



**Iconic Class A
office building**

**FOR
LEASE**

PRESIDENTIAL CIRCLE
4000 HOLLYWOOD BLVD.
HOLLYWOOD, FL



Building highlights



24/7 lobby attendant

On-site conference facilities

Fiber optics available

On-site cafe and property management

4.0/1,000 s.f. parking ratio, 1/3 covered

Midway between I-95 and Florida Turnpike access ramps

\$25.00 p.r.s.f. NNN + \$16.74 p.r.s.f. operating expenses inclusive of electric and janitorial)



Nearby amenities

Over 40 restaurants, many within walking distance, including Jimmy Johns, Picadilly, Sub City, Wendy's, Capones Italian, Il Posto, Sebastianos, and many more

On-site banking as well as multiple bank options within walking distance

Shopping close-by including Target, CVS, Publix, Walmart, and other retail

Shipping and office service stores such as FedEx Office and UPS Store

Convenient to buses and Tri-Rail



Available Space

2nd Floor Contiguous Available North Tower
5,295 to 18,068 RSF

Suite	RSF	Suite	RSF
120-N	5,167	450-N	5,425
164-N	4,929	475-S	3,181
200-N	7,764*	501-S	3,177
270-N	5,294*	520-S	3,790
322-N	1,666		
455-S	1,641*		
467-S	1,802*		

* Contiguous

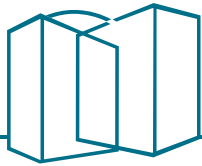


LEASING CONTACT



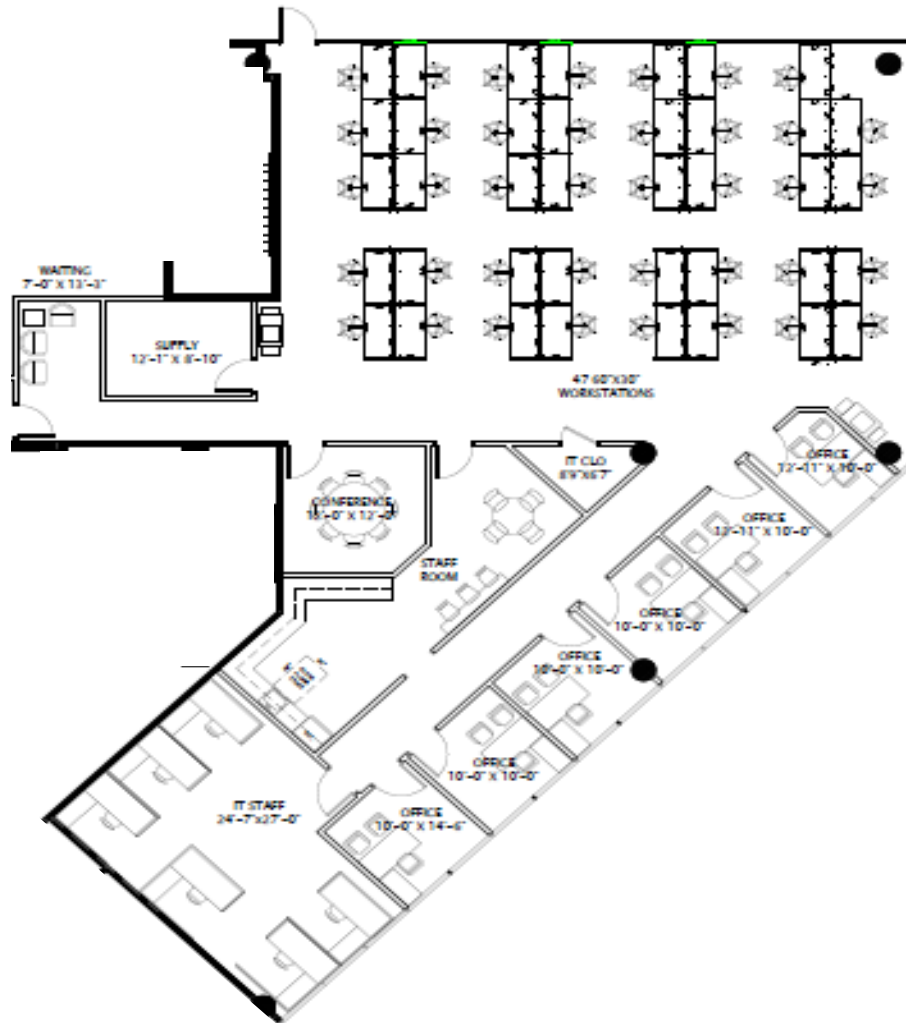
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brady.titcomb@am.jll.com

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SUITE 164N - 4,929 RSF

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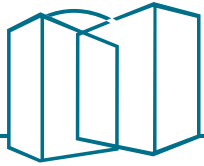
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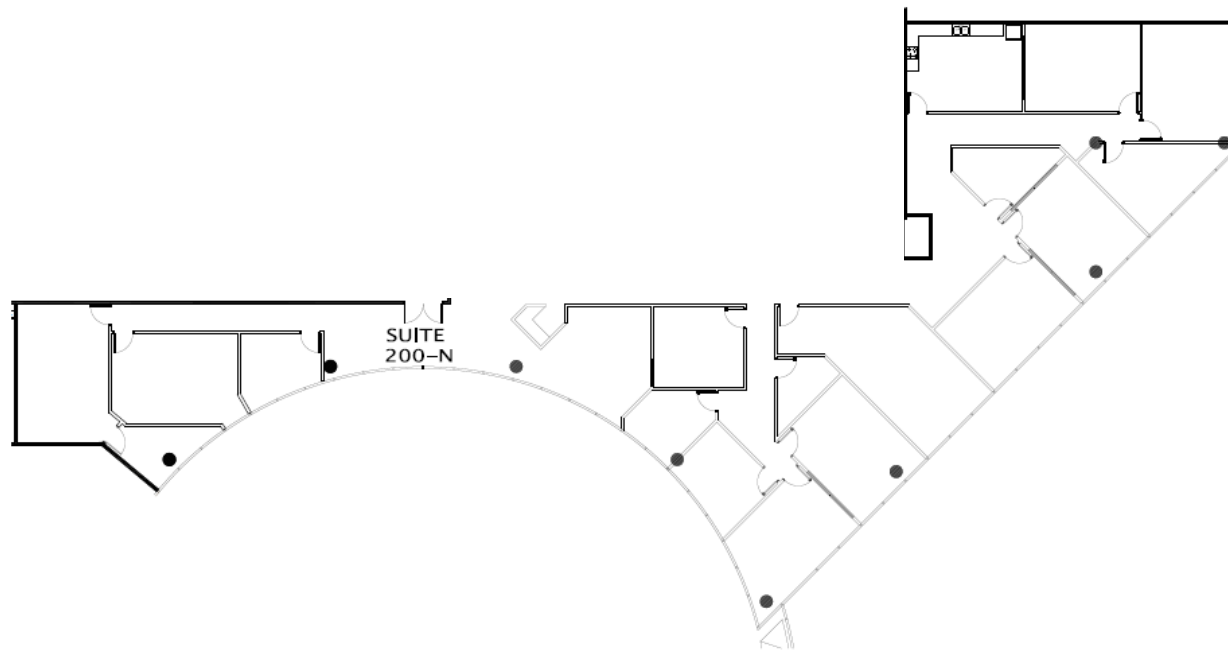
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SUITE 200N - 7,764 RSF

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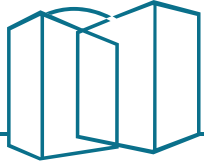
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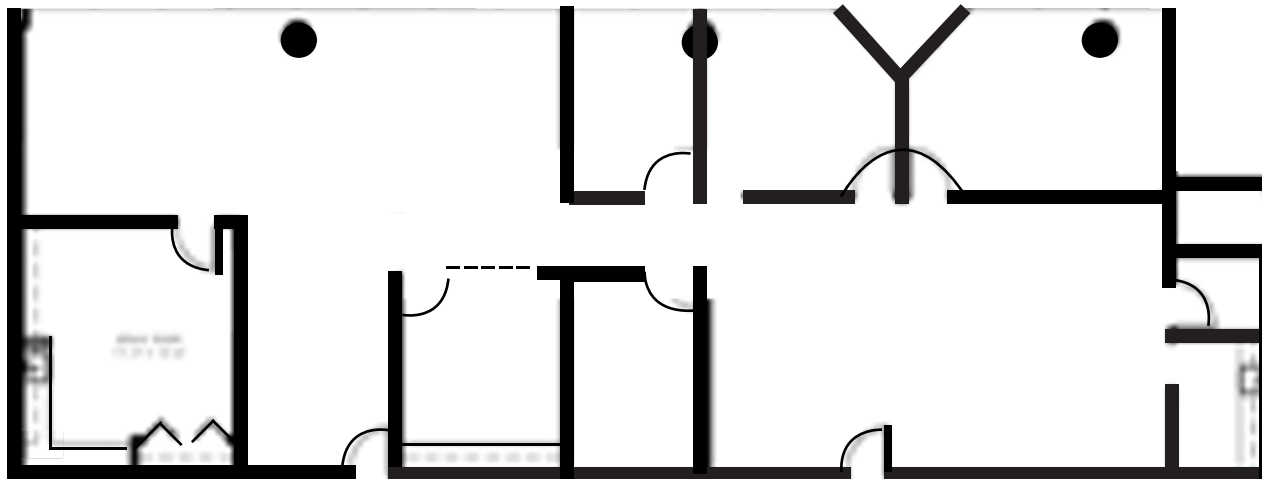
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SUITE 220-240N - 3,240 RSF

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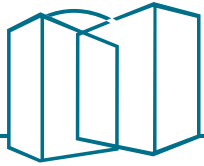
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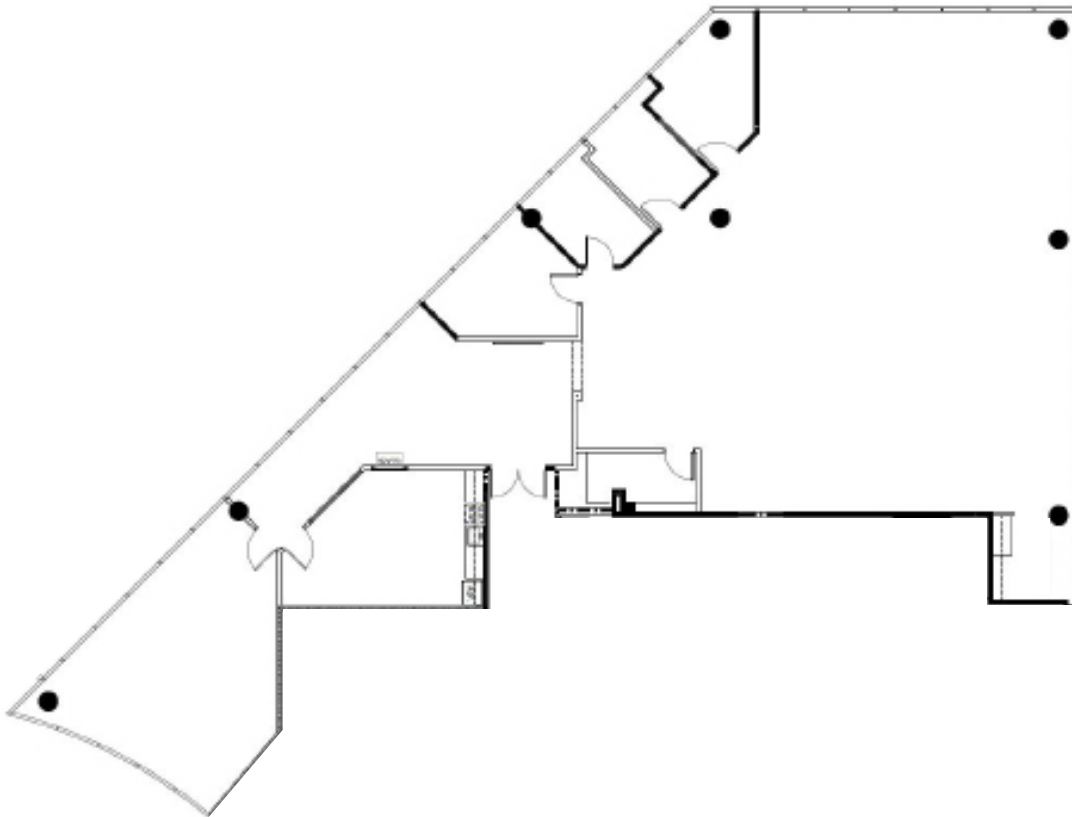
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SUITE 270N - 5,294 RSF

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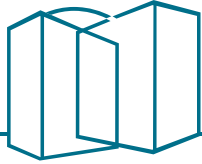
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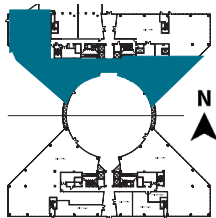
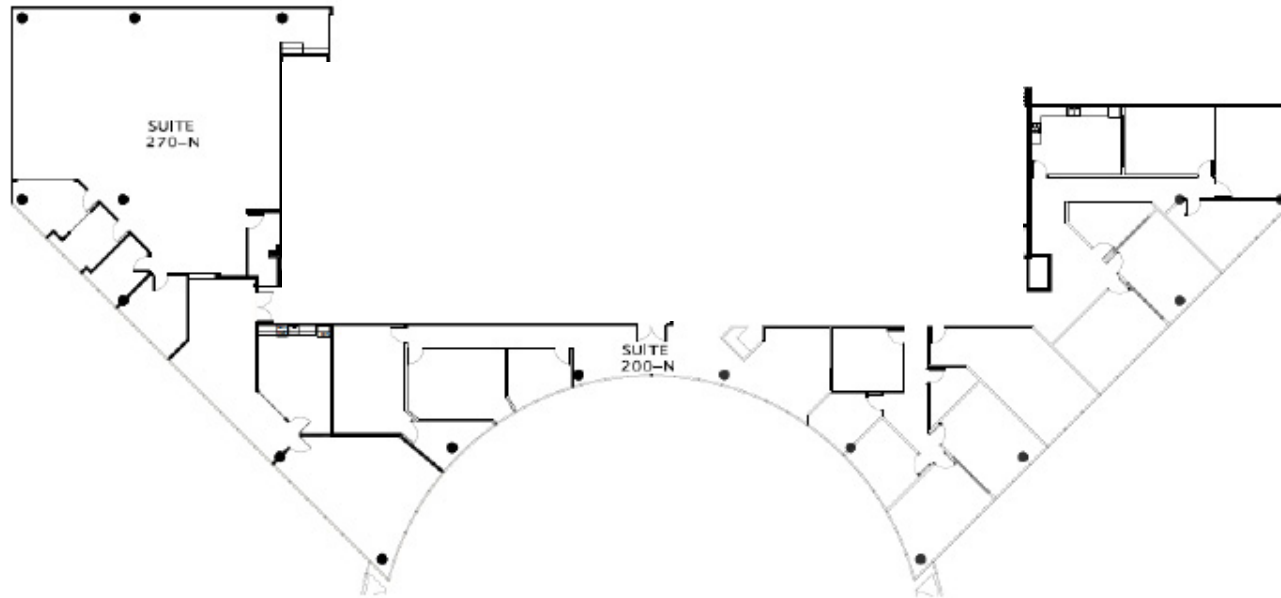
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SUITE 200-N, 270-N

13,058 RSF

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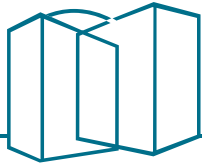
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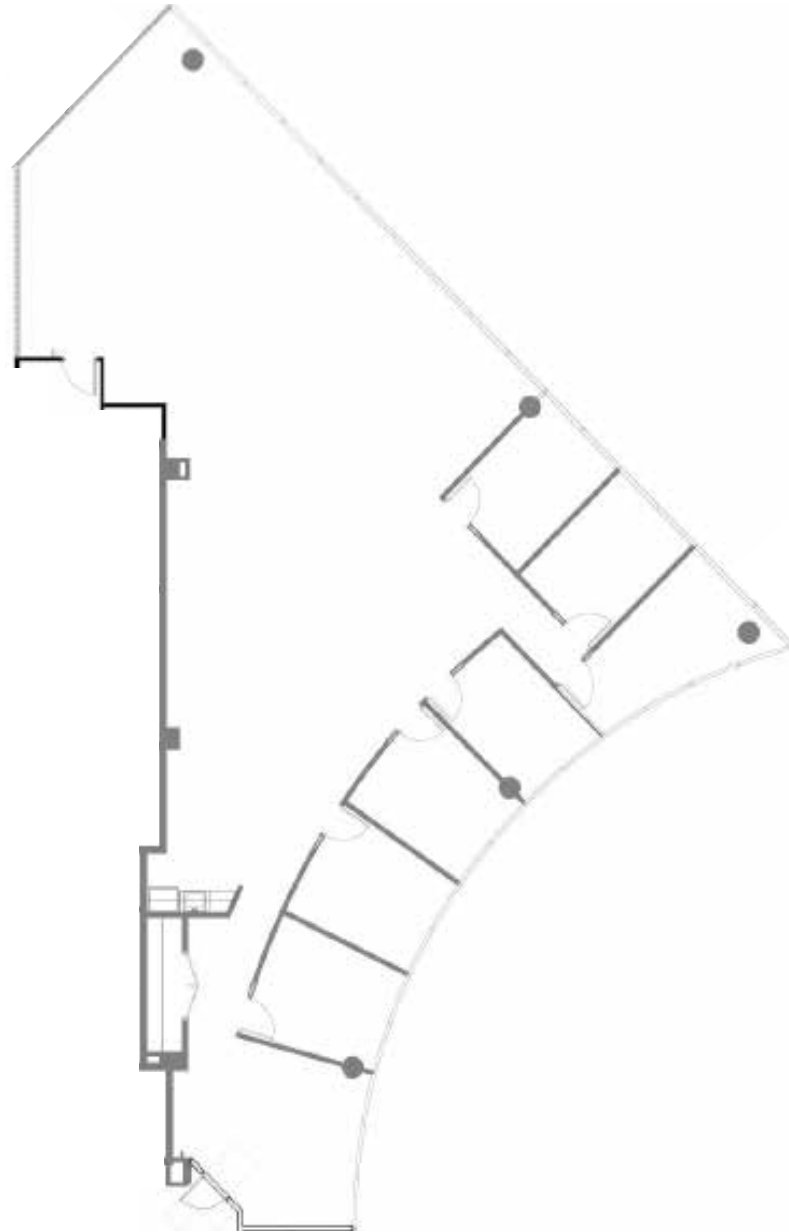
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SUITE 320N - 4,339 RSF

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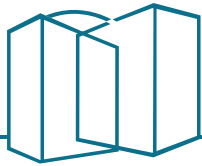
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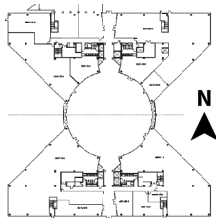
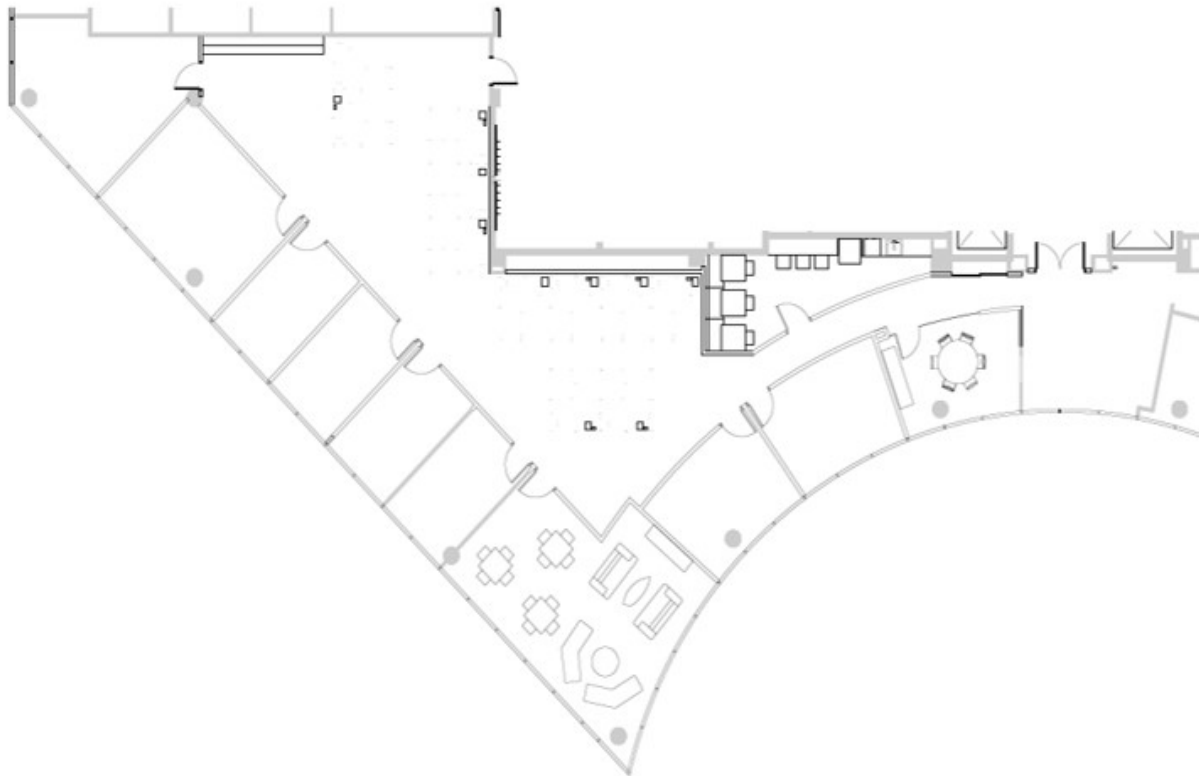
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SUITE 450-N - 5,425 RSF

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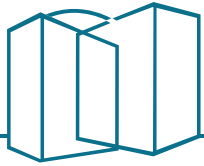
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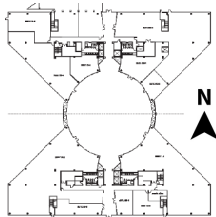
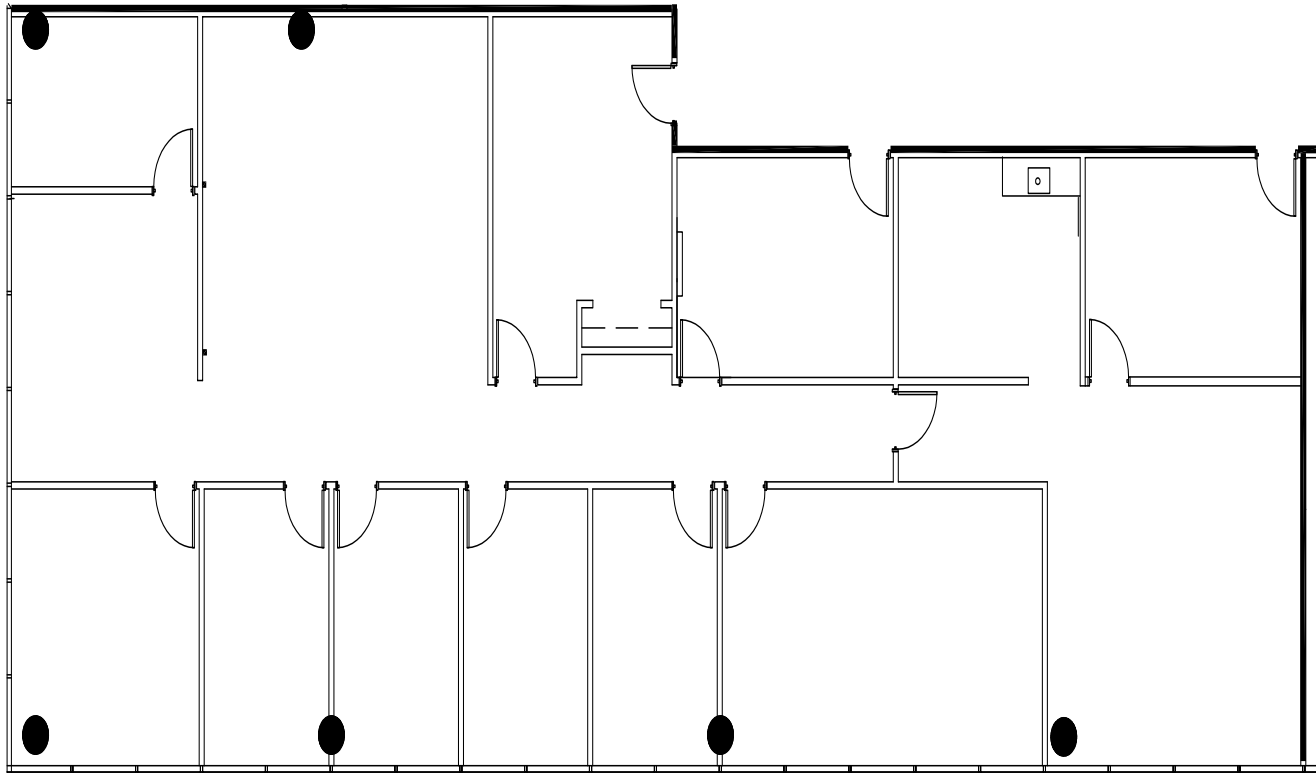
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SUITE 465-S - 4,163 RSF

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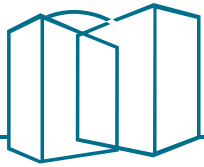
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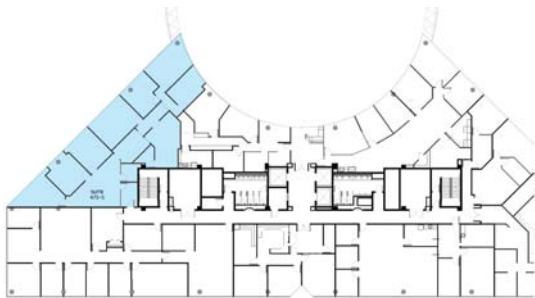
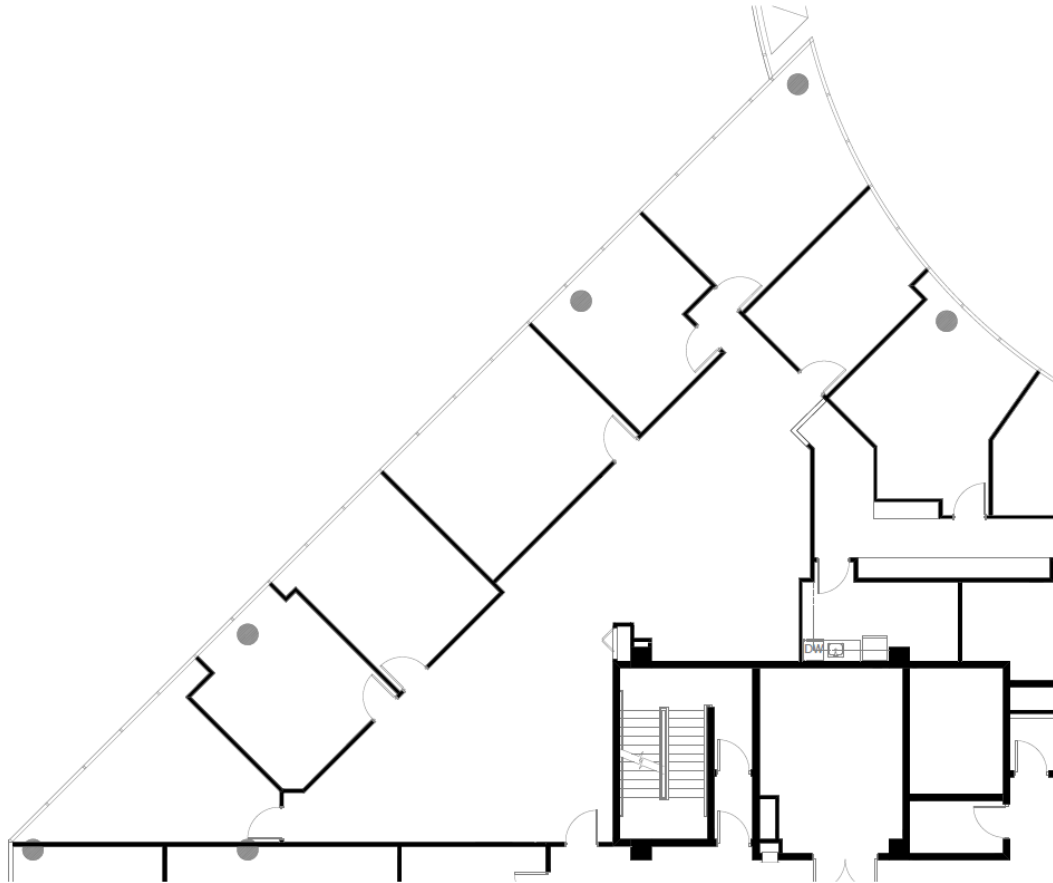
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SUITE 475-S

3,181 RSF

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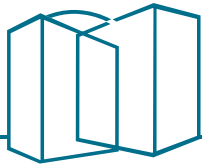


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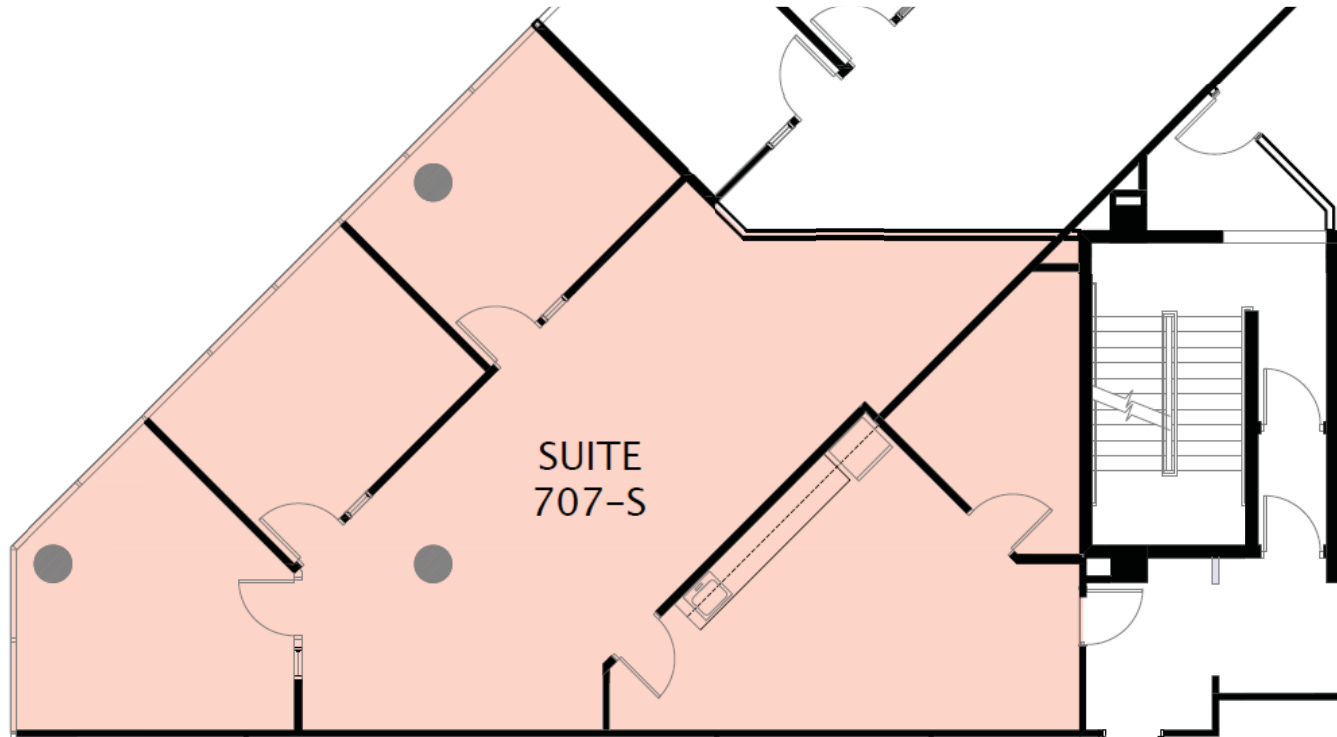
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SUITE 707-S

1,743 RSF

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