

CORNERSTONE

100% Occupied Class A Jewel-Box Office Offering
Plantation, FL



EXECUTIVE SUMMARY

THE OFFERING

Jones Lang LaSalle, as exclusive advisor, is pleased to present the opportunity to acquire Cornerstone V (the “Property”), a premier 52,424 SF, Class A, jewel-box office building located at 1250 S Pine Island Road in Plantation, Florida. This five-story, 100% occupied asset is anchored by the private equity firm Exuma Capital, which recently committed their headquarters to the entire fifth floor, representing 25% of the building’s rentable square footage. Situated at the main entrance of Cornerstone Corporate Park, the Property is one of the most visible office assets in South Florida and has immediate accessibility to I-595, a feature that generates significant signage revenue. Located in the bustling Midtown Plantation submarket, which has seen 41% rent growth over the past five years, the asset offers a clear path to value creation. With a weighted average lease term of 2.9 years, Cornerstone V presents investors with an ideal near-term opportunity to capitalize on current rents that are 24% below market rates and capture the significant upside of this asset.

PROPERTY SUMMARY

Address	1250 S Pine Island Rd
Property Size	2.1 Acres
Zoning	B-7Q - Planned Commercial Development
Rentable Area	52,424 Square Feet
Year Built	2008 / 2021
Stories	5
Parking Ratio	3.2 / 1,000 SF (167 Spaces)
Occupancy	100.0%
WALT	2.9 Years
In-Place NOI	\$1,548,035

100%
Leased

52,424
Rentable Square Feet

2008 / 2021
Year Built / Renovated

2.9-Years
WALT

24%
Mark-To-Market

2.1
Acres

Excellent location with incredible accessibility

Direct access to I-595 and ~2.6 million people within a 30 min drive



150,000+ VPD

Downtown Fort Lauderdale
20-25 Min Drive

Fort Lauderdale International Airport

The Fountains

Marshall's Total Wine & More

KOHL'S DUFFY'S SMOKEY BONES

DICK'S SPORTING GOODS TODAY'S Bar & Fire Grill

chili's Olive Garden Red Lobster

FIREHOUSE SUBS LIME Fresh Mexican Grill

24 HOUR FITNESS

Market on University

LA FITNESS. Publix.

WELLS FARGO charles SCHWAB

fitlife x foods

Midtown Plantation
315 Units
2023 Delivery

Baptist Health Medical Complex

Renaissance Fort Lauderdale
250 Rooms

CORNERSTONE

Windsor Cornerstone
330 Units
Delivered 2020

Jacaranda Country Club

Broward Mall

Chick-fil-A BUFFALO WILD WINGS

H&M Dillard's PANDA EXPRESS

Starbucks JCPenney REGAL

INVESTMENT HIGHLIGHTS



SIGNIFICANT NEAR-TERM MARK-TO-MARKET AND VALUE-ADD OPPORTUNITY

With in-place rents sitting 19.4% below market rates and an average 24% mark-to-market opportunity over the first five years, combined with a short 2.9-year WALT, Cornerstone V offers a clear and immediate path to substantially increase net operating income as leases roll over in a high-growth market. Additionally, there is an opportunity to create a 1st floor retail bank branch unlocking additional SF and creating outsized value for the asset.



SECURE, EXPENSE-PROTECTED CASH FLOW

The Property is 100% occupied and features NNN lease structures, providing investors with secure in-place cash flow and insulating ownership from rising operating expenses like taxes, insurance, and maintenance.



EXCEPTIONAL LOCATION WITH UNMATCHED ACCESSIBILITY

Ideally situated with direct frontage and immediate access to I-595, Cornerstone V offers unparalleled regional connectivity for tenants and holds a significant competitive advantage in attracting and retaining top-tier businesses.



HIGH-CALIBER ANCHOR TENANCY

The recent commitment from private equity firm Exuma Capital, which leased the entire top floor (25% of RSF), validates the Property's premier quality and headquarters location while providing a strong, creditworthy anchor to the rent roll.



DIVERSE AND RESILIENT TENANT ROSTER

The Property features a stable and diverse mix of tenants from resilient, high-growth industries including law, financial services, and property technology, mitigating risk and ensuring durable income. Outside of the anchor tenant, the average tenant size is 2,808 SF allowing investors to quickly lease-up more manageable suites as tenants roll.



THRIVING DYNAMIC SUBMARKET

Located in the dynamic Midtown Plantation submarket, the Property benefits from a growing business environment that has produced impressive 41% rent growth over the past five years, with fundamentals poised for continued expansion.



UNIQUE ANCILLARY REVENUE STREAM

The building's exceptional visibility from I-595 generates significant, high-margin revenue from prominent building signage, creating a durable and diversified income stream beyond traditional tenant rents.



AMPLE AND CONVENIENT ON-SITE PARKING

The Property offers a convenient parking ratio of 3.2 spaces per 1,000 SF, a crucial amenity for tenants. There are a total of 167 parking spaces, 29 of which are covered, offering an executive amenity that boosts the buildings desirability for tenants.



PREMIER "JEWEL-BOX" OFFERING

At 52,424 SF, Cornerstone V is a perfectly sized "jewel-box" asset, highly sought after by a deep and liquid buyer pool for its manageable scale, institutional-quality features, and efficient operational profile.



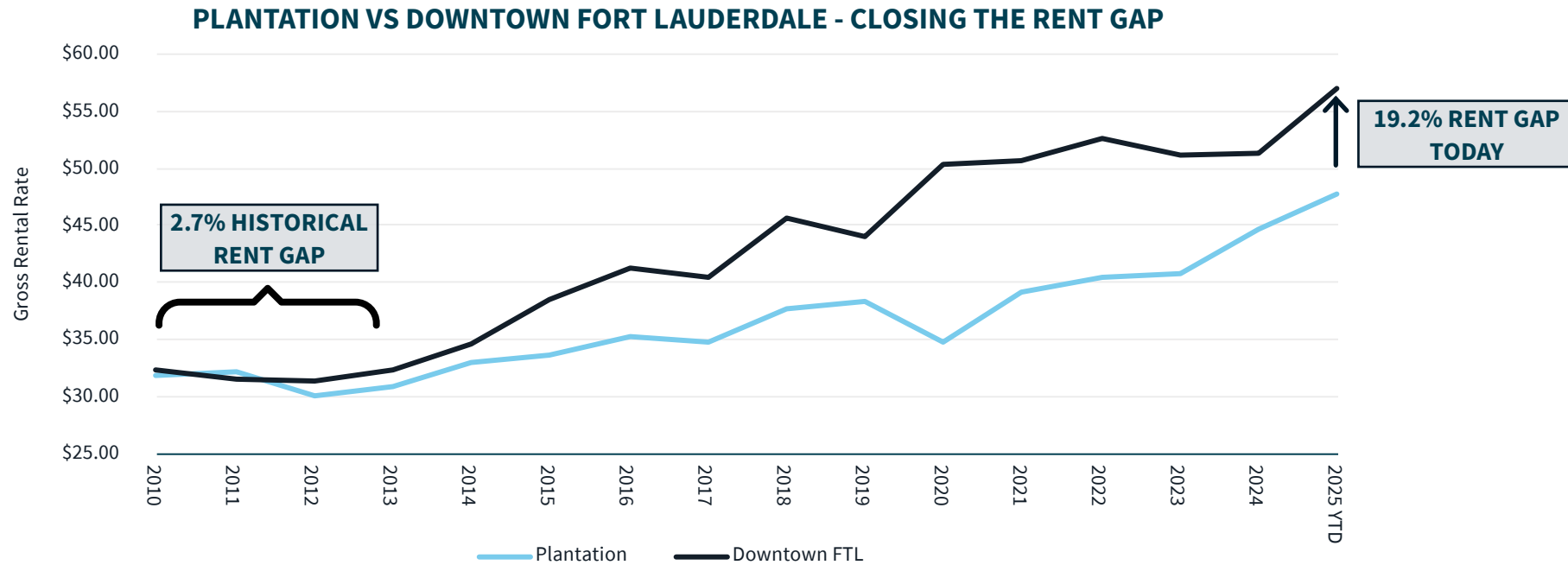
LIMITED NEAR-TERM CAPITAL EXPOSURE

As a well-maintained Class A asset, Cornerstone V requires minimal near-term capital improvements, allowing a new owner to focus on capturing rental upside without the drag of significant capital expenditures.



NEAR-TERM MARK-TO-MARKET AND RENTAL RATE GROWTH POTENTIAL

PLANTATION IS POISED TO CLOSE THE GAP ON DOWNTOWN FORT LAUDERDALE AND REVERT TO THE HISTORICAL MEAN



NEAR-TERM ROLLOVER OFFERS INCREDIBLE MARK-TO MARKET STORY AND BUILT-IN INFLATION PROTECTION

100% of RSF expiring in first five years at an average of 24.3% below market rent

YEAR	WEIGHTED AVG. RENTAL RATE @ EXPIRATION			Mark-to-Market
	RSF EXPIRING	IN-PLACE RENT	MARKET RENT	%
2026	8,048	\$25.00	\$31.00	24.0%
2027	5,027	\$25.44	\$32.55	27.9%
2028	12,435	\$25.62	\$34.18	33.4%
2029	18,073	\$31.24	\$36.32	16.3%
2030	8,206	\$29.98	\$36.61	22.1%
5 Year Period	51,789	\$27.46	\$34.13	24.3%

PLANTATION MIDTOWN HIGH GROWTH MARKET WITH OUTSTANDING DEMAND DRIVERS



VALUE ENHANCEMENT OPPORTUNITIES AND BUSINESS PLAN OPTIONALITY

The most
recognizable office
asset on I-595!



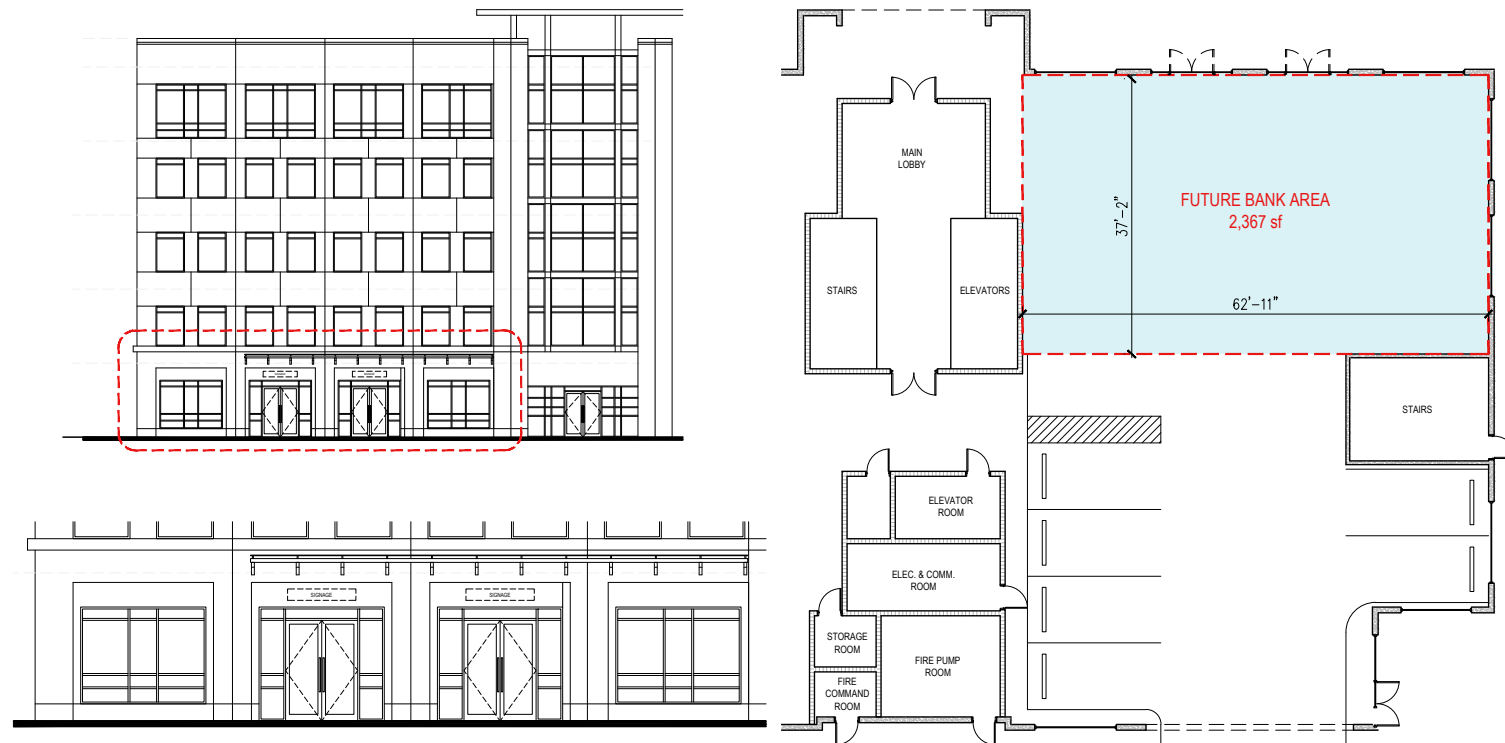
19% In-Place
Mark-to-
Market

Potential
to Enhance
Lobby &
Restrooms



Plans for
Future First
Floor Bank
Location

Available
Signage
Opportunities



CORNERSTONE✓

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