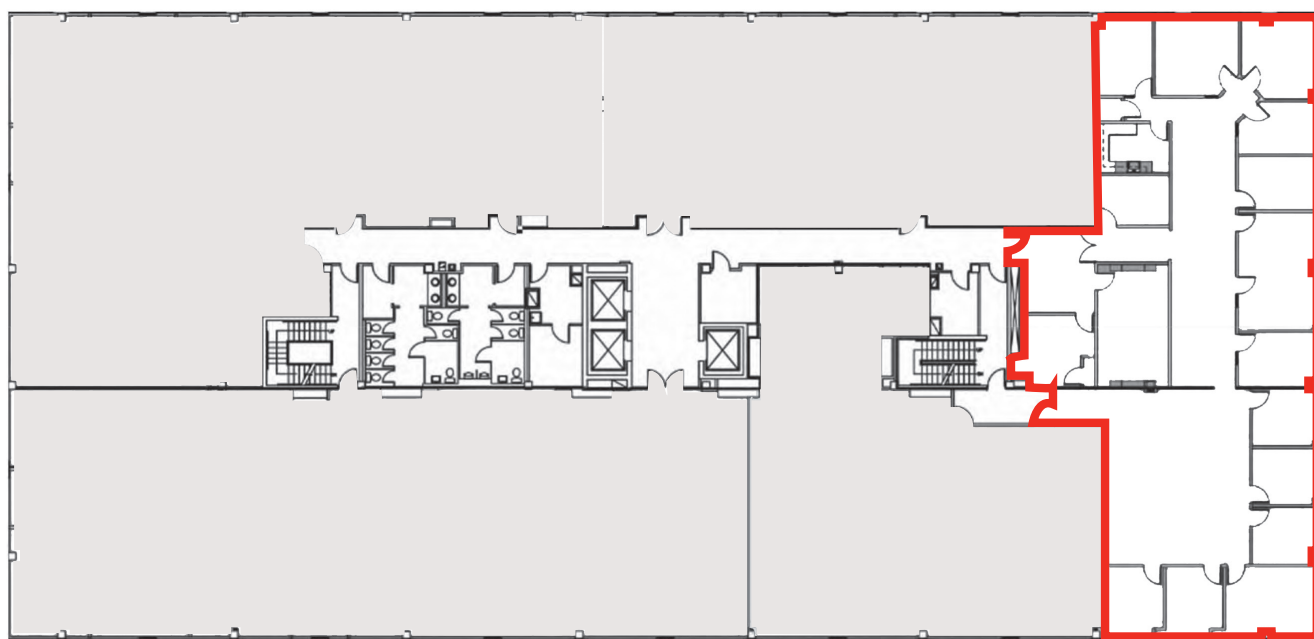
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## Suite 3300 - 5,469 sf



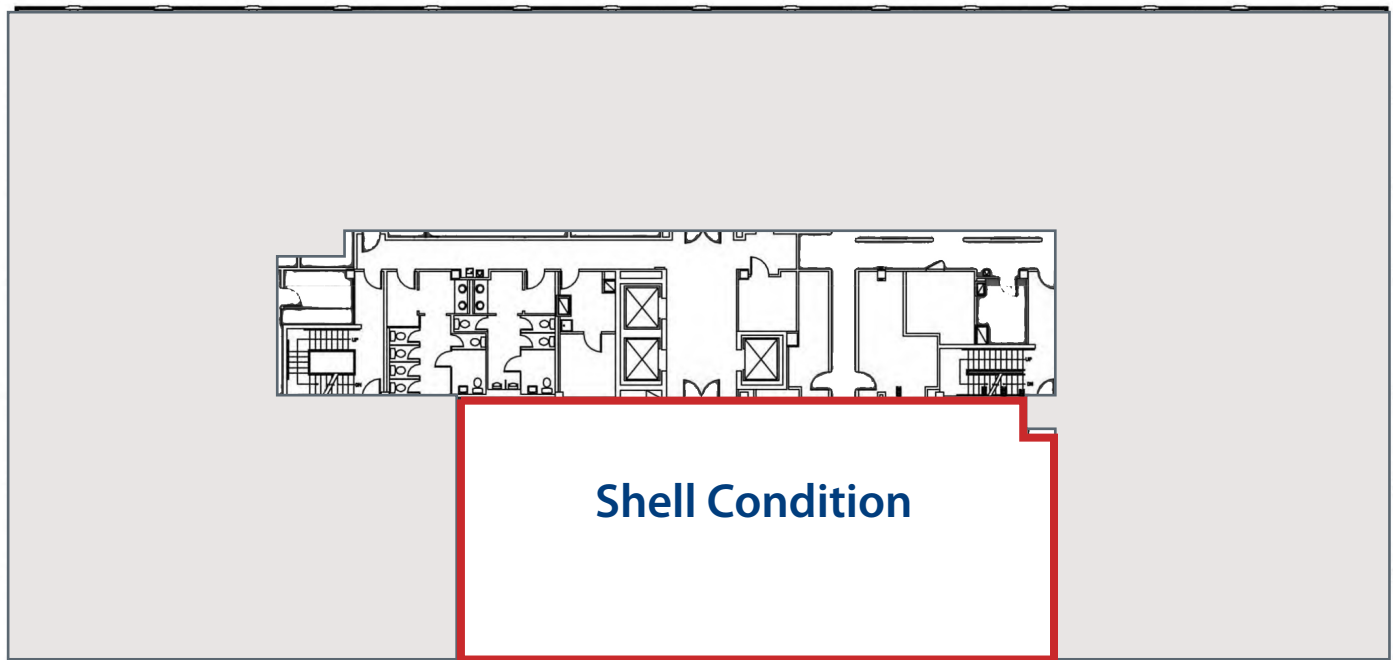
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## Suite 4500 - 5,565 sf



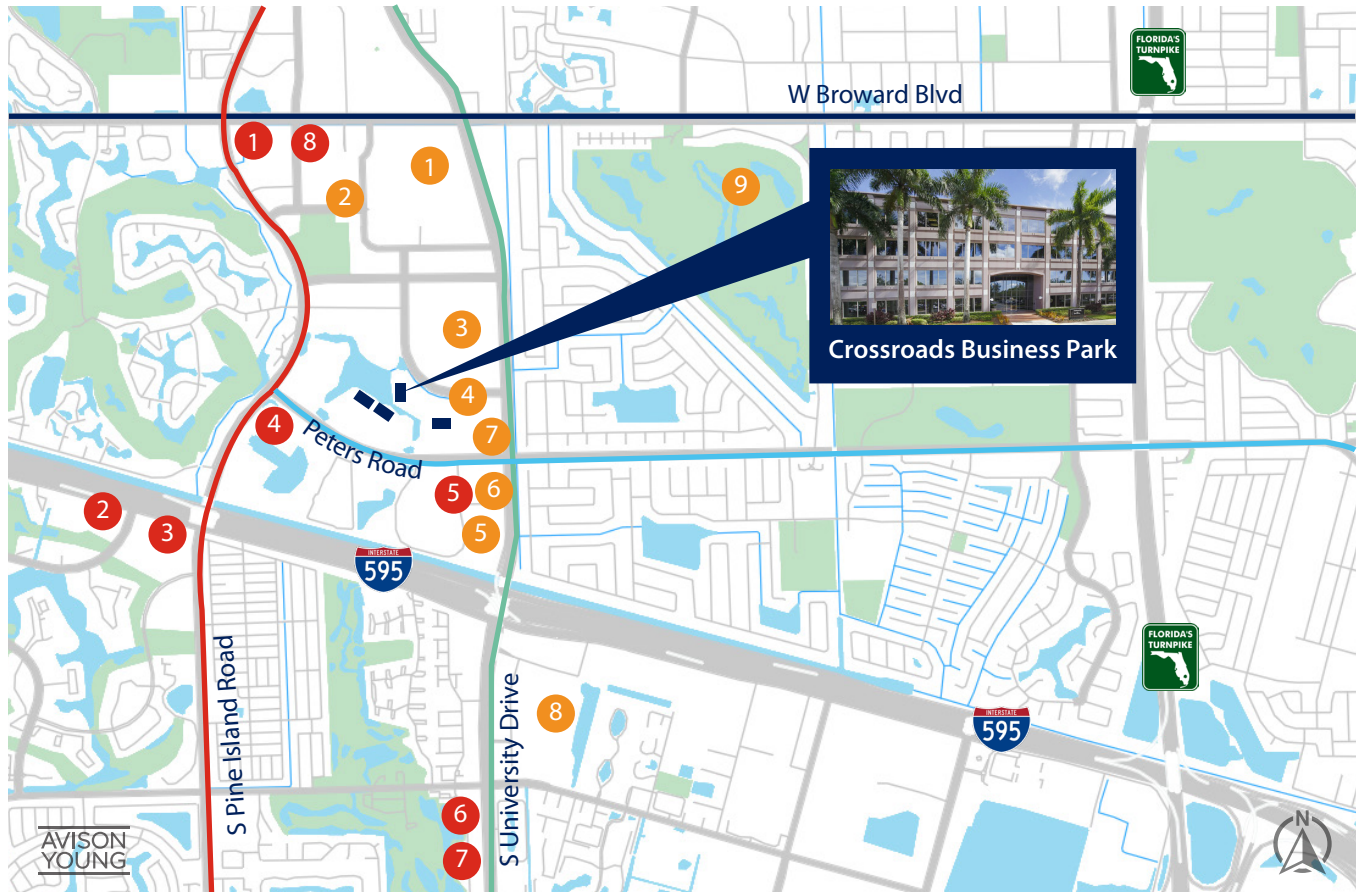
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## Property Location



### RESTAURANTS

- 1 J Alexander's
- 2 Dunkin' Donuts
- 3 Azteca Mexican
- 4 Bokampers
- 5 First Watch
- 6 Panera
- 7 Outback
- 8 Friday's

### MISCELLANEOUS

- 1 Westfield Broward Mall
- 2 Target
- 3 The Fountains - Plantation
- 4 Publix
- 5 Fedex Print & Ship
- 6 Bank of America
- 7 Wells Fargo
- 8 Tower Shops
- 9 Plantation Preserve Golf Course & Club

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