



PROFESSIONAL OFFICE SPACE North Broward submarket

PROPERTY FEATURES:

- » Freestanding two-story building
- » 20,000 to 47,851 SF
- » Available 12/1/2020
- » \$18.50 psf NNN plus OP Ex of \$8.34, net of electric and janitorial
- » 4:1,000 parking (additional parking available up to 6:1,000)
- » Strategically located off the Sawgrass Expressway at Commercial Boulevard
- » Easy access from Sawgrass Expressway and the Florida turnpike
- » Easy commute for tenants and employees
- » Plentiful retail and dining options nearby
- » Hurricane impact glass
- » FF&E negotiable





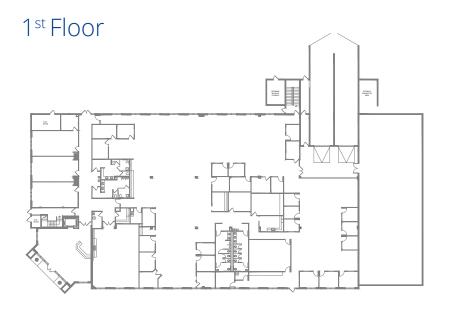








FLOORPLAN

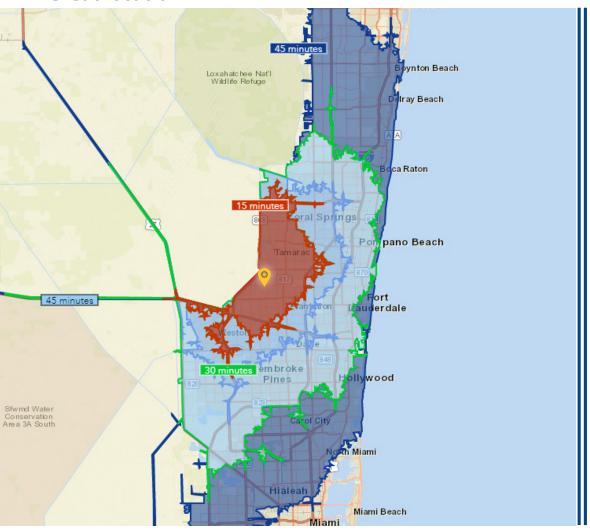








Great location











- » Easy access from Sawgrass Expressway and the FL turnpike
- » Easy commute for tenants and employees
- » Plentiful food/entertainment options nearby

Jarred Goodstein

+1 954 652 4617 jarred.goodstein@colliers.com