

# SAWGRASS BUSINESS CENTRE.

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The following is a proposal, on behalf of Sawgrass Business Centre, for your consideration to lease the below referenced property under the following terms and conditions.

Address: 599 Sawgrass Corporate Pkwy., Sunrise Fl. 33325.

Unit Size: 5,015 sq ft

Term: 5 years (60 months)

Minimum Base Rent (1<sup>st</sup> year): \$16.00 / sq ft / Year

Common Area Maintenance: \$5.25 / sq ft / Year

Rent / month (1<sup>st</sup> year): \$8,880.73 (includes base, CAM & tax)

Annual Increase to Base Rent (not CAM): 5%

Security Deposit: \$17,761.46 (The equivalent of 2 months' rent)

Due on signing: \$26,642.19 (Security deposit & first month's rent)

Lease Commencement: upon lease execution

Unit Description:

- Corner Unit with lots of natural light
- **100 % A/C, including warehouse**
- 3 private offices (1 with windows)
- 1 warehouse bathroom and 1 office bathroom with shower
- Kitchenette
- Large conference room with storefront windows
- Large open general office use/ bullpen area
- Private entrance to large office
- 2, 12'x12' overhead bay doors with street level loading zones.
- Minutes away from I 595, I 75 & Sawgrass Expressway
- Minutes away from Sawgrass Mills Mall, Ikea, and surrounding amenities
- Water included in CAM (Standard use)

Thank you for your interest,  
Sawgrass Business Centre  
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