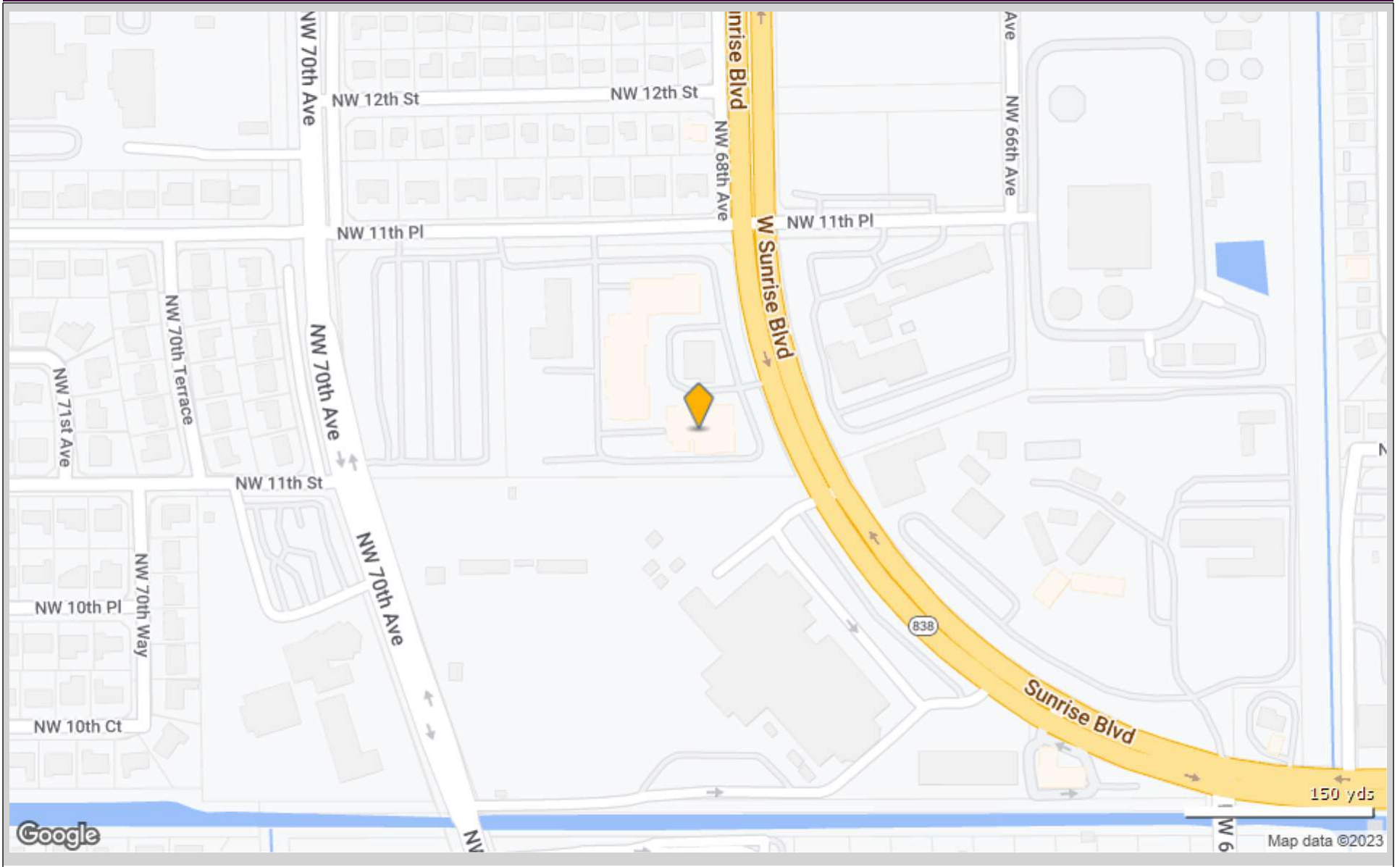


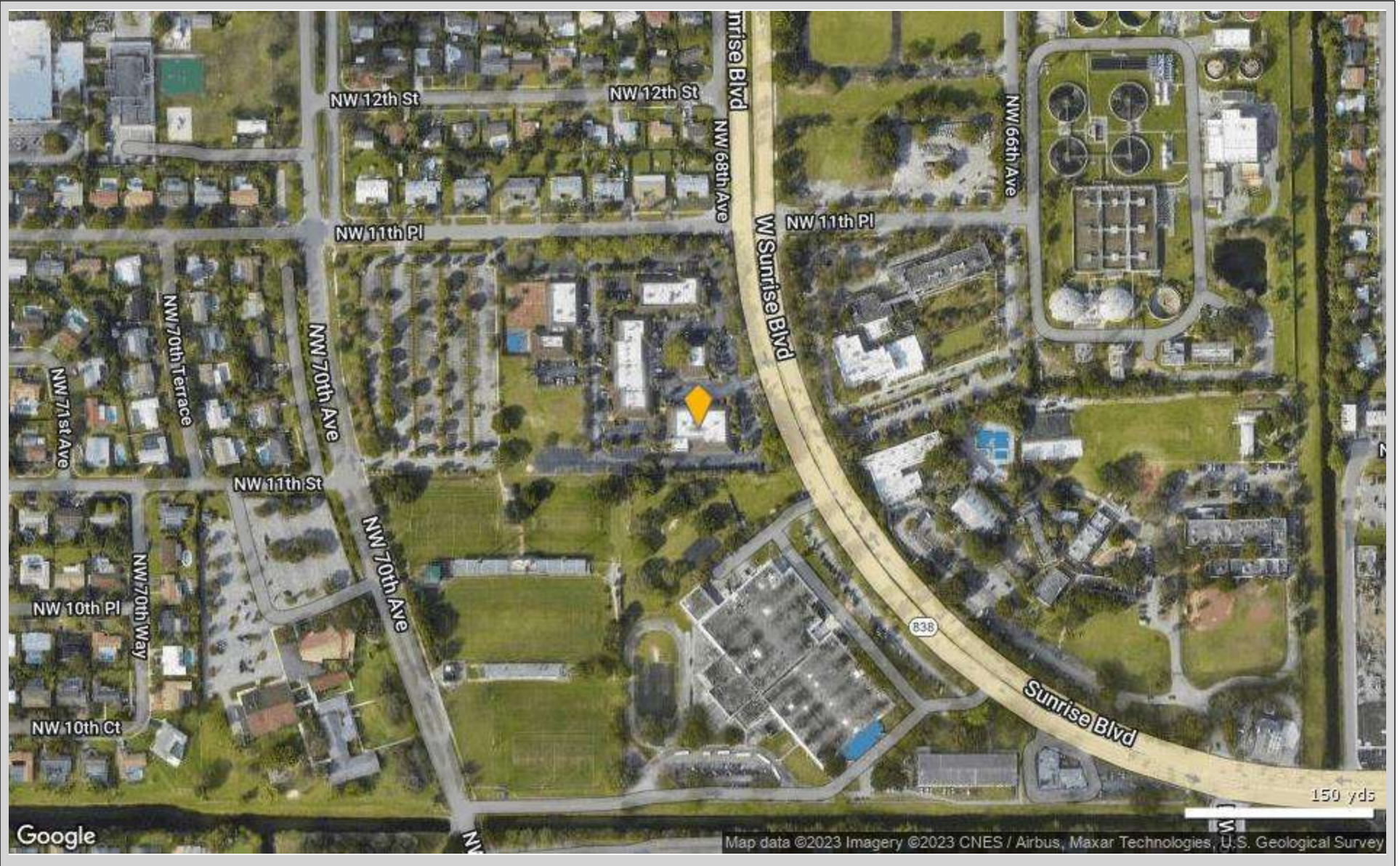
Plantation Professional Park

6710 W Sunrise Blvd - Plantation, FL 33313



Plantation Professional Park

6710 W Sunrise Blvd - Plantation, FL 33313





**Plantation Professional Park - Plantation Professional Park
6710 W Sunrise Blvd
Plantation, FL 33313**

Building Size: **63,319 SF Total Rentable Building Size
63,319 SF Typical Floor Size**

Building Status: **Existing Office Building Built in 1989**

Space Available: **2,129 SF**

Max Contig: **2,129 SF**

Smallest Space: **1,265 SF**

Rental Rate: **For Sale Only**

Service: -

Building Expenses: **2021 Tax @ \$3.38/sf; 2019 Combined Est Tax/Ops @ \$1.65/sf**

Amenities/Parking: **Property Manager on Site, Signage; 427 Surface Spaces are available; Ratio of 5.70/1.000 SF**

6710 W Sunrise Blvd - Plantation Professional Park



Location: **Plantation Professional Park**
Plantation Cluster
Plantation Submarket
Broward County
Plantation, FL 33313

Building Type: **Class B Office/Medical**

Status: **Built 1989**

Stories: **1**

RBA: **63,319 SF**

Typical Floor: **63,319 SF**

Total Avail: **2,129 SF**

% Leased: **96.6%**

Developer: -
 Management: -
 Recorded Owner: **PPP Capital LLC**

Expenses: **2021 Tax @ \$3.38/sf; 2019 Combined Est Tax/Ops @ \$1.65/sf**

Parcel Number: **49-41-34-50-0010**

Parking: **427 Surface Spaces are available; Ratio of 5.70/1,000 SF**

Amenities: **Property Manager on Site, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,265 - 2,129	2,129	2,129	Withheld	Vacant	Negotiable	Direct

6710 W Sunrise Blvd

Plantation Professional Park

Plantation Professional Park

County: **Broward**
 Submarket: **Plantation**
 City: **Plantation, FL 33313**
 Stories: **1**
 RBA: **63,319 SF**
 Land Area: **7.84 AC**
 Typical Floor Size: **63,319 SF**
 Core Factor: **0%**

Property Type: **Class B Office/Medical**
 Status: **Built 1989**
 Tenancy: **Multiple Tenant**
 Landlord Rep: **TCII Capital Group LLC**
 Property Manager: **-**
 Contact Info: **-**
 Recorded Owner: **PPP Capital LLC**
 True Owner: **Triarch Capital Group, LLC, (305) 933-1066**

Total Avail: **2,129 SF**
 Bldg Vacant: **2,129 SF**
 Max Contig: **2,129 SF**
 Rent/SF/yr: **Withheld**
 % Leased: **96.6%**
 Zoning: **B-7Q, B-6P**
 Owner Occupied: **No**
 Elevators: **-**
 Owner Type: **Developer/Owner-RGNL**

For Sale: **For Sale - Under Contract**
Avison Young: David Duckworth (954) 938-1806
Avison Young: John K. Crotty (305) 447-7865, Michael T. Fay (305) 447-7842, Brian de la Fe (305) 476-7134

Expenses: **2021 Tax @ \$3.38/sf; 2019 Combined Est Tax/Ops @ \$1.65/sf**
 Parking: **427 Surface Spaces are available; Ratio of 5.70/1,000 SF**
 Amenities: **Property Manager on Site, Signage**

Parcel Number: **49-41-34-50-0010**

Floor	Suite	Use/Type	Leasing Company	SF Avail/Divide?	Floor Cntg	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Cond	Build out
P 1st		Off/Med/Direct	TCII Capital Group LLC	1,265 - 2,129	2,129	2,129	Withheld	Vacant	Negotiable	TBD	Partial Build-Out

Raw Space for Medical Office. Endcap Unit LL will give TI and free rent package if Tenant wants to build out.

Building Notes

Six one-story freestanding buildings each with individual storefront entrances. Located at a signalized intersection. Provides easy access to I-95 and the Florida Turnpike. Building signage and high visibility locations available. Flexible zoning and plentiful parking.

Leasing Company	Agent Name	Email	Phone Number	Space Type
TCII Capital Group LLC 20900 NE 30th Ave, Suite 307 Aventura, FL 33180 (305) 792-5760 (305) 792-5764 (fax)	Jason Glaser Marc Lewin	jason@tciiicapital.com marc@tciiicapital.com	(305) 792-5760 (305) 792-5760	Direct

Property ID: 666600



No Floor Plans Found For Report