




# LAKESIDE

OFFICE CENTER

Live, Work, Play



600 NORTH PINE ISLAND RD, PLANTATION, FLORIDA 33324

 Brookwood

 CBRE



Lakeside Office Center consists of **134,443 square feet of Class A office space**. The office building is situated in one of South Florida's most desirable office and residential submarkets.



### AVAILABLE SPACE

SUITE	RSF	NOTES
150	2,394	AVAILABLE
173	2,277	AVAILABLE
230	3,700	AVAILABLE
260	6,412	AVAILABLE
310	4,3242	AVAILABLE
350	2,534	AVAILABLE 6/1/25
360	2,939	AVAILABLE
450	3,403	AVAILABLE

Lakeside Office Center is one of a few office properties in the Plantation submarket that provides a true live-work-play environment with walk-ability to nearby restaurants, banking, retail, and housing. The property is adjacent to multiple new upscale multifamily residences, including Veranda Shoppes, The Remy Apartments, The Manor in Plantation, and the under-construction Plantation Midtown Square project.

### JOIN THESE TENANTS AT LAKESIDE



### BUILDING RENOVATIONS



Updating Conference Room



Tenant Lounge



Floor to ceiling windows



Updating common area corridors



Beautiful Outdoor Seating Area with Lake View



### PROPERTY HIGHLIGHTS

- Rental Rate: \$26.00 - \$27.50 NNN  
Opex: \$14.52
- Common conference center
- New exterior upgrades to entrance
- 4:1,000 SF parking ratio
- New structured parking
- Comcast, ATT, and Crown Castle available
- Loading dock available for Tenant move-ins
- On-site security and property management
- Beautiful lake views with lush tropical landscaping



# EXCEPTIONAL AMENITIES & ACCESS

## RETAIL/RESTAURANTS

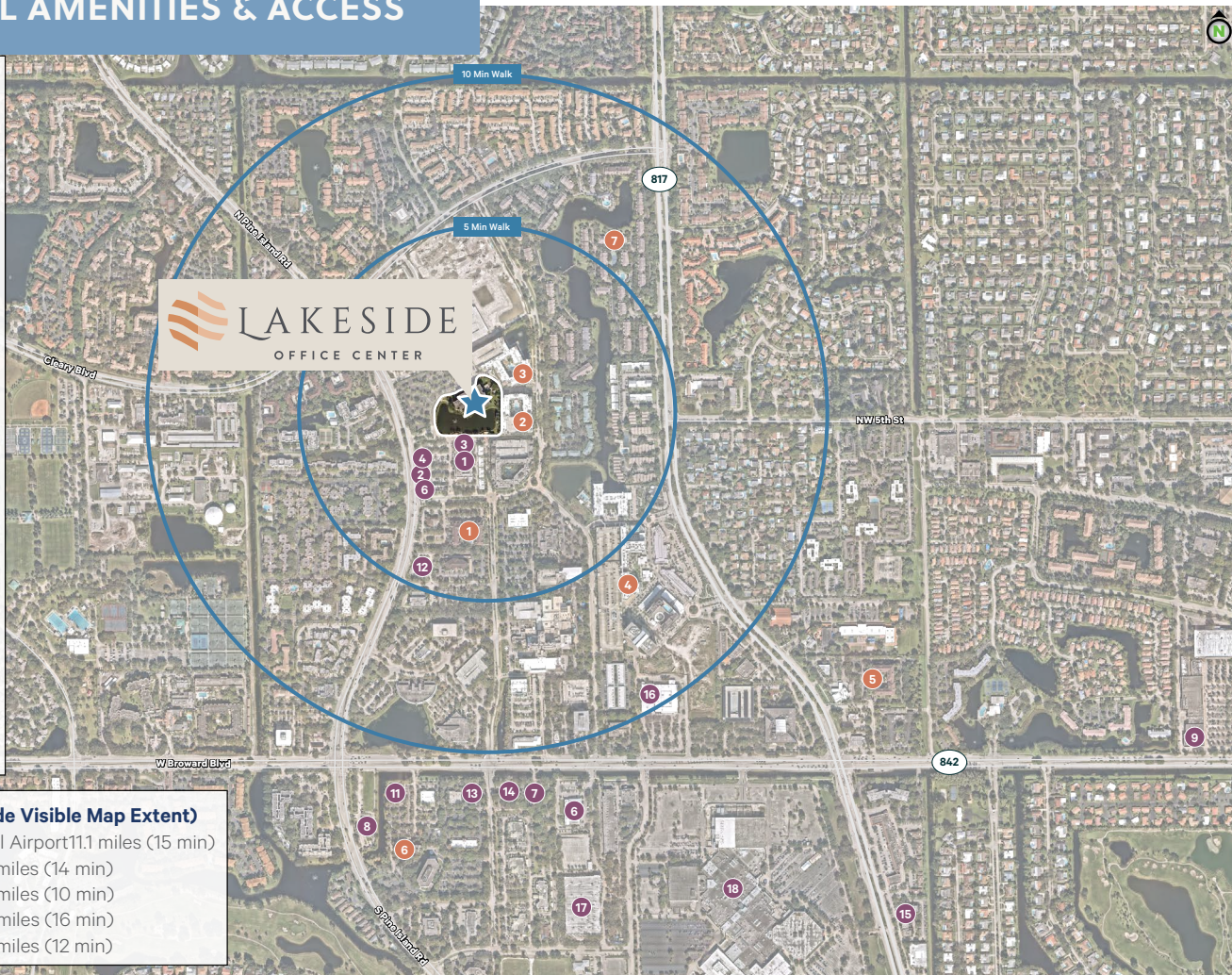
1. Publix
2. Anthony's Coal Fired Pizza
3. Dunkin Donuts
4. Pei Wei Asian Kitchen
5. Iron Bodyfit
6. Aldi
7. TGI Fridays
8. Starbucks
9. Subway
10. Einstein Bros. Bagels
11. J Alexander's
12. Regions Bank
13. Citibank
14. Wells Fargo
15. La Brasa
16. Petco
17. Target
18. Broward Mall

## HOTELS/RESIDENTIAL

1. Sonesta ES Suites
2. The Manor Apartment Complex
3. The Remy Apartments
4. Sheraton Suites
5. Residence Inn by Marriott
6. Hyatt Place
7. St Tropez at Plantation

## POINTS OF INTEREST (Outside Visible Map Extent)

1. Fort Lauderdale/Hollywood Int'l Airport 11.1 miles (15 min)
2. Sawgrass Mills Mall 5.8 miles (14 min)
3. I-595 3.4 miles (10 min)
4. I-95 6.8 miles (16 min)
5. Florida's Turnpike 4.5 miles (12 min)



## LOCATION DESCRIPTIONS

- Adjacent to The Veranda Shoppes including restaurants, banking and retail, and new upscale multifamily residences
- Convenient to public transportation, including county and community bus service
- Close proximity to all major highways via I-595
- 15 minutes and 11 miles to Fort Lauderdale/ Hollywood International Airport

### FOR MORE INFORMATION CONTACT:

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