



# PLANTATION WALK OFFICES

261 N. UNIVERSITY DRIVE, PLANTATION, FL 33324

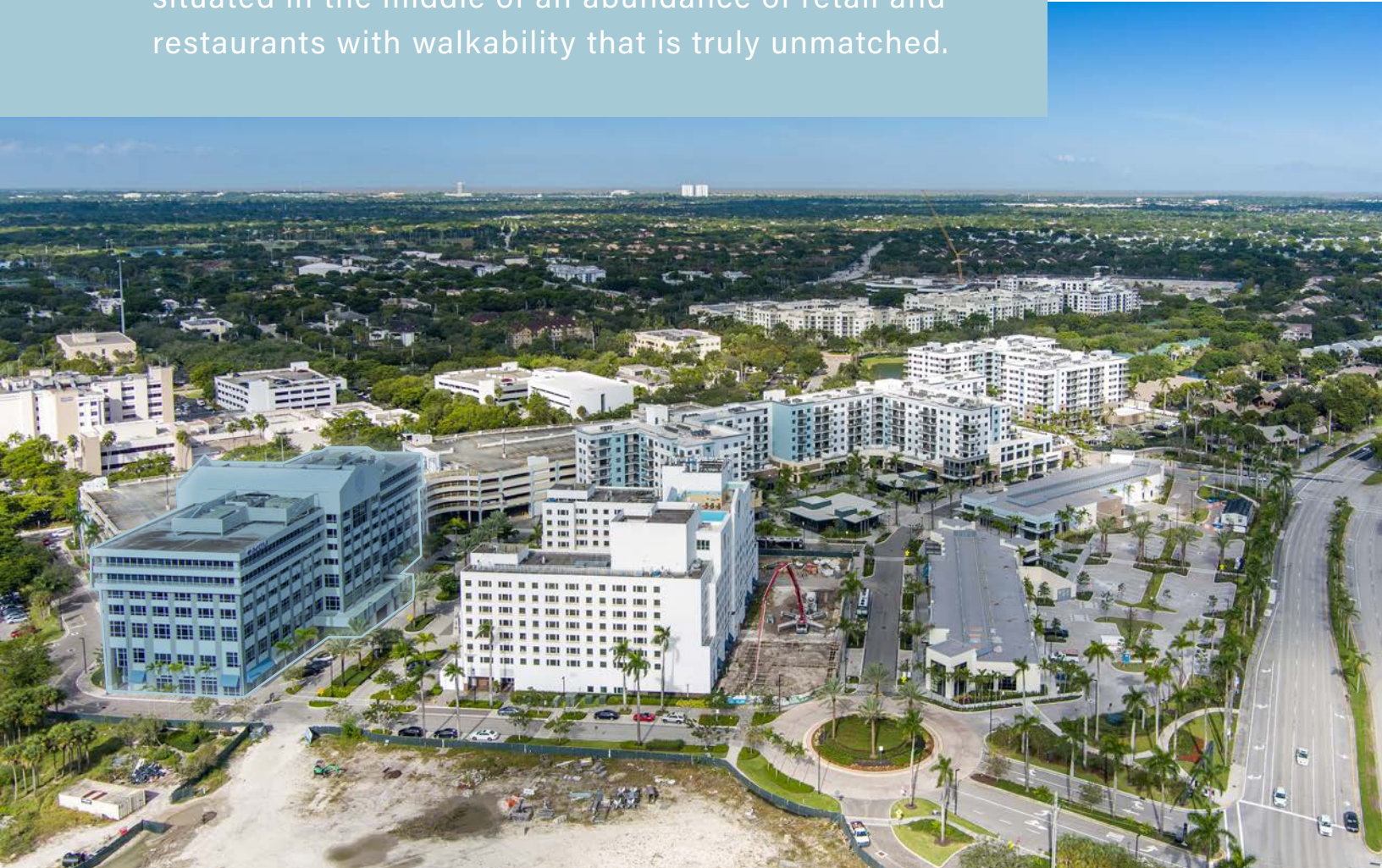


OFFICE SPACE FOR LEASE

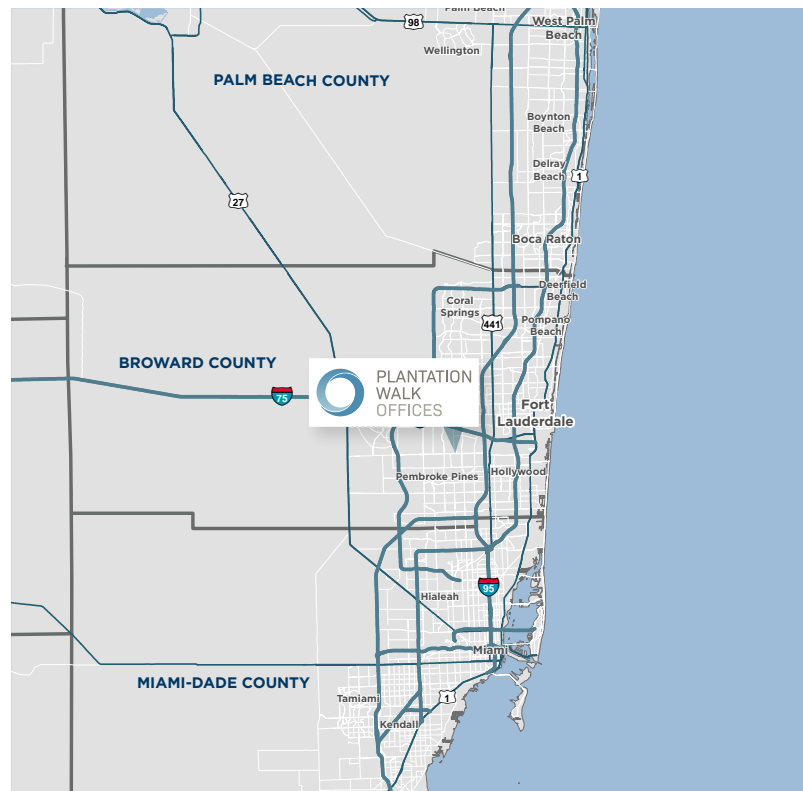


# PROPERTY HIGHLIGHTS

Plantation Walk Offices is within the Plantation Midtown Business District, an area designated as the Town Center by the City of Plantation. Midtown has evolved from a traditional suburban business complex to a mixed-use live, work, and play city center perfect for corporate users. Plantation Walk Offices is situated in the middle of an abundance of retail and restaurants with walkability that is truly unmatched.







- New hurricane impact windows
- Efficient center-core floor plate
- Attached structured parking – 5:1000 parking
- Floor to ceiling glass on some floors
- 12' ceiling heights on some floors
- Multiple points of ingress/egress
- New 2,000 kw diesel generator
- Walk to retail
- Awesome location with 91% of south Florida's population with a 60-minute drive (2 miles from I-595, 2 miles to Florida's Turnpike, 5 miles to I-95 and 10 miles to both downtown Fort Lauderdale and Fort Lauderdale International Airport)
- On-site 262 room Sheraton, full-service hotel
- 420-unit luxury apartment development on-site (The Rise at Plantation Walk)
- Recent \$15 million transformative renovation
- Full elevator modernization with updated cabs

# SITE PLAN



### WALK TO ONSITE RETAIL

- PREMIER
- the NOW
- CRACK'D KITCHEN COFFEE
- UFC GYM
- ESOS
- restoredental
- Rock of Brews
- Imasa
- ideal dental
- NAPLES SOAP COMPANY Happiness is Here
- tôi spa
- CHILLN'
- FRANK PEPE PIZZERIA
- TACOCRAFT
- PARADISE GRILLS
- A
- CARROT EXPRESS
- Ford's GARAGE
- Sushi-Bar-Restaurant
- KOB'S GREEN MARKET



# AVAILABILITIES

- **Suite 420** - 5,451 SF, available immediately

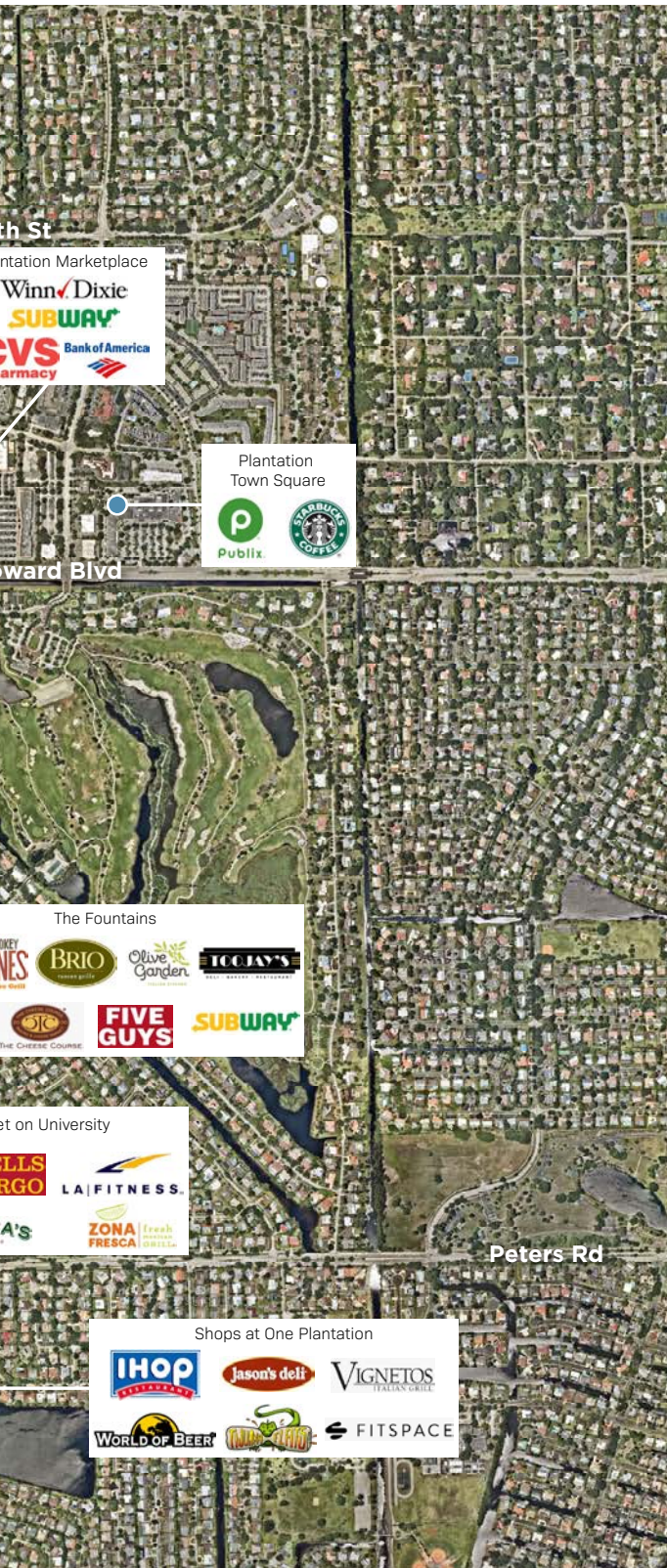








# ABUNDANCE OF ON-SITE WALKABLE RETAIL







# PLANTATION WALK OFFICES



For More Information, Please Contact:

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