



Property Highlights

- 99,257-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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Justin Cope, Principal
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Lisa Blumer, Senior Associate
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500 W Cypress Creek Road
Suite 550
Fort Lauderdale, FL 33309



Availability

- Suite 3200: 3,713 sf *
- Suite 4200: 6,555 sf

* Available 4/1/2021

Rental Rate

- \$24.00 NNN

Operating Expenses

- \$12.07

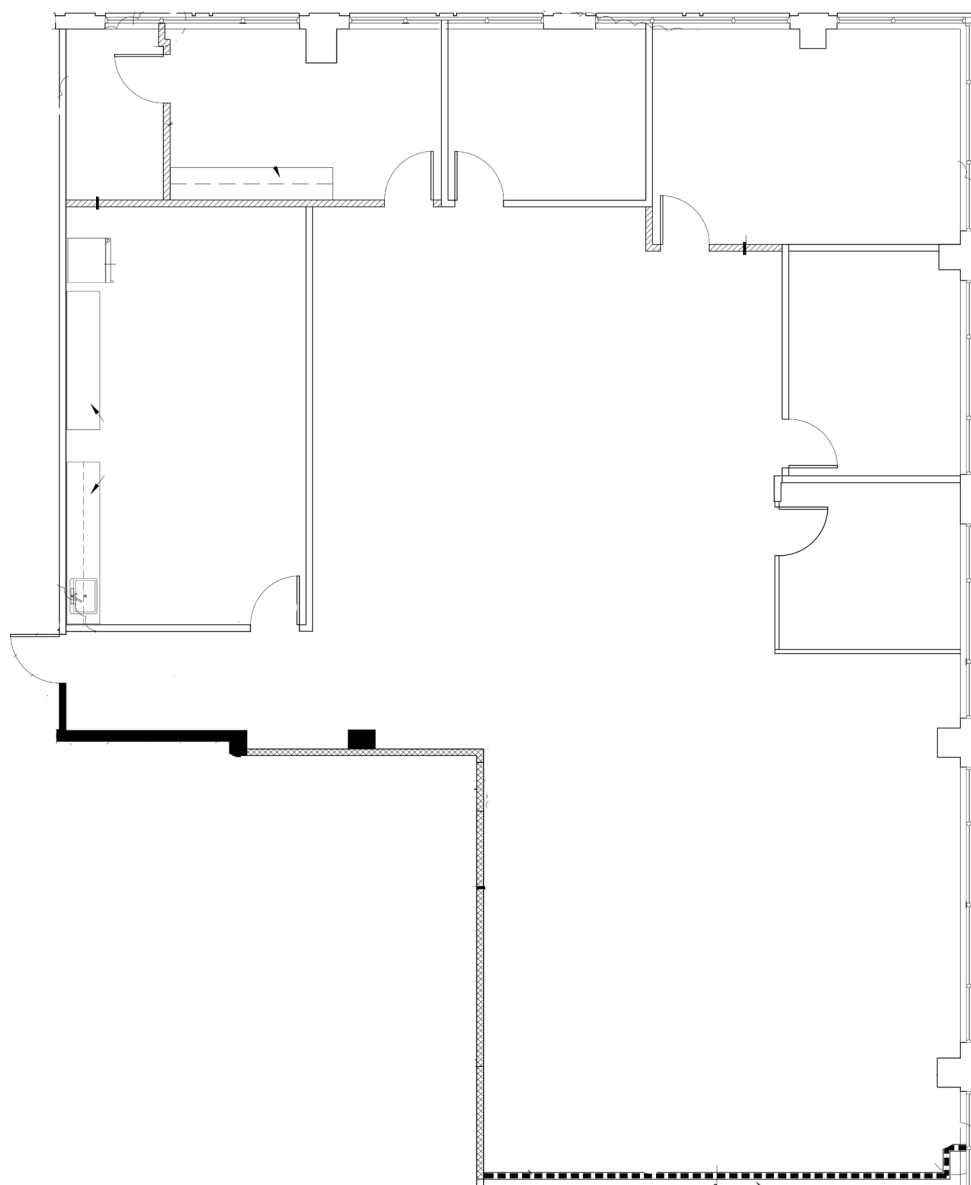
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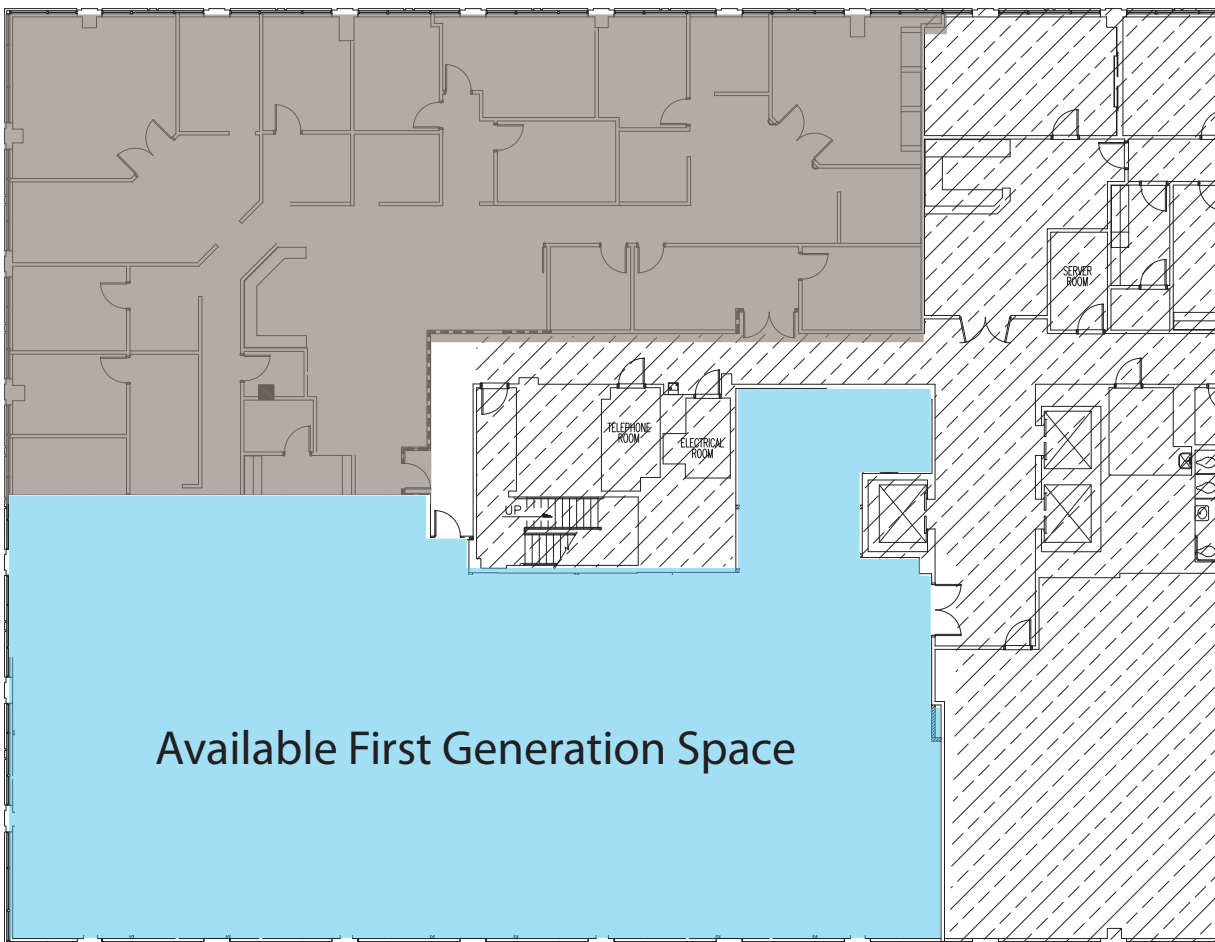
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Suite 4200 - 6,555 sf



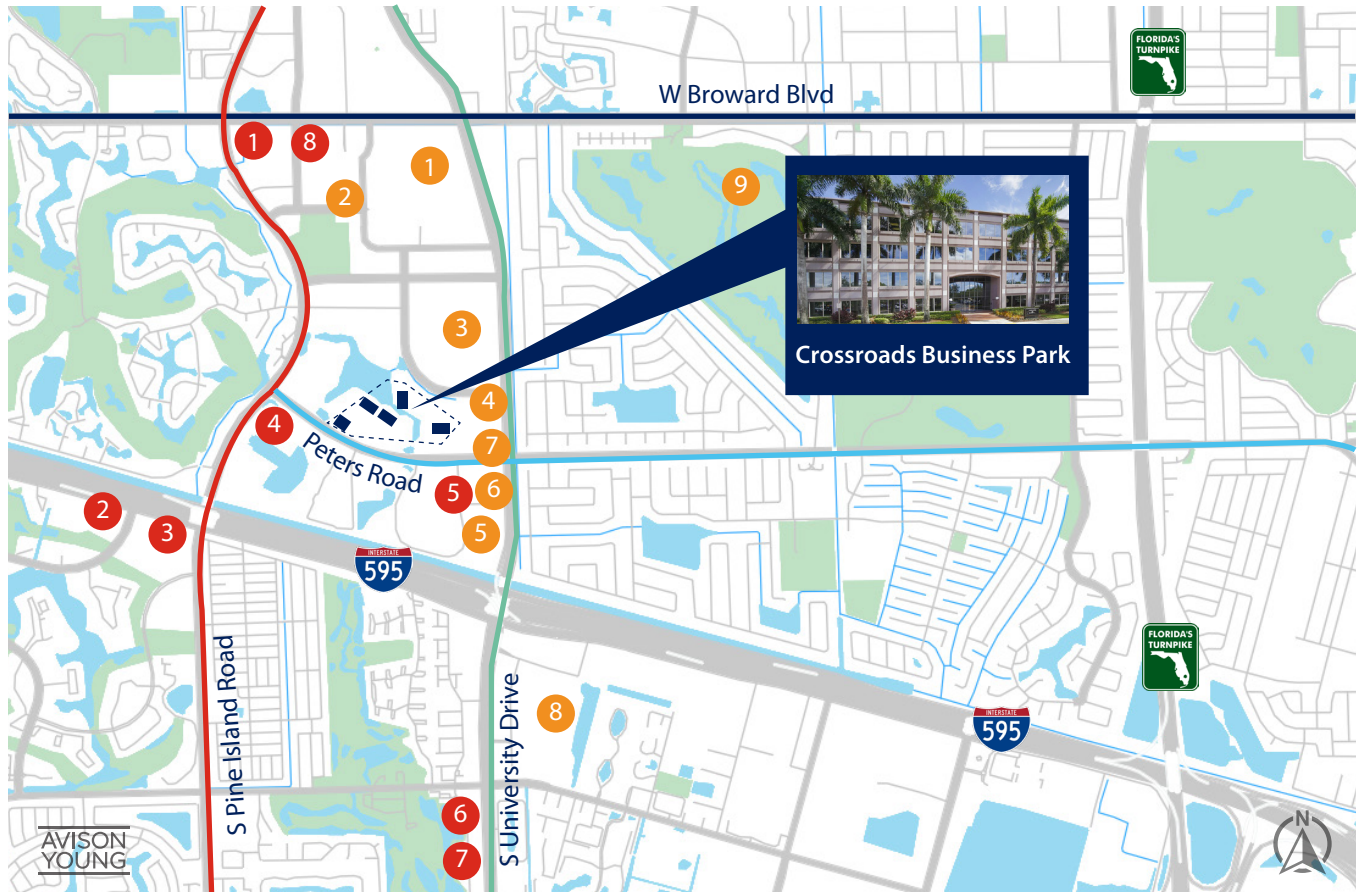
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Property Location



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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