

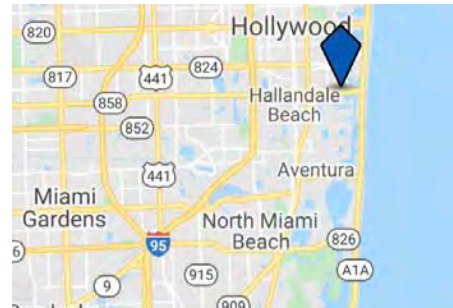
1920 Corporate Place

1920 E. Hallandale Beach Blvd, Hallandale, FL, 33009

BOUTIQUE OFFICE BUILDING

Asking:

\$26,000,000



LOCATION, LOCATION, LOCATION- THIS IS IT! THE VIEWS YOU WANT!

- 🏠 **Total Building SF:** approx. 147,810 SF
- 🏠 **Office SF:** approx. 71,400 SF rentable
- 🏠 **Rents Asking** \$40-\$46/SF, full service, 5% yearly increases.
- 🏠 **Occupancy:** 100%
- 🚗 **Traffic:** over 55,000+ cars pass daily

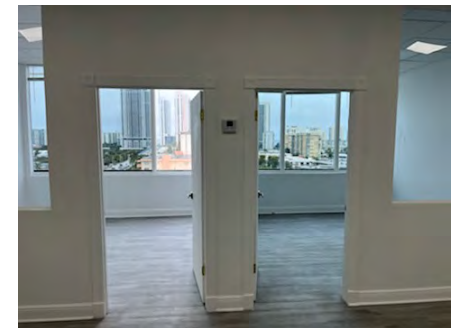
NOI: \$1,534,113
UPSIDE POTENTIAL
PROFORMA 7.47+%
CAP RATE

- 🏠 **Zoning:** **HBB EAST DISTRICT-** MIXED-USE, OFFICE, (RESIDENTIAL density up to 50 units per acre), CAN BUILD UP TO 25 STORIES HIGH. **UPSIDE POTENTIAL- re-development, increases rents and renewals!**

- 🏠 **EXTRAORDINARY LOCATION** of a 10 story **BOUTIQUE OFFICE BUILDING**, just West of the Ocean. Property consists of a 10-story office building with 6 floors office space and 4- story parking garage. This building owns "air rights" to property to East.

Property is strategically located in Hallandale, near to A1A, Ocean, all restaurants and shopping, US 1 and I-95. Hallandale is directly in between Fort Lauderdale to the North, and Miami to the South. The City of Aventura is adjacent and just to the South of Hallandale.

The **Gulfstream Racetrack** is just to the West and South of property. **Hallandale is a great Office Rental Market as it is known as the "Over-Flow Office Market" to Aventura, without paying Aventura rents of up to \$72 SF.**



Exclusively Listed by:

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