EXCLUSIVE CONTACT

PROPERTY INQUIRIES & TOURS

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EXECUTIVE SUMMARY

CORPORATE HQ
MANUFACTURING
DISTRUBUTION BULDING
DATA CENTER BUILDING

THE OFFERING

CBRE, as the exclusive advisor, is pleased to present 6690 N. Hiatus Road (the "Property" or "Building"), an opportunity to lease a fully air-conditioned corporate HQ, manufacturing &/or distribution building. The property is located in one of West Broward's nicest Class A business parks.

Built in 1998 and continually updated, the building is ±52,000 SF & may be expandable by potentially an additional 15,000 sf. The building features ±12,500 SF of Class A office space across two floors including two lunchrooms, multiple private office and conference rooms, 2 sets of restrooms and a secure reception area.

This building is 100% sprinklered, 100% air conditioned and 22' clear. It is serviced with one grade-level door, one ramp and two dock doors with full pit levelers allowing easy loading & unloading. The building is OSHA compliant and fully equipped with water drains, air lines throughout and a dust collection system.

The site ±3.42 acres. It includes 88 parking spaces & room for additional building or parking space.

The Property is less than 1 mile to a north & south entrance and exit ramp of the FL-826, (aka The Sawgrass Expressway). In addition, the Property is 6 miles a north & south entrance and exit ramp of the Florida Turnpike. This superior connectivity enables more than 4.5 million people, or 75% of South Florida's population, to access the Property within a 1-hour drive.

Summary

Address	6690 North Hiatus Road Tamarac, Florida 33321
Uses	Class "A" Corporate HQ Manufacturing, Distribution OR Data Center
Year Built / Renovated	1998 / Continuously
Total SF	±52,000 SF - Potentially Expandable
Site Size	±3.42 Acres

THE POWER

In 2022 the property was upgraded with a dedicated three phase 750 KVA transformer. The transformer has a direct feed to a nearby FLP substation enabling addition power to be brought to the site. The giant about of power & potential for additional is ideal for running a large manufacturing operation or a data center.

FROM THE TRANFORMER

THE LOCATION

EXCELLENT LEASING VELOCITY & DIVERSE TENANCY

» West Sunrise industrial submarket has virtually no vacancy

» Unprecedented rental growth over the past 24 months

» Very limited new supply of any industrial

TREMENDOUS GROWTH FOR INDUSTRIAL, TECH & OFFICE

» South Florida is experiencing some of the highest levels of population growth in the nation

» West Briward has delivered and continues to deliver 1,000's of new homes

» Very high barriers of entry with extreamly high land and construction costs

BEST IN-CLASS DEMOGRAPHIC PROFILE

» Over $90,000 AHHI within 3 and 5 miles of the Property

» Population of over 321,000 within 5 miles & over 109,000 within 3 miles

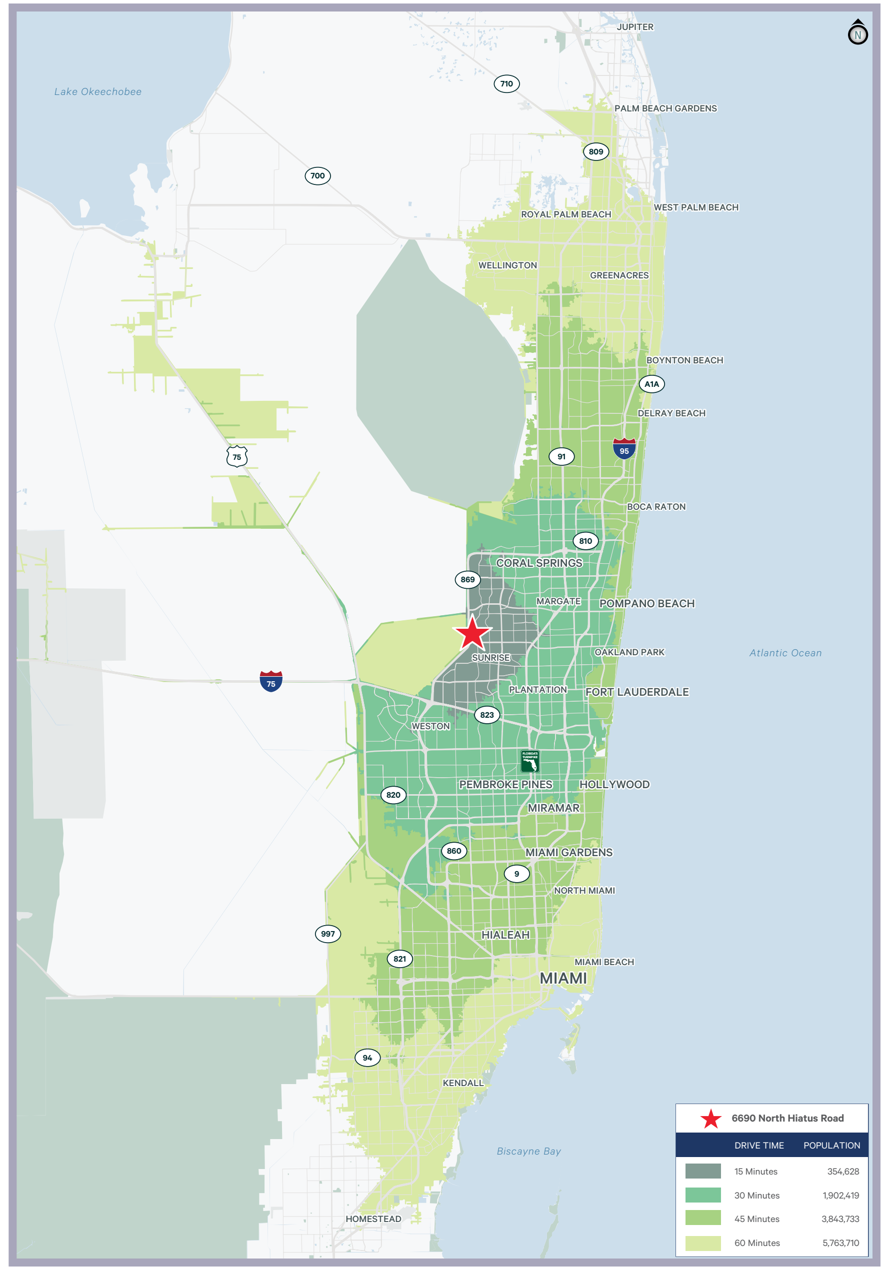
» Florida continues to benefit from no state income taxes and has become increasingly attractive to wealthy decision-makers and growing businesses

» 85% of Florida's new residents have a six-figure income

EXCEPTIONAL NEARBY AMENITY BASE

» Wide ranhe of

- Dining options
- Nearby hotels
- Other convenient amenities; gas stations, Publix, banks & more

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ViewSonic
acer
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FACING SOUTH
TOLL
869
COMMERCIAL BLVD
NOB HILL RD
NW 67TH ST
HIATUS RD
N


FACING EAST
INTERSTATE
95
FLORIDA'S TURNPIKE
NOB HILL RD
W MCNAB RD
NW 67TH ST
HIATUS RD
N

PROPERTY OVERVIEW

CORPORATE HQ
MANUFACTURING
DISTRUBUTION BULDING
DATA CENTER BUILDING

Assembly or Secure Storage Area
Under Mezzanine

Assembly or Secure Storage Area
Under Mezzanine

PROPERTY SUMMARY

Address	6690 North Hiatus Road, Tamarac, Florida 33321
Year Built / Updated	1998 / Continually
Building Size / Office Area	±52,000 SF Total / ±12,500 SF Office
Parking Spaces	88 (4 Handicaps)
Warehouse Clear Height	22'
Number of Floors	2
Dock-High Loading Doors	2
Drive-in Ramps	2
Elevators	1 Passenger
Fire & Life Safety	Fully Fire Sprinklered
HVAC	100% Air Conditioned - Package, Split & Mini-Split Systems
Municipality	City of Tamarac
Zoning	BP: Business Park
Assessor Parcel Number	4941-07-08-0022
Construction	Tilt Wall
Roof Type	Steel Bar Joist with a lightweight metal deck

SITE PLAN

MARKET OVERVIEW

SOUTH FLORIDA AT A GLANCE

ACCELERATING POPULATION GROWTH | **ROBUST EMPLOYMENT GROWTH** | **INCREASING DEMAND**

POPULATION

INCREASE IN POPULATION
+388,336
+77,667 ANNUALLY

#4
SOUTH FLORIDA
FASTEST GROWING MSA IN BOTH TOTAL PEOPLE AND % GROWTH

PROJECTED INCREASE IN POPULATION
+554,721
+110,944 ANNUALLY

LAST 5 YEARS — NEXT 5 YEARS

EMPLOYMENT

INCREASE IN JOBS
+332,767
+66,553 ANNUALLY

IN YoY JOB GROWTH
#3
RANKED STATE

PROJECTED INCREASE IN JOBS
+164,571
+32,914 ANNUALLY

48,000 LATIN AMERICANS & 4,400 NEW YORKERS RELOCATE TO SOUTH FLORIDA ANNUALLY

SALT
REDUCTION OF STATE & LOCAL TAX UNDER THE NEW TAX REFORM WILL CONTINUE MAKING FLORIDA AN ATTRACTIVE PLACE TO LIVE

Inc.
NAMED SOUTH FLORIDA A "HOTBED FOR STARTUPS."

RANKED 1ST
THE KAUFFMAN FOUNDATION RANKED SOUTH FLORIDA 1ST IN STARTUP DENSITY AMONG MAJOR US METROS
247.6 STARTUPS
PER 100,000 RESIDENTS

WHAT DOES THIS MEAN FOR YOU?

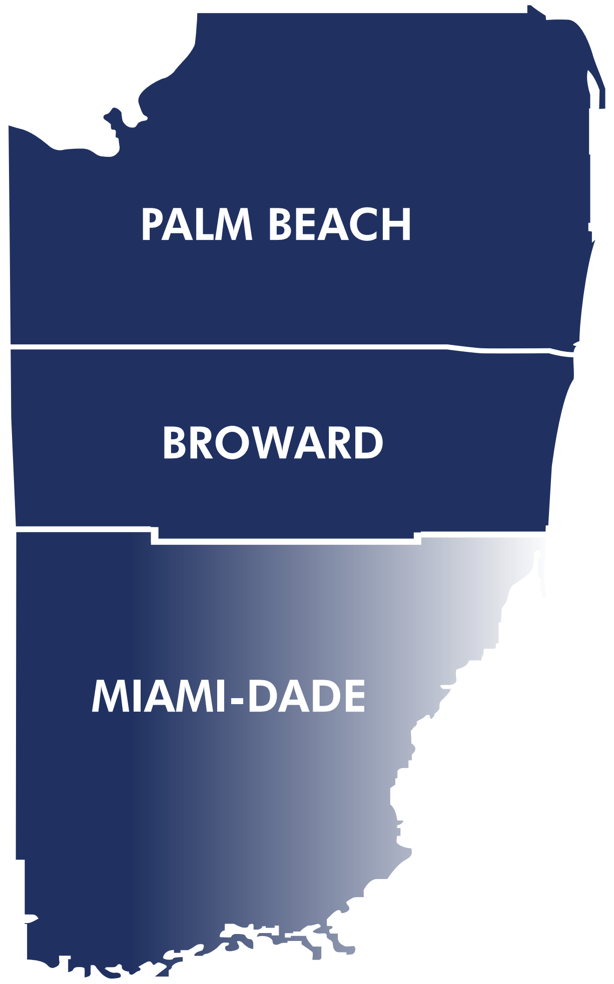
$$\frac{\text{RISING DEMAND}}{\text{LAGGING SUPPLY}} = \$\uparrow$$

INCREASING RENTS AND VALUE

WHY IS CONSTRUCTION LAGGING

- LIMITED DEVELOPMENT SITES
- HIGHER & BETTER USES
- HIGH CONSTRUCTION COSTS
- DIFFICULTY PRE-LEASING DUE TO SMALL TENANT SIZE

SOUTH FLORIDA OVERVIEW



While South Florida has no official boundaries and is defined differently by different sources, it most commonly refers to Miami-Dade, Broward, and Palm Beach County. The region is the largest metropolitan area in the Southeastern United States with a population of 6.2 million, making it the 7th largest population center in the country and the growth engine for the entire state. Given its international appeal, the region's growth has been fueled primarily through international migration and is one of the fastest growing major metro areas in the country. South Florida's lifestyle, variety of opportunities, bolstering economy, and tax incentives make it one of the most desirable places to live globally and attracts visitors and residents from all walks of life. Florida surpassed New York in 2014 to become the third most populous state in the nation.

6.2 MILLION
PEOPLE IN THE REGION

"South Florida's Economic, Employment and Population Growth Continues to Outpace the National Average"

TOURISM

Domestic and international tourism, which has traditionally been a mainstay of the Florida economy, continues to thrive and has seen robust growth in recent years. In 2019, more than 45 million people visited South Florida. South Florida is home to two of the busiest cruise ports in the world. PortMiami is recognized as the "Cruise Capital of the World" and has retained its leading world status for well over a decade, with 15 cruise lines home porting in Miami and nearly 5 million passengers per year. Port Everglades, on the other hand, is the home port for the two largest cruise ships in the world (Royal Caribbean's MS Oasis of the Seas and MS Allure of the Seas) and sees more than 3.8 million passengers per year.

"South Florida Boasts More Than 1200 Multinational Corporations and 40 Binational Chambers of Commerce"

ECONOMY

Although tourism remains a key element to the South Florida economy, South Florida's economy has experienced rapid diversification, as international trade, finance, real estate, light manufacturing, healthcare and telecommunications have grown to rival the traditional preeminence of tourism. South Florida supports a Gross Metropolitan Product of $354 billion which is 12th in the United States as of 2018. The regions also boasts more than 1,200 multinational corporations and 40 bi-national chambers of commerce, as well as being home to more international banks than any other metro on the east coast aside from New York. The Miami Customs District reported total trade of $111.4 billion in 2018, placing the District 12th in the U.S. South Florida is one of the few Districts that continues to report a trade surplus among those in the U.S., amounting to $11.8 billion during 2018. The connectivity to international markets in Latin America, as well as the economic diversity, has propelled Miami to a world-class city.

FINANCIAL SERVICES

Thanks to its superior connectivity, Miami has become a financial hub with more international banks than any city on the east coast outside of New York. Because of this, some have branded Brickell, the city's financial epicenter, as the "Wall Street of the South." This growth has also been aided by migration of financial services companies relocating from high cost states due to the 2017 Tax Cuts and Jobs Act. Since 2015, employment in financial services has increased 7.9%; Pre-COVID-19 that figure was 10.1%). Given the current environment and underlaying fundamentals and advantages Miami has, this level of growth is projected to continue, and more companies are expected to relocate to the region. Recent examples include Icahn Enterprises and Starwood Capital.

TECHNOLOGY

AlthouOnce an afterthought, Miami's profile among tech firms is growing. This is thanks to home grown companies like Ultimate Software and Chewy.com. Aided by investment from Microsoft and conventions such as eMerge, Miami is now on the map as an emerging market for technology companies. Almost 67,000 workers are employed in various tech fields and positions in South Florida. What's more, South Florida ranked 8th in the growth rate of tech talent over a 5-year span in a recent CBRE report, ahead of markets such as Seattle, Los Angeles, New York, and Austin. Another key metric that supports Miami's burgeoning tech scene is the net "brain gain," which counts the amount of tech workers who enter a market vs. those who out-migrate. Out of the 50 markets scored in the report, only 16 posted a positive brain gain, one of which was South Florida.

TRANSPORTATION AND INFRANSTRUCTURE

South Florida features excellent connectivity to local, regional, national and international markets. Florida's Turnpike, I-95, I-595, I-75, Sawgrass Expressway, Palmetto Expressway (SR 826), Dolphin Expressway (SR 836) and Okeechobee Road (US Hwy. 27) are the major arteries crisscrossing the region that provide easy access across all three counties. Miami International Airport, Fort Lauderdale-Hollywood International Airport, Port Everglades, and Port Miami provide excellent air and sea access, respectively, to domestic and international markets.

While the region has traditionally been dominated by automobile travel, South Florida also features a well-developed mass transit system, including the Tri-Rail Commuter Rail system, which links West Palm Beach, Fort Lauderdale and Miami. Miami also supports the local MetroRail system, which provides an elevated rail system throughout portions of Miami-Dade County.

The newest additional to the region's infrastructure is the Brightline, the nation's only privately owned and operated passenger rail system. Operations for the high-speed rail service began in 2018 with terminals in Miami, Fort Lauderdale, and West Palm. Additional stations are planned Boca Raton and Aventura as well. Construction is currently underway to connect the South Florida terminals with a route to Orlando by 2022.

PORT MIAMI

Port Miami is considered the "Cargo Gateway of the Americas" with more than 7.7 million tons of cargo passing through the port annually since 2011. Port Miami contributed over $43 billion to Florida's economy in 2018 and helps provide direct and indirect employment for over 334,500 jobs. Cargo destined for more than 100 countries and 250 ports around the world flow through this seaport. Due to its strategic location, the port included among its top ten trading partners countries from the Far East, South and Central America, Europe and the Caribbean. Port Miami's top trade partners by dollar value include China, the Dominican Republic, Honduras, El Salvador, and Colombia.

EVERGLADES

Port Everglades is one of Florida's leading container ports, serving more than 150 ports and 70 countries around the world. Port Everglades is South Florida's main seaport for receiving petroleum products including gasoline, jet fuel, and alternative fuels. The port serves as the primary storage and distribution seaport for refined petroleum products, distributing fuel to residents of 12 Florida counties. Port Everglades is a self-supporting Enterprise Fund of Broward County government with operating revenues of approximately $168 million in fiscal year 2018. It does not rely on local tax dollars for operations. The total value of economic activity at Port Everglades is over $34 billion. Approximately 230,000 Florida jobs are impacted by the Port.

MIAMI INTERNATIONAL AIRPORT

Miami International Airport, located approximately six miles west of Miami's central business district, generates business revenue of $31.9 billion annually and supports more than 275,000 jobs in South Florida. MIA is recognized as one of the nation's busiest airports, welcoming nearly 50 million passengers in 2021. Bolstering the region's connectivity, MIA offers non-stop flights to 59 domestic cities and 104 international destinations.

Given the region's reputation as a tourism mecca, the volume of passenger activity at MIA is no surprise, but the Airport plays a critical role in Miami's trade with the rest of the world. MIA ranks as the #3 airport in the nation in terms of cargo traffic, and #1 in international freight, responsible for over 2.3 million tons of cargo annually; it handles 79% of all air imports and 77% of all air exports between the US and Latin America and the Caribbean. The airport is by far the dominate entry point for perishable goods coming into the U.S. – 63% of all perishable goods entering the country flow through MIA.

In order to maintain this competitiveness, Miami International Airport is set to begin a $5 billion capital improvement plan to improve both passenger and cargo capacity.

FORT LAUDERDALE INTERNATIONAL AIRPORT

Fort Lauderdale-Hollywood International Airport is ranked as the 18th busiest airport (in terms of passenger traffic) in the United States, as well as the nation's 14th busiest international air gateway and one of the world's 50 busiest airports, processing almost 30 million passengers in 2021, including 4.3 million international passengers. The airlines at FLL have set consecutive records for departing and arriving passengers in each of the last five years. With over 700 daily flights to 135 domestic and international destinations, FLL has become an intercontinental gateway to South Florida. In 2021, inbound passengers to FLL hailed from 185 different countries.

The airport is currently undergoing major improvements as part of the FLL Airport Improvements and Renovations Program (FLLAIR), including terminal expansions, new runways, and terminal modernizations, all of which will contribute to the airports continued expansion and economic impact on the local region.

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Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

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