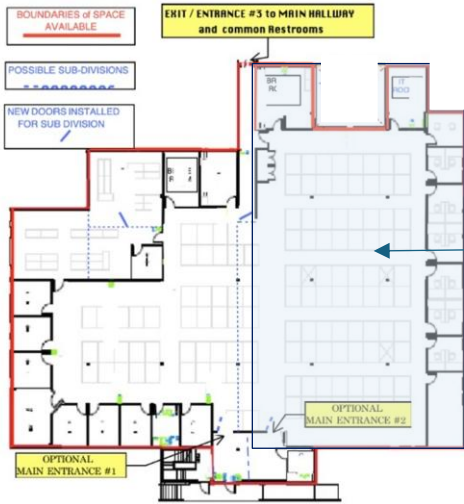


OFFICE SPACES

For Lease by Douglas Elliman Real Estate

GLOBAL BUILDING – 895 SW 30TH AVE, Pompano Beach

Ground floor office spaces listed below | 2nd floor spaces available upon request.



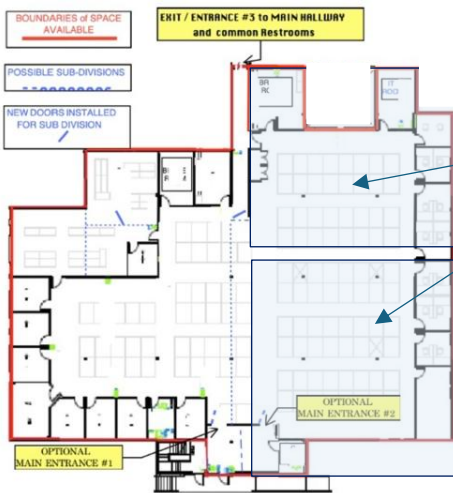
A. 1st Floor. North 1/2

8,500 SF +/-
Break Room
IT Room
6 offices facing north to canal

\$14.50/SF/yr + CAM
CAM = \$8.49/SF/yr

Base Rent:	\$10,270/mo
CAM:	\$ 6,014/mo
Total:	\$16,284/mo

+ Sales tax; if any



B. 1st Floor. North

4,000 or 4,500 SF +/-
3 offices facing north to canal
Larger space has kitchen & IT room

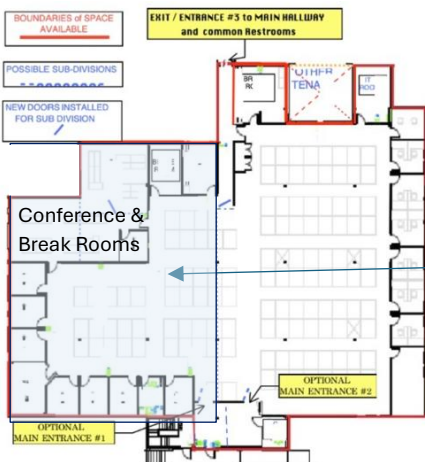
\$15.25/SF/yr + CAM
CAM = \$8.49/SF/yr

Base Rent:	\$5,084/mo
CAM:	\$2,830/mo
Total:	\$7,914/mo

+ Sales tax; if any

Base Rent:	\$5,719/mo
CAM:	\$ 3,184/mo
Total:	\$8,903/mo

+ Sales tax; if any



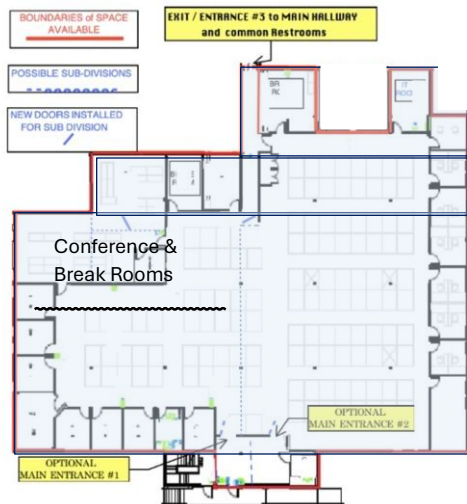
C. 1st Floor. South 1/2

7,600 SF +/-
9 perimeter offices
Kitchen, Break & Conference rooms & IT room

\$14.50/SF/yr + CAM
CAM = \$8.49/SF/yr

Base Rent:	\$9,184/mo
CAM:	\$5,377/mo
Total:	\$14,561/mo

+ Sales tax; if any



D. 1st Floor. Entire Floor

16,500 SF +/-
 15 perimeter offices
 2 break rooms, IT Room, kitchen
 & Conference room

\$13.99/SF/yr + CAM
 CAM = \$8.49/SF/yr

Base Rent:	\$19,236.26/mo
CAM:	\$ 11,673.75/mo
Total:	\$30,910.00/mo
	+ Sales tax; if any

Seeking more office space?

There is close to 50,000 total SF in the building available between the 1st & 2nd floors. Details upon request. For pricing on the 2nd floor spaces, price upon request.

NOTE: All offerings, sizes, and quoted asking rents and CAM are subject to errors, omissions, withdrawal & change without notice. Note that square footage (SF) quotes will include the grossed-up area for common area hallways, restrooms, and common areas and an estimated percentage basis. Actual SF may vary and the quoted and negotiated monthly rental rate may not match a floor measured enclosed office space leased.

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