

**AVISON
YOUNG**



University Office Park

5400 S. UNIVERSITY DRIVE, DAVIE, FL 33328

Partnership. Performance.

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University Office Park

INVESTMENT HIGHLIGHTS

- 1 Extremely stable, cash flowing asset with historically steady occupancy rate and NOI.
- 2 New roofs (2019) with 20-year warranty.
- 3 The property has experienced 97% average occupancy over the past 24 months.
- 4 The property regularly receives strong and consistent leasing activity and inquiries.
- 5 Only 7% of the rent roll expires in 2019 and small bay size lowers the deal's risk profile.
- 6 5.42/1,000 parking ratio allows the property to accommodate a wide variety of uses.
- 7 Single story assets tend to be less management intensive with lower operating costs.
- 8 Located on University Drive (51,500 VPD) with dedicated turn lanes from Northbound and Southbound lanes.
- 9 Situated between Stirling and Griffin Roads just blocks from access to Florida's Turnpike (150,000 VPD) and I-595.

PROPERTY STATS

Address	5400 S University Drive, Davie, FL 33328
Submarket	Southwest Broward
Building Type	Multi-Tenant Office
Year Built/Renovated	1990
Rentable Building Area	54,315 RSF
Land Size	8.01 AC
Current Occupancy	96.3%



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