

2026 Brings Next-Level Renovations!

DCOTA

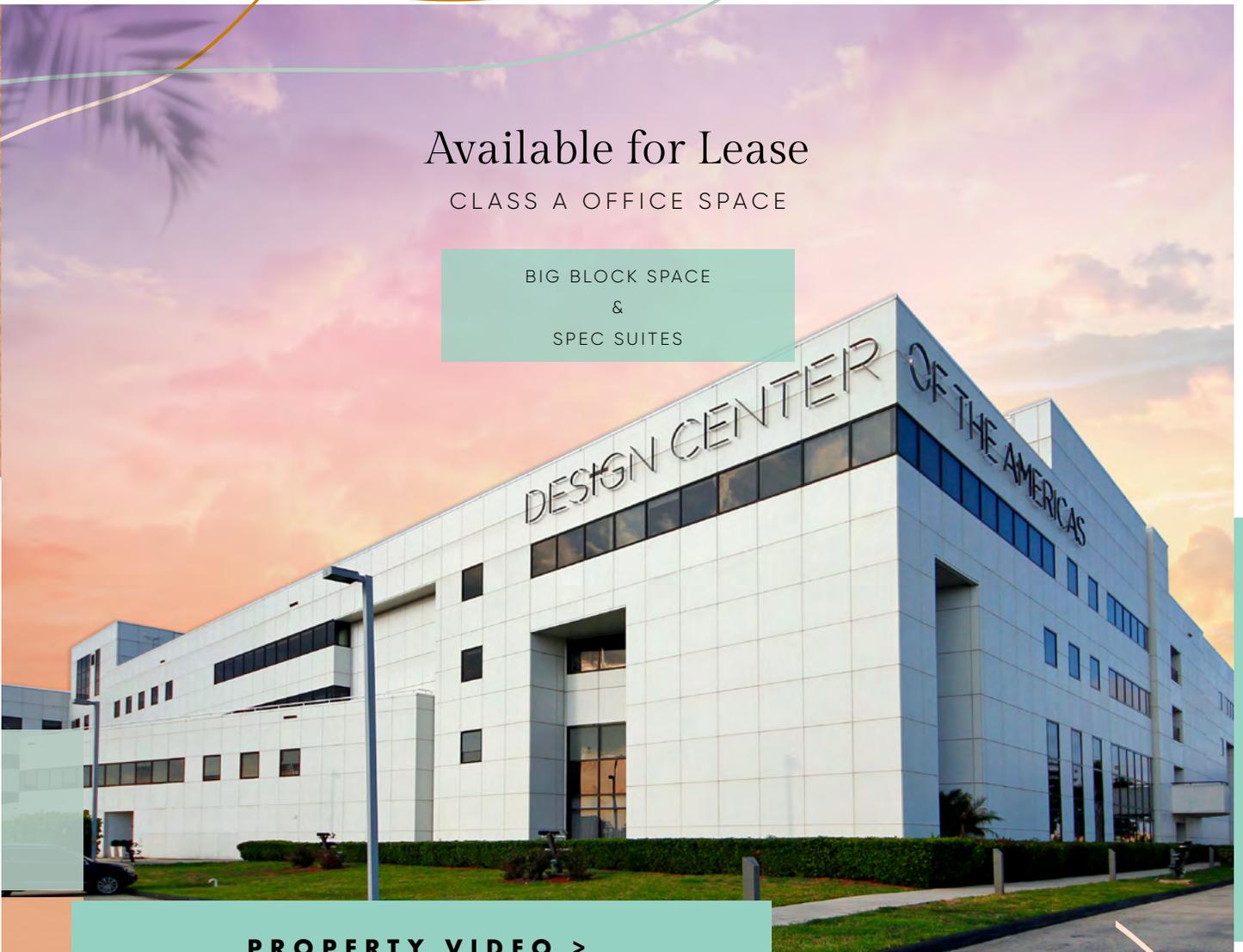
DESIGN CENTER OF THE AMERICAS

1855 Griffin Road, Dania Beach, FL 33004

Available for Lease

CLASS A OFFICE SPACE

BIG BLOCK SPACE
&
SPEC SUITES



[PROPERTY VIDEO >](#)

Lincoln CBRE



Property Features

Efficient, functional and open floor plans suitable for a variety of uses, including business services, technology, medical device, healthcare, engineering, architecture firms and corporate headquarters.

Renovations Coming in 2026

- Premium Spec Suites
- Fitness Center
- State of the art Conference Center/Lounge
- Onsite Marketplace
- Upgrading Atrium

Amenities Included

- Direct access to I-95 and I-595
- Walking distance to S. Florida Tri-Rail
- Abundant free secure parking and valet service
- Le Meridien Hotel includes:
 - Conference Facility
 - Pool
 - Five Star Restaurants
 - Airport Shuttle
- On-site restaurants, coffee shops, tenant fitness center and Wi-Fi lounge



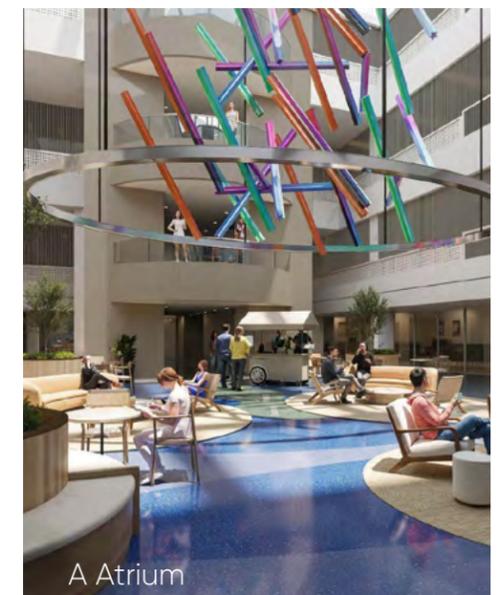
New Amenities Arriving in 2026!



Conference Facility



Fitness Center



A Atrium



Marketplace



Available Space & Rates

SPEC SUITES

- B-304 - 5,121 SF
- C-332 - 5,468SF
- C-400 - 3,678 SF
- C-324 - 2,710 SF

BIG BLOCK SPACE

Contiguous Big Block +100,000 SF

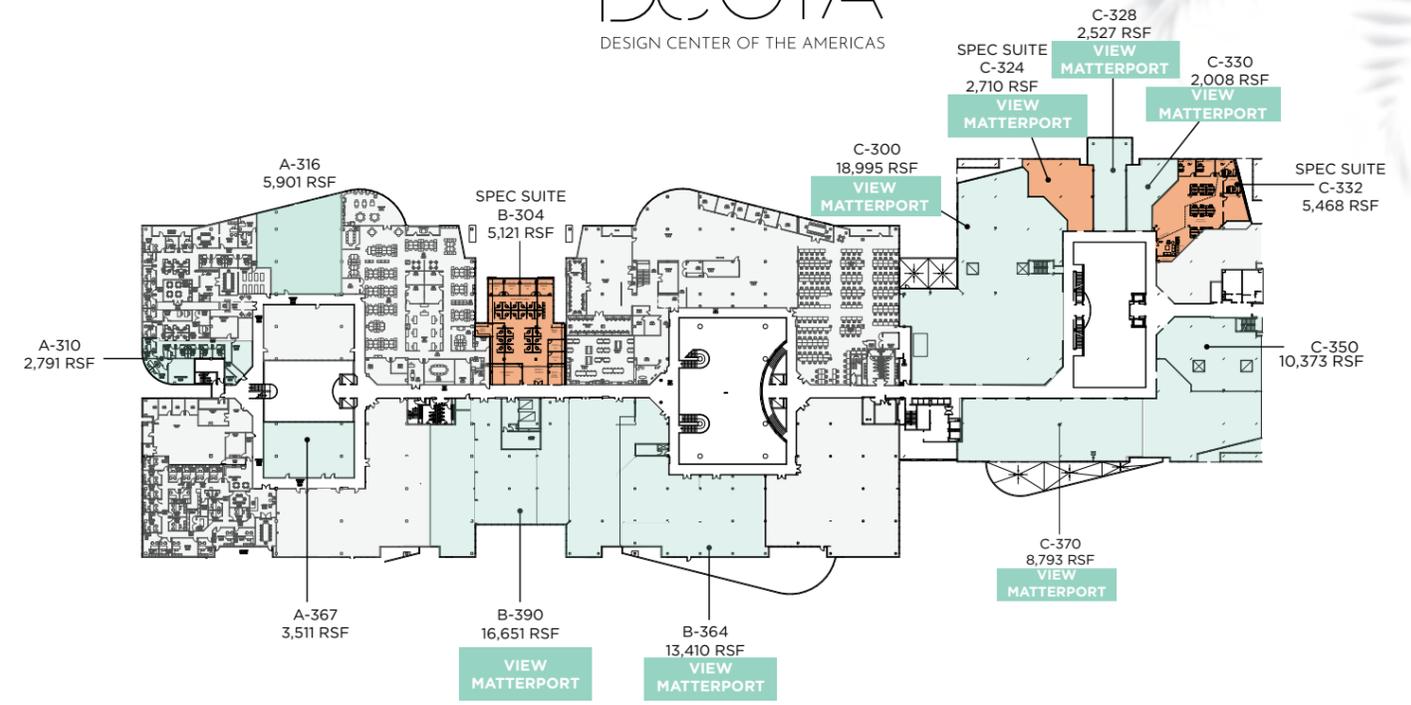
2ND GENERATION SPACE

- | | |
|-------------------|-------------------|
| A-290 - 18,755 SF | A-452 - 1,796 SF |
| A-310 - 2,791 SF | B-454 - 27,197 SF |
| C-328 - 2,527 SF | B-428 - 19,146 SF |
| C-330 - 2,008 SF | B-482 - 3,173 SF |

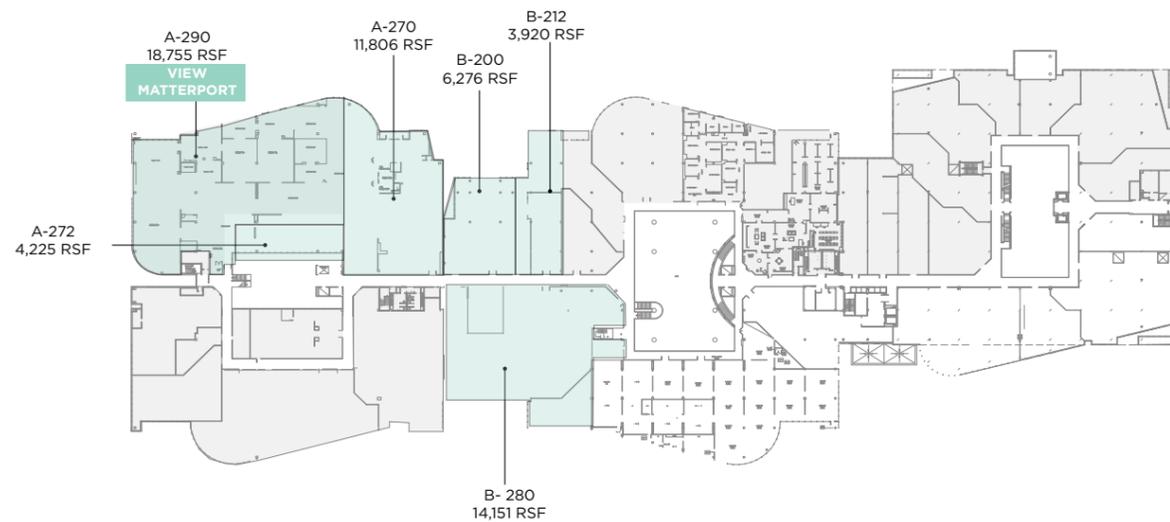
RATES

Base Rent: \$30.00 - \$35.00 NNN
Opex: \$10.85 + Electric

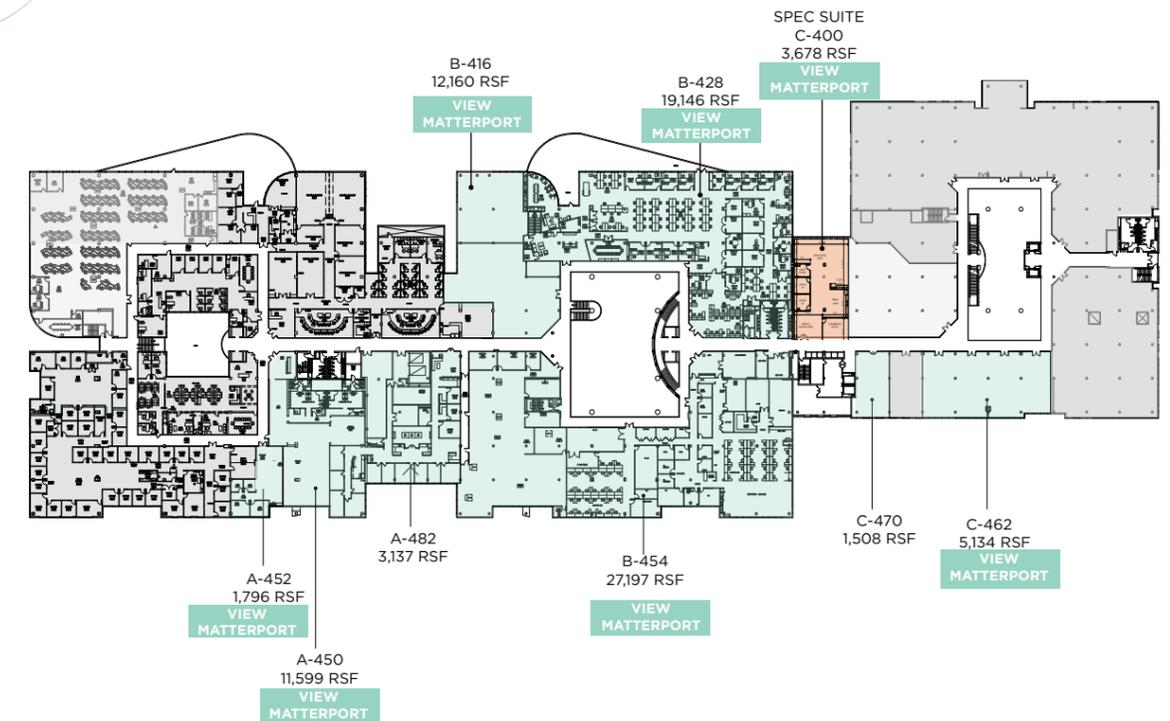
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3RD FLOOR



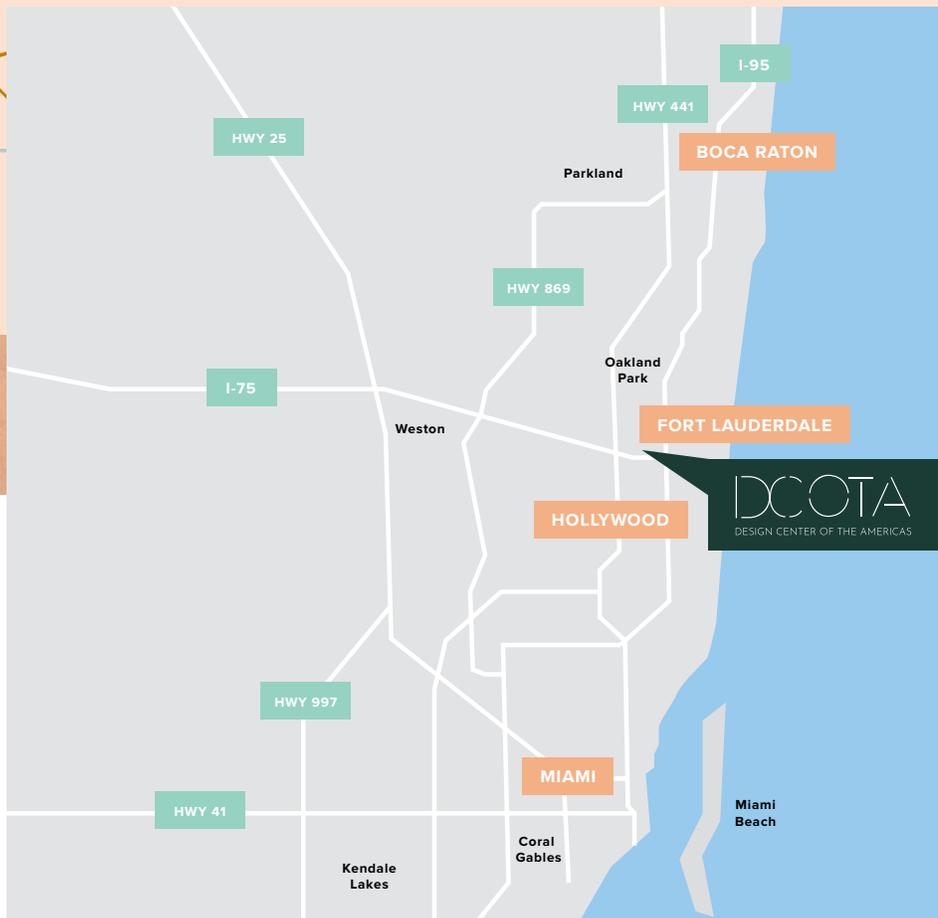
2ND FLOOR



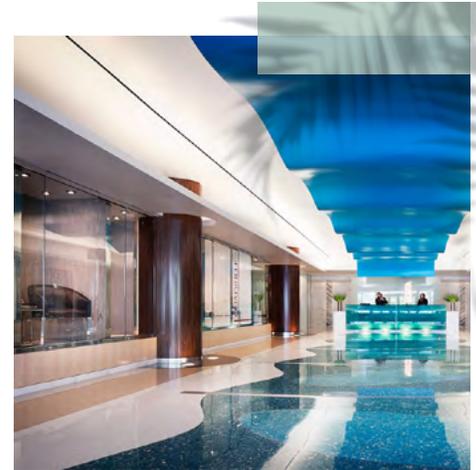
4TH FLOOR

Within close proximity to major highways, hotels, restaurants and three international airports, the Design Center of the Americas is a Class A office complex strategically located in the heart of the South Florida region.

Located at the intersection of I-95 and Griffin Road in Dania Beach, the Complex is just minutes from Fort Lauderdale International Airport with immediate access to I-95 and I-595. The nearby Tri-Rail Fort Lauderdale airport station can conveniently be used as a commuting alternative.



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For more information, please contact:

John K. Criddle
Executive Vice President
M +1 561 283 5176
john.criddle@cbre.com

Joseph J. Freitas
Senior Vice President
M +1 561 512 8844
joe.freitas@cbre.com

Max Pawk
First Vice President
M + 561 393 1670
max.pawk@cbre.com

Nicholas Mulligan
Associate
M +1 561 393 1680
Nicholas.mulligan@cbre.com

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