

# LEASE

## THE COMMONS

1245-1265 S Military Trail Deerfield Beach, FL 33442



### PROPERTY DESCRIPTION

Short Term Leases Available! And will deliver Build To Suit suites from 1,000-3,500 sf with Full Service Office Lease that includes CAM, electric and 5-day in-suite janitorial. Landlord is responsible for maintenance, repair and replacement of HVAC. Landlord locks in CAM at time of Lease Signing with 4% annual fixed increases so no surprises from year to year.

### PROPERTY HIGHLIGHTS

- Well maintained three office building complex.
- Full floor 6,178 sf spaces available each with their own kitchens, bathrooms, perimeter window offices and open area for collaborative work setting.
- Private entrances in addition to common area entrance.
- Walking distance to many retail shops and restaurants.

### OFFERING SUMMARY

Lease Rate:	\$33.00 SF/yr (Full Service)
Available SF:	500 - 19,054 SF
Building Size:	12,356 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	9,045	55,322	141,834
Total Population	13,595	115,062	284,904
Average HH Income	\$33,928	\$53,418	\$71,460

**M J Ridenour**  
(954) 646-1775

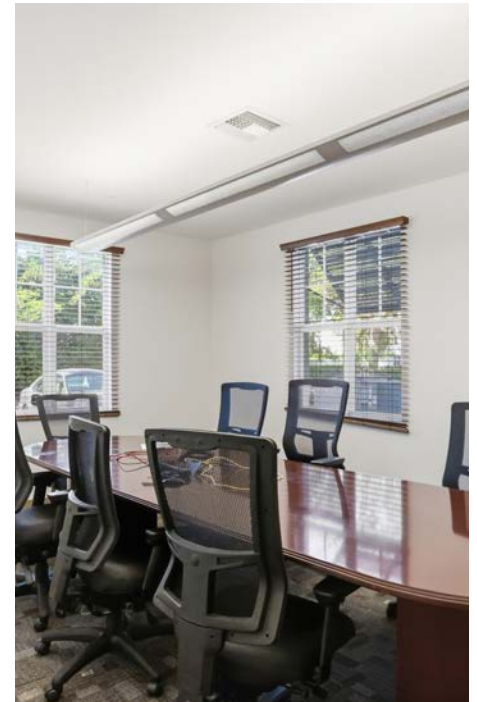


**COLDWELL BANKER**  
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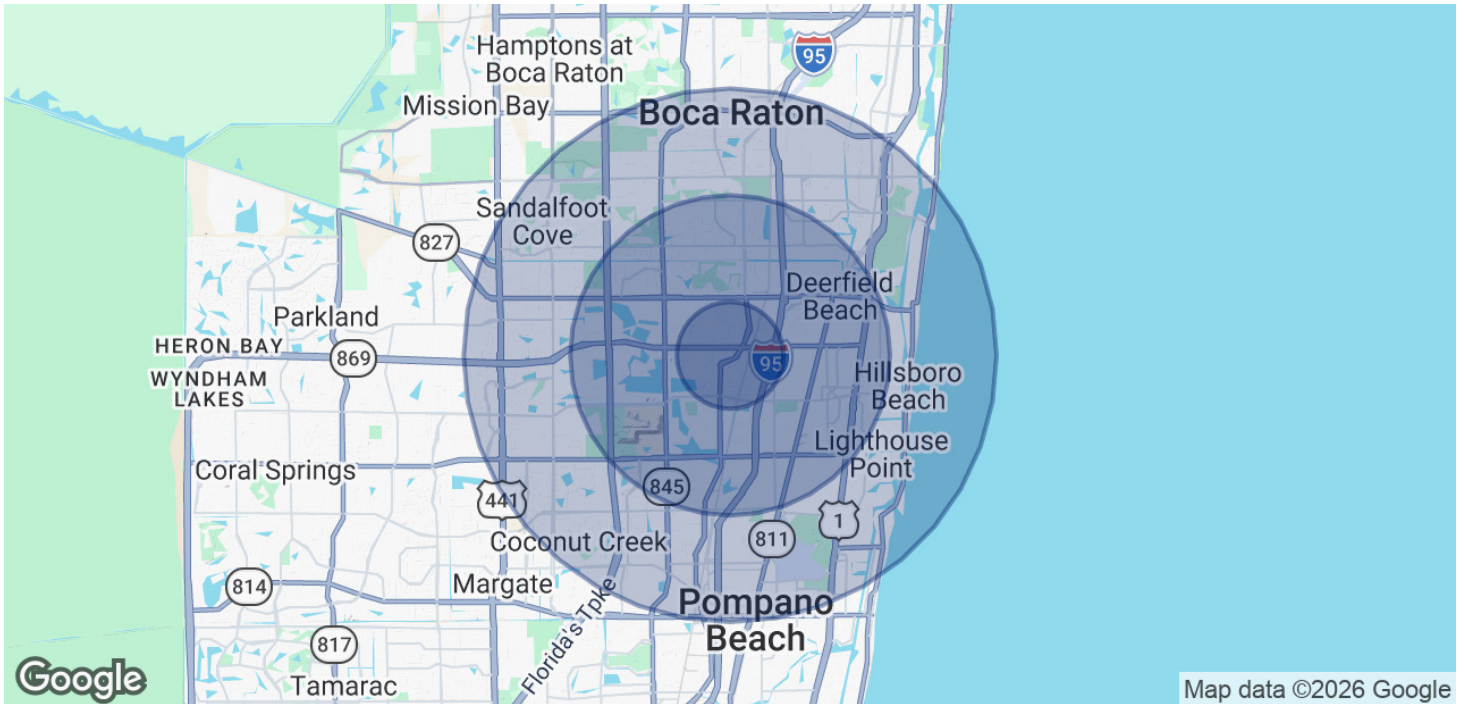


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,595	115,062	284,904
Average Age	48.2	42.6	44.6
Average Age (Male)	46.7	41.7	43.3
Average Age (Female)	49.1	43.3	45.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,045	55,322	141,834
# of Persons per HH	1.5	2.1	2
Average HH Income	\$33,928	\$53,418	\$71,460
Average House Value	\$192,090	\$271,664	\$346,955

2020 American Community Survey (ACS)

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