

CLAIRE'S CORPORATE CENTER

3 SW 129TH AVE, PEMBROKE PINES, FL 33027

PROPERTY SUMMARY



VIDEO

PROPERTY DESCRIPTION

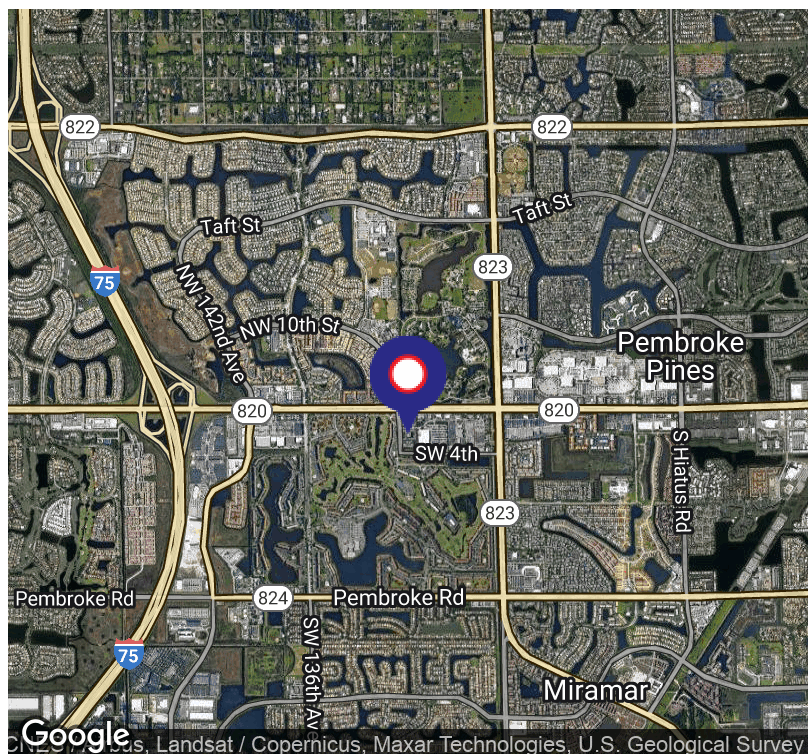
The Claire's Corporate Plaza was built in 1991 and is a four-story 50,000 square foot Class B+ Professional and Medical Office building located in Pembroke Pines about three miles east of the I-75 highway a short distance to Memorial West Hospital, Pembroke Lakes Mall and many shopping centers. The property has a 1,250 KW backup generator for the entire building, LED lighting, security cameras, and ample parking. The office suites are beautifully built out and maintained. Tenants include the Claire's Stores corporate headquarters, medical offices, and professional services industry businesses. Landlord pays for air-conditioning, and tenants have their own FPL meter for lights, outlets, and reheating. The tenant also pays its own telecoms. The rest of the utilities are included. The property is zoned B-3 for General Business.

PROPERTY HIGHLIGHTS

- Landlord pays for AC
- Tenants have their own FPL meter for lights, outlets and reheating
- Tenant pays for telecoms
- The rest of the utilities are included
- After hours access A/C can be made available
- Full Back-Up Generator

MATT JONES

Senior Vice President
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FOR LEASE

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ADDITIONAL PHOTOS



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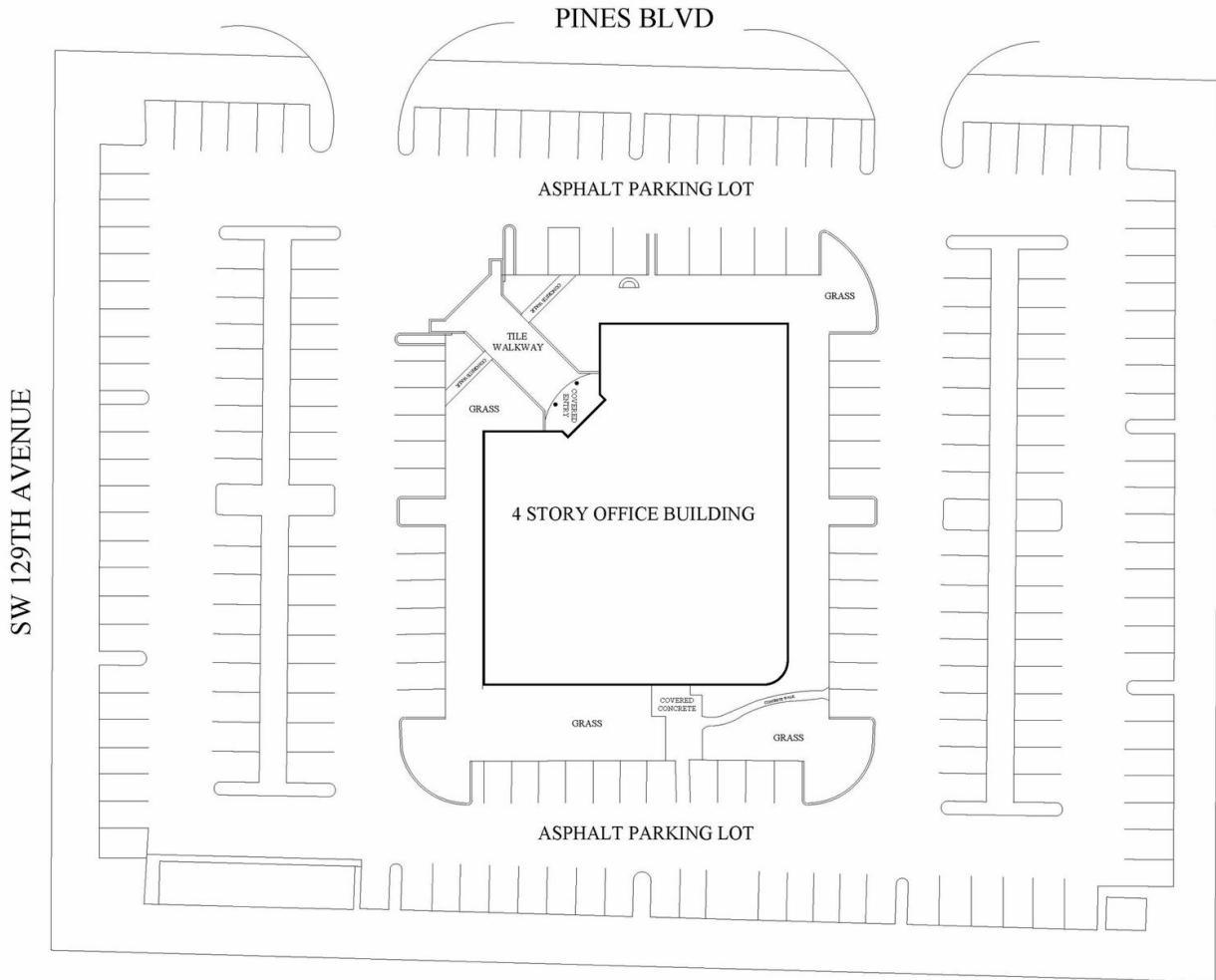
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SITE PLAN

CLAIRE'S CORPORATE PLAZA

3 SW 129th Avenue | Pembroke Pines, FL 33027



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