

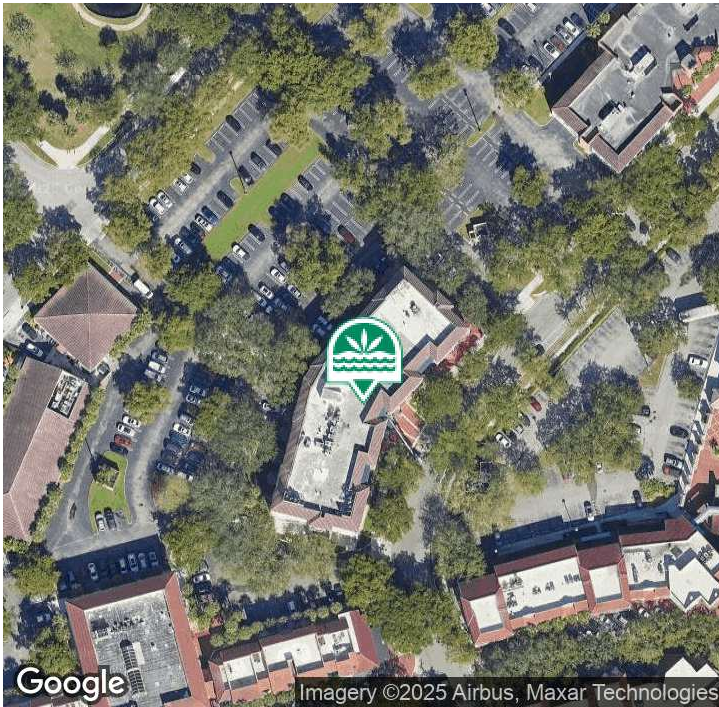
Office Space For Lease

## Arbor Place Office Building

15450 New Barn Road  
Miami Lakes, FL 33014



### SUITE 301-312



#### LOCATION DESCRIPTION

Arbor Place is located in Miami Lakes Town Center, the social hub for Miami Lakes and the surrounding community. Town Center is comprised of restaurants, retail shops, apartments, and offices. Miami Lakes Hotel on Main, Miami Lakes Athletic Club, Miami Lakes Golf Club, and civic facilities, including the Town of Miami Lakes Government Center, are all within close proximity. All roads lead you to Main Street in Town Center, which has been recognized in many national publications, including academic writings and business articles, for being at the forefront of mixed-use development. Premium office space at Arbor Place is paired with enriching amenities of Town Center provides you with endless ways to engage, experience, and enjoy your office experience.

#### OFFERING SUMMARY

Lease Rate:	\$23.00 SF/yr (NNN)
Cam/Taxes:	\$12.14 / \$2.90
Available SF:	13,565 SF
Building Size:	46,672 SF

For More Information Contact:

**Philip Wyllie**

Director of Leasing

954.257.7953

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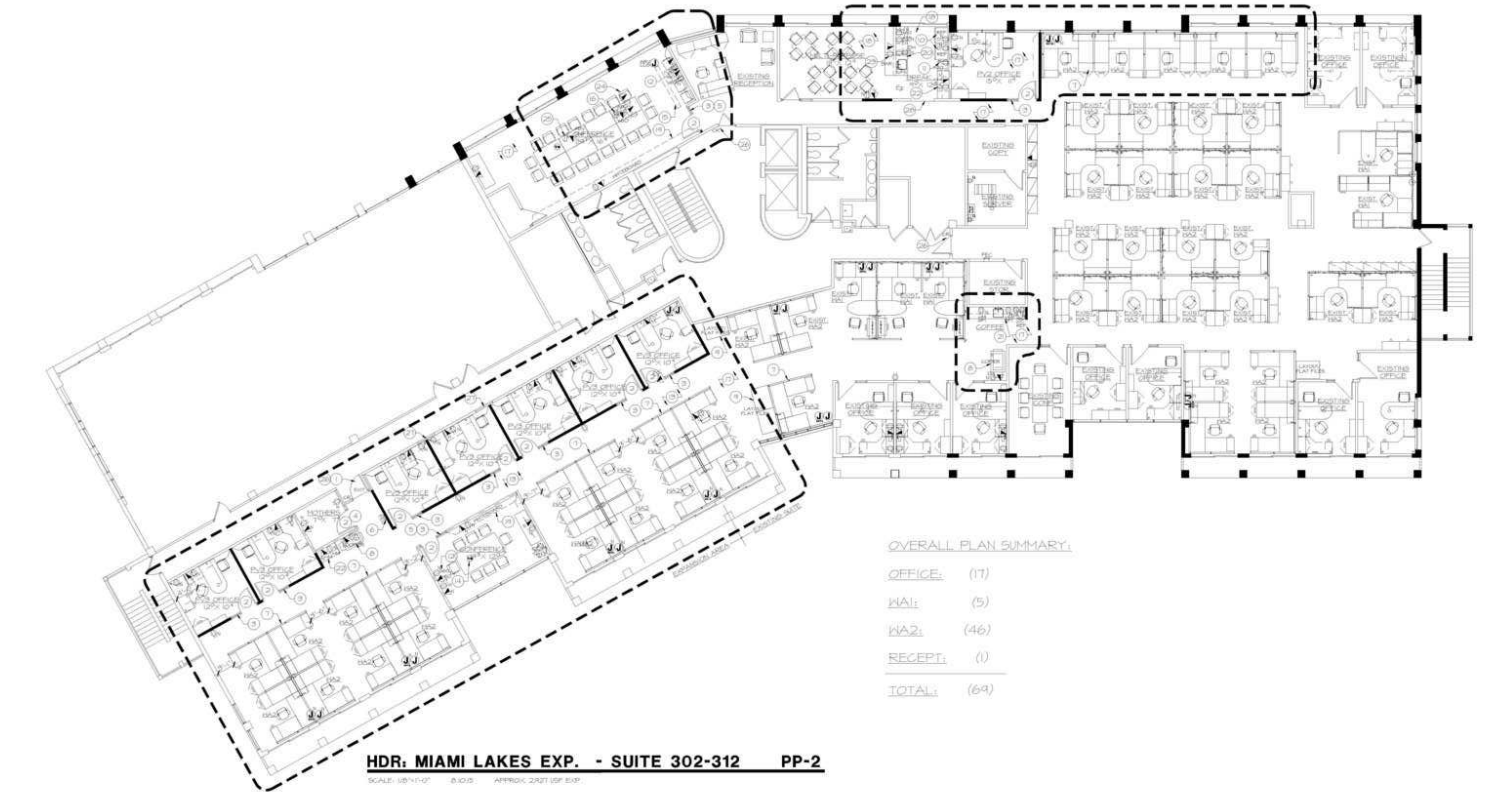
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### SUITE 301-312 FLOOR PLAN



#### OVERALL PLAN SUMMARY:

OFFICE:	(17)
HALL:	(5)
WAZ:	(46)
RECEPT:	(1)
<b>TOTAL:</b>	<b>(69)</b>

#### HDR: MIAMI LAKES EXP. - SUITE 302-312 PP-2

SCALE: 1/8"=1'-0" S.D.S. APPROX. 2/21/17 EDP

- 1. FOR SCALE PURPOSES AND ARE NOT TO BE USED FOR CONSTRUCTION AND DEMO. ADD IF REQUIRED.
- 2. THE SAFETY AS REQUIRED BY LOCAL CODE. STATE, DISCREPANCIES SHALL BE IN VARIOUS LOCATIONS SHALL BE FIELD VERIFIED PRIOR TO START.
- 3. FIN AT EXISTING HER SUITE. PROVIDE \$2000 UP IF NEEDED WITHIN EXISTING SUITE. GO TO PRIOR TO WORK. PROVIDE NEW PAINT FINISH AT EXPANSION AREAS AND AREAS OF DEMO COATS OF PAINT. SHERWIN WILLIAMS PRO MAR IN WALLS, EGGSHELL, FLAT FINISH ON ALL STYP. BE LOW VOC AND LEAD COMPLIANT.
- 4. PARABOLIC FLUORESCENT LIGHT FIXTURES AS AL. FIXTURES WHERE REQUIRED. IF EXISTING ARE PROHIBITIVE, REPLACE WITH RECESSED 4" FIXTURES TO MATCH EXISTING HER SUITE. FROM ROOMS TO REMAIN. REPAIR AND
- 5. SITE AND CAREFULLY EXAMINE EXISTING 2" ALLOWANCE WILL BE MADE FOR LACK OF
- 6. REED CONSTRUCTION AND FINISHES AT ALL 5. INTERIOR WALLS, HIDDEN MILLWORK, CEILING PATCH AND REPAIR ANY "DINGS AND DENTS" IN AT AND TEXTURE SMOOTH TO MATCH EXISTING. IS FRAMES, HARDWARE, CEILING TILES, GRIDS, IS CONDITONS AT EXISTING HER SUITE AND REPAIR MATERIAL. DEMO OR ATTIC STOCK TO BE REFINISHED TO APPEAR NEW.
- 7. B TILE TO REMAIN, PATCH AND EXTEND AS-NEW CONSTRUCTION. SNIP-TILES BY COLOR, NON TO ALLOW FOR TILE PATCHING IN OPEN
- 8. TO MAKE ALL WHP DISCONNECTS AND INSURE AND ANY HARD WIRED CONFERENCE/ ALATION.
- 9. 4 CIRCUIT 34.5 AMP, 3 PHASE, IN THE FOUR CIRCUIT 34.5 AMP ARE DISTRIBUTED FROM THE FIRST CIRCUIT WITH ONE SHARED NEUTRAL, AND ONE SHARED TIED FROM A SECOND CIRCUIT PANEL, AND IS NEUTRAL AND GROUND. REFER TO STEELCASE TIONAL INFORMATION. PROVIDE ONE POWER IN EXISTING LOCATIONS PROVIDE 1/4" HWT INLET FOR DATA CABLEING.
- 10. FOR LOCAL CODE CONFORMANCE AND SHALL
- 11. PROVIDE BASE FLOOD LOCATIONS AS SHOWN, NOTIFY PLACEMENT AS NECESSARY TO MEET LOCAL CODE REQUIREMENTS.
- 12. PATCH EXTERIOR SILL, PARTITION AS REQUIRED FOR NEW OUTLETS AND OR
- 13. PROVIDE FURR-OUT OVER EXISTING RATED CONSTRUCTION IF REQUIRED FOR NEW OUTLET LOCATIONS.
- 14. PROVIDE BUILDING STANDARD JAIL EXTERIOR/SEMI RECESSED CABINET QUANTITY AS DICTATED BY LOCAL CODE. CONFIRM LOCATIONS WITH HDR PRIOR TO INSTALLATION.
- 15. ISO SHALL REMOVE ANY EXISTING FLOORING/MATERIAL AND ASSOCIATED ADHESIVE TO PROVIDE A COMPATIBLE CONDITION TO RECEIVE NEW FLOORING FINISH. ISO SHALL LEVEL EXISTING FLOORING AS REQUIRED TO INSTALL NEW FLOORING MATERIALS THIS PREVENTING NOTICEABLE BUMPS OR DEPRESSIONS WHICH MAY CAUSE TRIPPING, NEAR TO NEW MATERIALS.
- 16. GENERAL CONTRACTOR TO TEST CONCRETE SLAB FOR MOISTURE CONTENT PRIOR TO FLOOR FINISH MATERIAL INSTALLATION. IF NEEDED PROVIDE TOPICAL CONCRETE SEALER TO TREAT MOISTURE LEVEL IN ORDER TO MEET MANUFACTURER'S MOISTURE LEVEL FOR SPECIFIED FINISH MATERIAL. CONSTRUCTION ORDER TO INCLUDE COST ESTIMATE FOR SEALER AND INSTALLATION.
- 17. EXISTING HER SUITE AREA TO REMAIN OPERATIONAL DURING CONSTRUCTION. PHASE AND PACE CONSTRUCTION ACCORDINGLY. OPERATIONAL AREAS SHALL BE FREE OF NOISE, DUST, AND ODORS DURING BUSINESS HOURS.
- 18. PROVIDE OCCUPANCY SENSOR SWITCHING AT ALL NEW OFFICES, CONFERENCE ROOMS, PRODUCTION/LOGY, AND Huddle ROOMS. ALL SWITCHES TO WHITE IN COLOR.
- 19. CONFIRM ALL T-SHIRT, OCCUPANCY SENSORS AND LIGHT SWITCH LOCATIONS AGAINST FURNITURE PLAN. NOTIFY HDR OF ANY DISCREPANCIES. IF OCCUPANCY SENSOR FALLS BEHIND A PIECE OF FURNITURE, WALL SENSOR SHOULD BE REVISITED TO A CEILING MOUNTED OCCUPANCY SENSOR.
- 20. PROVIDE SOUND BOOT AT AIR RETURNS AT ALL CONFERENCE ROOMS AND Huddle ROOMS.
- 21. DO NOT LOCATE ANY FIRE STRIPES OR T-SHIRT ON WALLS THAT ARE TO RECEIVE ACCENT PAINT; WHITEBOARD HALL, COVERING, OR PIN UP TACKBOARD.
- 22. EXISTING CARPET, VCT, AND RUBBER BARS TO REMAIN AT EXISTING HER SUITE AREA UNDO. PROVIDE NEW CARPET AND RUBBER BARS TO MATCH EXISTING AT EXPANSION AREA. PATCH CARPET AND BASE AT EXISTING SUITE AT AREAS OF DEMO AND NEW CONSTRUCTION. BEST - ARMSTRONG STRATIGOS 12024 - COLOR T850, AND 2-1/2" RUBBER BARS TO MATCH EXISTING HER SUITE.
- 23. PROVIDE \$1000.00 ALLOWANCE FOR ALL FLOORING AND INSTALLATION. PROVIDE \$500.00 ALLOWANCE FOR NEW FLOOR PREP. CONTRACTOR TO COORDINATE THROUGH AN VENDOR, CONCRETE FLOORING SYSTEMS. QUOTE DOES NOT INCLUDE UNION LABOR, DEMO, HANDLING OF FURNISHINGS, OVERTIME AT EXPANSION AREA (OVERTIME INCLUDED FOR BET AND PATCH HQR AT EXISTING SUITE), MOISTURE TEST/ION OR MOISTURE TESTING, PROTECTION OF FLOORING OR HAVING OF RESILIENT FLOORING. GFS IS NOT RESPONSIBLE FOR FLOORING PRODUCT COMPATIBILITY WITH CURING SEALING

#### KEY NOTES

- 1. EXISTING SECONDARY EXIT DOOR AND PORTION OF EXISTING CORRIDOR PARTITION TO BE REMOVED. PROVIDE NEW BUILDING STANDARD ENTRY/EXIT VESTIBULE WITH NEW OR RELOCATED BUILDING STANDARD 3'-0" X 7'-0" SECONDARY EXIT DOORS WITH FRAME AND LOCKSET HARDWARE. GO TO PATCH/EXTEND CORRIDOR CEILING AND FINISHES AS REQUIRED.
- 2. PROVIDE NEW OR RELOCATED 3'-0" WIDE SOLID CORE STAINED HOOD DOOR WITH BLDG. STD. FRAME AND PASSAGE HARDWARE (UJLJ). TO MATCH EXISTING HER SUITE.
- 3. PROVIDE NEW 2'-0" WIDE X 1/4" THICK TEMPERED GLASS Sidelight WITH METAL FRAME (GCPH) WITH WITH LOCATIONS.
- 4. DOOR TO RECEIVE OCCUPANCY INDICATOR PRIVACY LOCK, SCHLAGE B811 OR PALCON D211 SERIES LOCK, OR EQUAL.
- 5. PROVIDE NEW OR RELOCATED BUILDING STANDARD FIRE EXTINGUISHER/ CABINET. INCREASE QUANTITY AS DICTATED BY LOCAL CODE.
- 6. SYSTEMS FURNITURE - N/C. PROVIDE WALL FEED OR FLOOR FEED AS INDICATED. PROVIDE ONE FEED PER MAXIMUM OF SIX WORKSTATIONS.
- 7. COPER LOCK (N/C). CONFIRM FEMER REQUIREMENTS AND CLEARANCES PRIOR TO CONSTRUCTION.
- 8. LAYOUT FILE FILES- N/C.
- 9. NEW ALL PROVIDE RECESSED IN WALL WATERLINE. WATERLINE TO BE SUBBED OUT WITH A CONTROL VALVE WITH COPPER WATERLINE.
- 10. WATER COOLER - N/C. PROVIDE WATERLINE. CONFIRM EXACT REQUIREMENT PRIOR TO INSTALL.
- 11. PROPOSED TV LOCATION (N/C). CONFIRM EXACT LOCATIONS PRIOR TO START OF CONSTRUCTION. PROVIDE BLOCKING IN PARTITION IF NECESSARY.
- 12. DEMO PORTION OF PREVIOUS DEMISING PARTITION. PATCH GRID AS REQUIRED. IF GRIDS DO NOT ALIGN, PROVIDE 6"X6" BEAD, HEADER 2" BELOW CEILING FOR A.V. CONFIRM EXACT LOCATION WITH HDR PRIOR TO AS REQUIRED TO ALIGN WITH EXISTING HER SUITE CEILING GRID.
- 13. PROVIDE FUSION FLOOR ELECTRICAL DATA. TELEPHONE OUTLET - 2-1/2" X 3-1/2" AND 1-1/2" X 3-1/2" OR CORE DRILL. AS REQUIRED. PROVIDE A DEVICE SIMILAR TO 4" CORE WITH A HIRNOLD AFFRATIC DEVICE. CONFIRM EXACT SPEC FOR THIS TYPE OF HIRNOLD AFFRATIC DEVICE. PROVIDE BLACK COVER WITH SLIDE OPENERS AND A BLACK FINISH PLATE. PROVIDE A 3/4" CONDUIT TO STRIKE OUT ABOVE CEILING FOR A.V. CONFIRM EXACT LOCATION WITH HDR PRIOR TO INSTALLATION.
- 14. NEW LOCATION OF RELOCATED ELECTRIC CEILING RECESSED PROJECTION SCREEN. PATCH CEILING GRID/ILE AS REQUIRED.
- 15. NEW LOCATION OF RELOCATED OUTLETS ABOVE CEILING FOR CEILING MOUNTED PROJECTOR (N/C). OUTLET TO BE PLACED BACK FROM THE
- 16. PROVIDE NEW STANDARD ARMSTRONG STRATIGOS 12024 "DETT" TILE FLOORING, SINGLE COLOR.
- 17. PROVIDE 48" HIGH "WALLTALKERS" MAG-RIE II HARKETIC WHITEBOARD WALLCOVERS THIS WALL. TOP OF BOARD TO BE AT 7'-0" AFF. FREE WALL AS REQUIRED FOR LEVEL 3 SMOOTH FINISH BOARD. PROVIDE FULL HEDTH WALLTALKERS ALUMINUM BRASSER TRAY WITH ETOP 1/4" BOX TRAY END CAP SET. PROVIDE ALUMINUM TRAY FOR ALL EXPOSED JOBS. PROVIDE ONE HALLTALKER STARTER KIT FOR EVERY LOCATION. CONTACT HALLTALKER REPRESENTATIVE, JILL JANIKSON, JANIKSON@GMAIL.COM, 800-448-8300 OR CORPORAL NATIONAL ACCOUNTS DEPARTMENT, HANF@GMAIL.COM, 866-628-2280.
- 18. EXISTING MILLWORK AND SILL TO BE REMOVED. RETAIN EXISTING PLUMBING LOCATION. PROVIDE NEW CUSTOM PLASTIC LAMINATE BASE CABINETS (DOOR DRAWER COMBINATIONS) WITH CENTERTOP AT 34" AFF. PROVIDE LARGE 5.5 SINGLE SINK WITH BARWARE DISPOSAL. 1" ETTED CENTERTOP TO ADJUSTED BAR TOP BEYOND. PROVIDE NEW ADA HT. BE 5.5. DISHWASHER (N/C) (CONFIRM FINISH PRIOR TO ORDER). PROVIDE ADA ACCESS AT SINK LOCATION WITH ATTACHED TOILETKICK. PROVIDE 1/4" X 3/8" PLASTIC LAMINATE UPPER CABINETS WITH 1/2" OPEN MICROVAIVE SHELF (N/C) (N/C) ABOVE CENTERTOP. PROVIDE PLASTIC LAMINATE TOEBOARD. BASE FINISH ON PREMIUM LAMINATE.
- 19. PROVIDE CUSTOM PLASTIC LAMINATE BASE CABINETS (DOOR/DRAWER COMBINATIONS) WITH CENTERTOP AT 34" AFF. PROVIDE LARGE 5.5 SINGLE SINK WITH INSTA-HOT. PROVIDE SPACE FOR WC REF. BIG REF. (N/C). PROVIDE ADA ACCESS AT SINK LOCATION WITH ATTACHED TOILETKICK. PROVIDE 1/4" X 3/8" PLASTIC LAMINATE UPPER CABINETS WHERE INDICATED. PROVIDE PLASTIC LAMINATE TOEBOARD. BASE FINISH ON PREMIUM LAMINATE.
- 20. PROVIDE CUSTOM PLASTIC LAMINATE 24"X24" BASE CABINET (DOOR DRAWER COMBINATIONS) WITH CENTERTOP AT 34" AFF. PROVIDE 3'-0" WIDE OPEN SECTION BEHIND FOR RELOCATION WITHIN BUILD OUT. PROVIDE ADA ACCESS AT SINK LOCATION WITH ATTACHED TOILETKICK. PROVIDE 1/4" X 3/8" PLASTIC LAMINATE UPPER CABINETS WHERE INDICATED. PROVIDE PLASTIC LAMINATE TOEBOARD. BASE FINISH ON PREMIUM LAMINATE.
- 21. PROVIDE CUSTOM PLASTIC LAMINATE 1/2"X24" BAR TOP AT 34" AFF. WITH IN-WALL METAL SUPPORTS. BAR TOP TO BE CONTINUOUS WITH MILLWORK (CONITER BEFORE).
- 22. EXISTING PROJECTION SCREEN AND ASSOCIATED POWER TO BE REMOVED AND SALVAGED FOR RELOCATION WITHIN BUILD OUT.
- 23. EXISTING POWER AT CEILING FOR PROJECTOR TO BE REMOVED. PROJECTOR/OUNT TO BE RELOCATED BY TENANT VENDOR.
- 24. DOOR TO RECEIVE ELECTRIC STRIKE OR HADLOCK WITH CARDREADER. PROVIDED AND INSTALLED BY TENANT VENDOR. CONTRACTOR TO PROVIDE CLOSER, J-BOX, POWER, AND ASSOCIATED CONIT. REUSE EXISTING LOCATIONS IF POSSIBLE. CONNECTION TO BUILDING FIRE ALARM SYSTEM, IF REQUIRED BY CODE, TO BE PART OF LANDLORD/CONTRACTOR'S SCOPE.
- 25. DEMO OFFICES IN EXISTING 5/11. E.D. HARRPED OFFEN

#### WALL LEGEND



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### ADDITIONAL PHOTOS



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## TOWN CENTER RETAIL MAP



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