



### PROPERTY DETAILS

- Class A Office Building located in the center of Broward County
- Immediate Occupancy Available
- Common areas recently renovated
- Prominent monument signage at intersection of University Drive and Broward Boulevard
- Close proximity to I-595, I-75 and the Sawgrass Expressway
- Multiple restaurants, shopping and business class hotels nearby
- Traffic counts over 48,000 daily
- Ample free parking adjacent to building
- Located in the heart of Plantation, FL
- Accessible via both S. University Dr. and W. Broward Blvd

## FOR LEASE



### PRICE

\$27.00 SF/yr (MG)



### YEAR BUILT

1985



### AVAILABLE SF

1,450 - 3,775



### PARKING

4:1,000



### LOCATION

Plantation Florida

For more information:

**Jonathan Thiel**

954.652.2020 | [jthiel@Bergercommercial.Com](mailto:jthiel@Bergercommercial.Com)  
[bergercommercial.com](http://bergercommercial.com)

**Lawrence Oxenberg**

954.652.2017 | [Loxenberg@Bergercommercial.Com](mailto:Loxenberg@Bergercommercial.Com)





**OFFERING SUMMARY**

Lease Rate:	\$27.00 SF/yr (MG)
Available SF:	1,450 - 3,775 SF
Building Size:	56,141 SF

**DEMOGRAPHICS**

	1 MILE	3 MILES	5 MILES
Total Households	5,873	52,729	140,210
Total Population	14,101	132,885	367,774
Average HH Income	\$80,960	\$71,365	\$65,094

**PROPERTY HIGHLIGHTS**

- Class A Office Building located in center of Broward County
- Immediate Occupancy Available
- Common areas recently renovated
- Prominent monument signage at intersection of University Drive and Broward Boulevard
- Close proximity to I-595, I-75 and the Sawgrass Expressway
- Multiple restaurants, shopping and business class hotels nearby
- Professional property management
- Ample free parking adjacent to building
- Located in the heart of Plantation, FL

SPACES	LEASE RATE	SPACE SIZE
Suite 220	\$27.00 SF/yr	3,564 SF
Suite 325	\$27.00 SF/yr	3,775 SF
Suite 319	\$27.00 SF/yr	1,450 SF

For more information:

**Jonathan Thiel**

954.652.2020 | Jthiel@Bergercommercial.Com  
 bergercommercial.com

**Lawrence Oxenberg**

954.652.2017 | Loxenberg@Bergercommercial.Com

