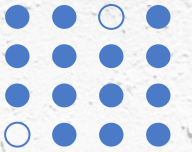


OFFICE/WAREHOUSE CONDO

12352 Wiles Rd #2 | Coral Springs, FL 33076

OFFERING MEMORANDUM



EXCLUSIVELY LISTED BY:



SHANE WILLIAMS

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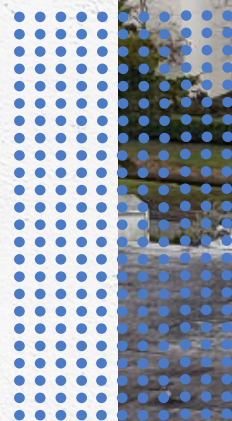
INVESTMENT OVERVIEW

09

FINANCIAL OVERVIEW

10

MARKET OVERVIEW



INVESTMENT OVERVIEW

- **Location**

Located directly on the north end of the Coral Springs R&D Park in the Wiles Rd Center, the units allow access to the Sawgrass Expressway in minutes via either Coral Ridge Drive or Sample Rd.

- **Features**

The property includes three or more private offices and a welcoming reception area. A dedicated office storage room is conveniently located apart from the warehouse. The warehouse features a fully permitted mezzanine space, providing added functionality. The office is fully air-conditioned, with the option to extend climate control to the warehouse by adding an additional unit.

- **Flexibility**

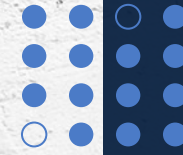
With a mix of office and warehouse space, this is a great place to house a small business. You can easily run business operations in the front and store inventory in the back with access from an oversized roll-up door.

- **Parking and Access**

The unit offers convenient parking options both at the front and rear. There are seven designated parking spaces at the back, along with additional spots near the front entrance. Access is also available via NW 121st Terrace, allowing entry through either the office or warehouse, depending on your preference.



PROPERTY SUMMARY



PROPERTY SUMMARY

Address 12352 Wiles Rd #2, Coral Springs, FL 33076

RBA ±2,564 SF

Zoning IC - Coral Springs

Construction Concrete

Year Built/Effective 1986/1995

Overhead Doors 1





SUBJECT PROPERTY



WILES RD ± 25,500 VPD



W SAMPLE RD ± 25,500 VPD



± 68,700 VPD

869

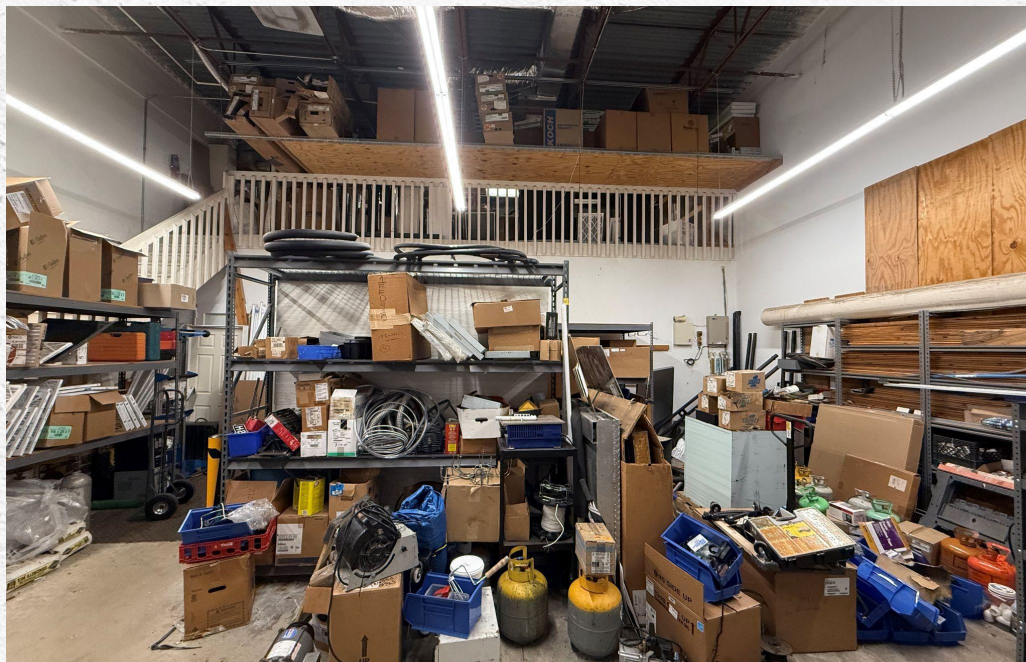
CORAL SQUARE



N UNIVERSITY DR ± 34,500 VPD



INTERIOR PHOTOS



AERIAL PHOTOS



FINANCIAL OVERVIEW

INVESTMENT SUMMARY

LIST PRICE	\$750,000
BUILDING AREA (Excluding Mezzanine)	±2,564 SF
QUARTERLY ASSOCIATION FEE	\$2,100
YEAR BUILT/EFFECTIVE	1986/1995

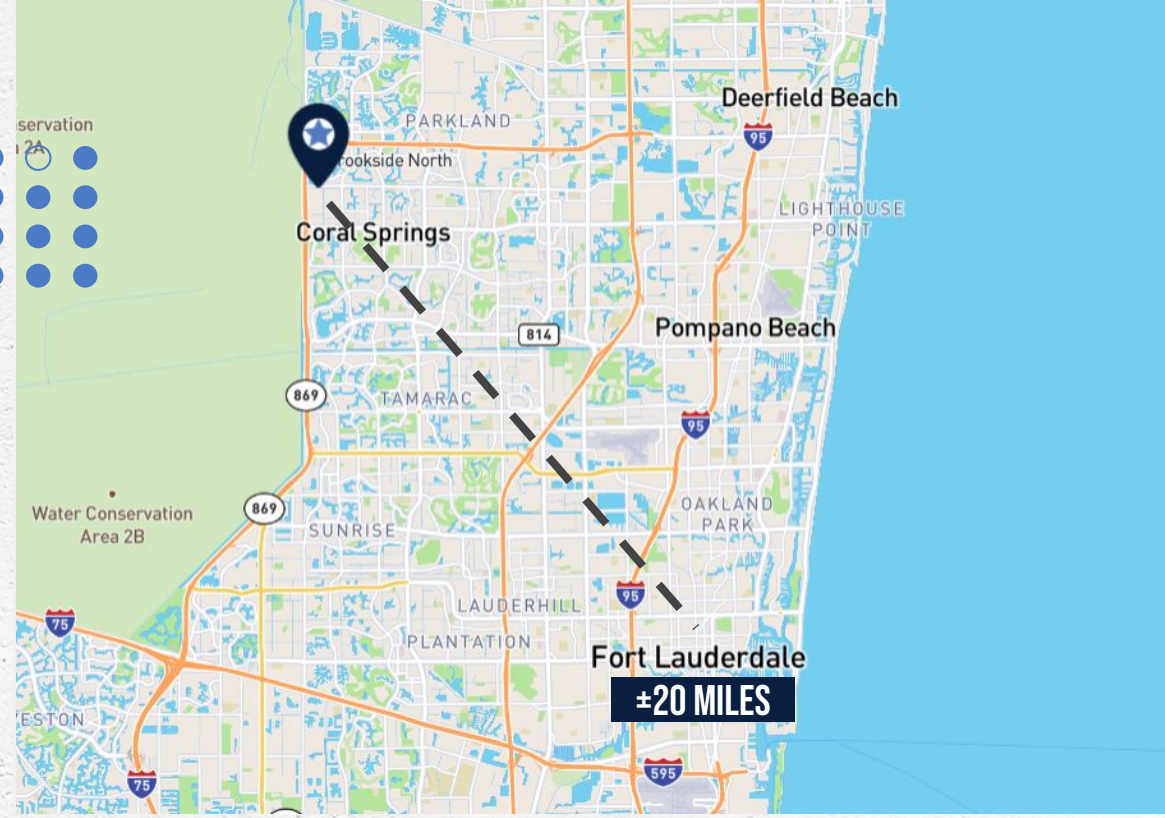
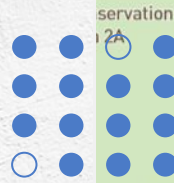


MARKET OVERVIEW

Coral Springs, FL

Coral Springs, Florida, is a well-planned suburban city in Broward County, located about ±20 miles northwest of Fort Lauderdale. Known for its strong zoning regulations and thoughtful urban design, the city has established itself as a hub for industrial and commercial activity. Coral Springs features several industrial parks and commercial zones offering warehouse space, manufacturing facilities, and logistics hubs that benefit from the city's proximity to major transportation routes such as the Sawgrass Expressway and Interstate 95. These assets make it an appealing choice for businesses in sectors like light manufacturing, distribution, and logistics.

Beyond its industrial strengths, Coral Springs provides a high quality of life with amenities such as the Coral Springs Center for the Arts, Sportsplex, and Coral Square Mall, which cater to both residents and the local workforce. The city's stable economy is supported by industries such as healthcare, professional services, and retail, creating a well-rounded environment for businesses and families alike. Its close access to Fort Lauderdale, including the Fort Lauderdale-Hollywood International Airport and the city's ports, further enhances Coral Springs' appeal as a strategic location for both residential and business investment.



DEMOGRAPHICS

POPULATION

1-MILE

3-MILE

5-MILE

Current Year Estimate

8,796

70,852

183,175

HOUSEHOLDS

1-MILE

3-MILE

5-MILE

Current Year Estimate

2,717

23,598

65,146

INCOME

1-MILE

3-MILE

5-MILE

Average Household Income

\$148,846

\$150,797

\$142,785

FORT LAUDERDALE, FL MSA

With a city population of over 180,000 residents, Fort Lauderdale is the largest city in Broward County and the 10th largest city in Florida. Renowned for its workforce, strategic global location, and favorable tax climate, Fort Lauderdale serves as a key hub for businesses and professionals seeking growth. Its transportation infrastructure includes the Fort Lauderdale-Hollywood International Airport, Fort Lauderdale Executive Airport, and Port Everglades, one of the busiest cruise and cargo ports in the world. These assets make the city an ideal gateway for trade, tourism, and commerce.

Known as the Yachting Capital of the World, Fort Lauderdale attracts millions of visitors annually, offering sunny beaches, luxury marinas, world-class shopping and dining, and a lively nightlife scene. Historical and ecological attractions, such as the Bonnet House Museum & Gardens and Hugh Taylor Birch State Park, complement its culture. The city hosts a variety of sporting events and annual festivals, including the Fort Lauderdale International Boat Show, which draws international attention. Home to the main campus of Nova Southeastern University, the city offers strong educational opportunities and research initiatives, with the university being its largest employer. Whether for business, education, or leisure, Fort Lauderdale offers a dynamic environment for families, professionals, and entrepreneurs.



ECONOMY

Situated in the middle of the 7th largest MSA in the United States, the Greater Fort Lauderdale area has a strong economy supported by access to highly skilled workers, major international markets, world-class education, and a business-friendly government. The region is a hub for industries such as aviation, aerospace, global logistics, life sciences, manufacturing, marine industries, and technology, with infrastructure designed to support continued growth. Fort Lauderdale is home to nearly 200 regional, national, and international headquarters. Businesses benefit from two foreign trade zones, three international airports, three deep-water seaports, and seven general aviation airports. As part of TechGateway, a major tech hub, the city hosts over 6,000 tech companies, including Microsoft, JetSmarter, and Hotwire Communications.

The area is also a center for higher education, with 43 institutions offering Associate's degrees or higher, serving more than 350,000 students annually. With a favorable tax climate and no state income tax, Fort Lauderdale provides an ideal environment for businesses and young professionals. Thrive Progresso, an ±80,000-square-foot mixed-use development completed in 2021, is an example of the city's growth, featuring a performing arts center, retail, office space, and event areas designed for work, leisure, and socializing.

MAJOR EMPLOYERS

AutoNation

citrix

amazon



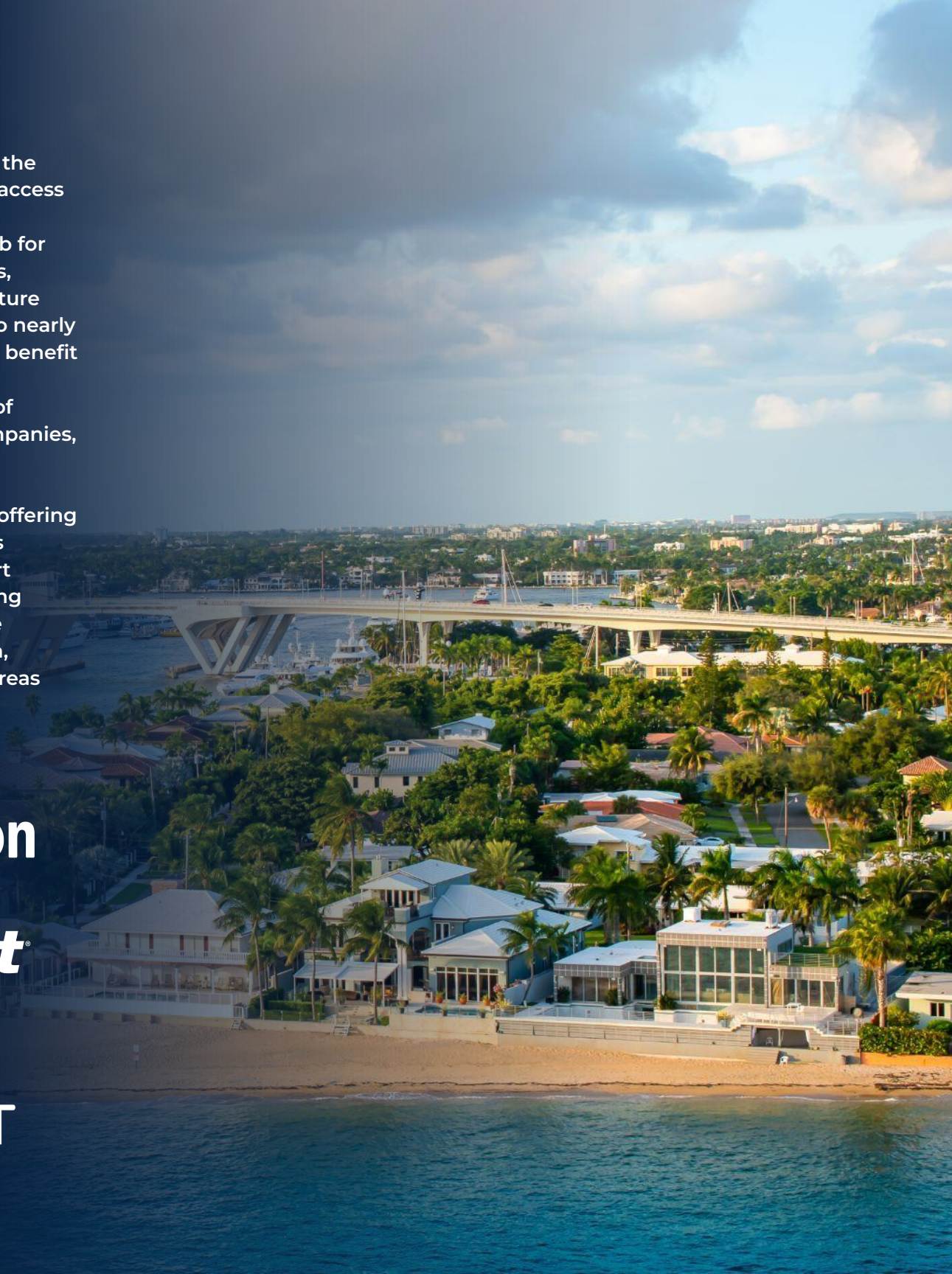
KAPLAN

spirit

Deloitte.

BOEING

AT&T



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 12352 Wiles Rd #2, Coral Springs, FL, 33076 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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