

**Building Features**

- Class A office building with modern minimal industrial finishes
- 49,609 sq. ft. total building
- City National Bank providing full service banking
- FedEx Office and Print Services on the 1<sup>st</sup> floor
- Regis Workspaces coming to the 3<sup>rd</sup> floor – January 2026
- Turn-key suites
- 4/1,000 parking in the City Garage via a covered, air-conditioned walkway on the 2<sup>nd</sup> floor
- Conference room available by appointment
- Rooftop tenant lounge
- Comcast cable and Crown Castle fiber optics
- Generator pad available

**For Leasing Information:**

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**Building and Location Overview**

Downtown Hollywood's newest Class A building is located in the heart of the Downtown Hollywood district, an Arts and Entertainment District. It is steps away from Arts Park @ Young Circle, walking distance to Hollywood Boulevard.

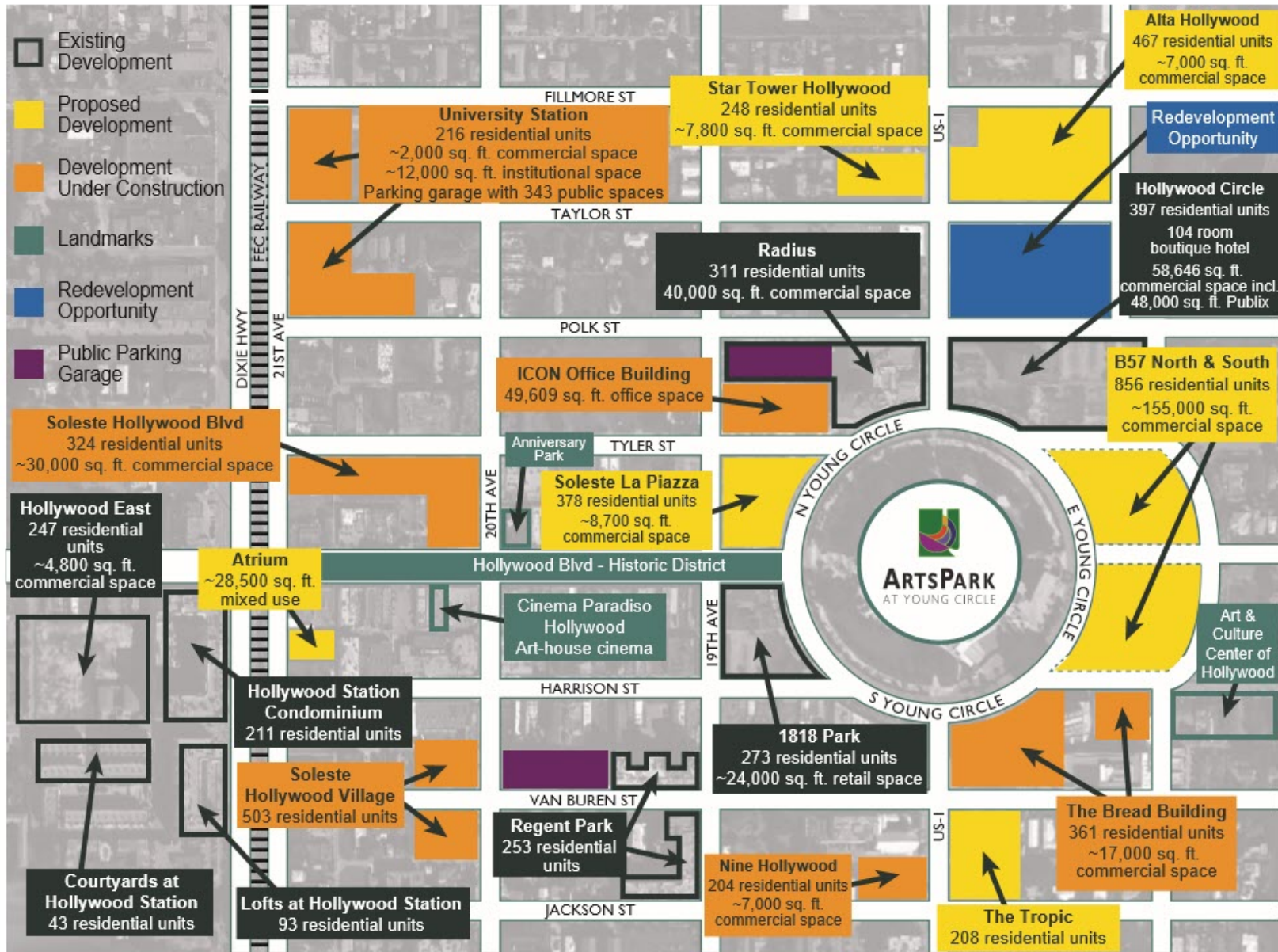
The building features are modern minimal, with cool tones and warm elements, recessed lighting coves. Curtain wall windows will feature a soft white light display. Piped in music will be played throughout the building. Individual HVAC systems lend to tenant's controlling their air temperatures.

Restaurants in a 2-block walking radius include Lemonica, Iron Sushi, Farmer's Milk, La Sosta, Shipyard Food Court, Twin Peaks, Villa Romano, The Greek Joint, Go Bistro, The Topsy Boar, Shabo's Mediterranean Barbeque and many more.

Downtown Hollywood is under development with over 3,500 residential units under construction or planned. The Circ Hotel is 1 block away and 2 miles to the east is Hollywood Beach with the World Class Diplomat Hotel, Margaritaville Hotel, Doubletree by Hilton, Costa Hollywood Beach and many more.

Ft. Lauderdale International Airport and Port Everglades are less than 5 miles to the north. Easy access to US1, I-95 with easy connections to the I-595, Florida Turnpike and Palmetto Expressway.

It is centrally located in the South Florida market between Miami and Ft. Lauderdale.



# ICON Office Building – Aerial

1895 Tyler Street  
Downtown Hollywood, FL

