

FOR SUBLEASE

Prime 4,017 SF Class A Weston Office Sublease Opportunity

2500 WESTON RD, SUITE 101

Weston, FL 33331

PRESENTED BY:

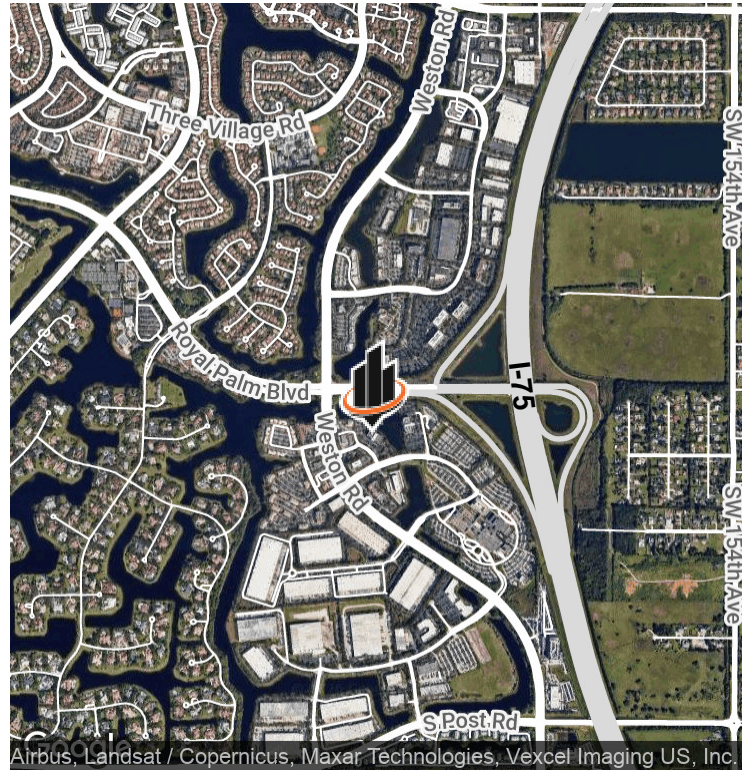
PETER MESSINA, CCIM

C: 954.816.7538

peter@svncr.com



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$30.00 SF/yr (NNN)
OP EX:	\$17.56/SF
AVAILABLE SF:	4,017 SF
SUBLEASE TERM:	Thru April 30, 2029
ZONING:	O-1

PROPERTY DESCRIPTION

Outstanding opportunity to sublease 4,017 SF of Class A office space in Weston Corporate Center I. This first-floor suite features a professional double glass door entry and a highly efficient, move-in ready layout including a reception area, 12-person conference room, seven private offices (most with windows), open workspace, large support staff area, break room, storage, IT closet, and secondary entrance. Ideally suited for professional users such as attorneys, insurance, accounting, or other service-oriented businesses, the suite is offered turn-key with existing furniture and available at a below-market rate with approximately four years remaining on the term — perfect for companies seeking a prestigious Weston address without a long-term commitment.

PROPERTY HIGHLIGHTS

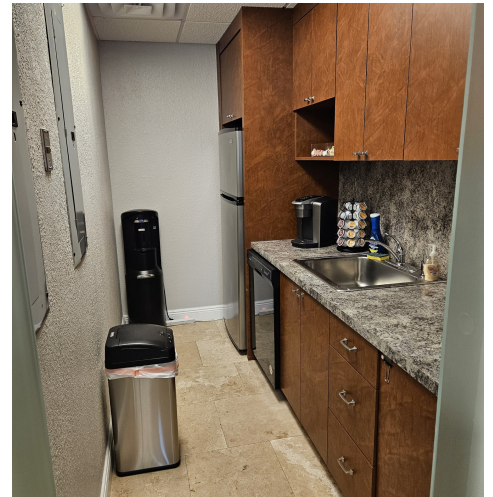
- First-floor suite with double glass door entry.
- Efficient layout: 7 private offices, conference room (12 seats), open workspace & large support staff area.
- Turn-key opportunity with existing furniture included.
- Below-market asking rate with ± 3 years remaining on term.
- Assigned parking available.

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ADDITIONAL PHOTOS



PETER MESSINA, CCIM

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