



FOR LEASE ±12,838 FREESTANDING SINGLE-TENANT OFFICE BUILDING

10234 W STATE ROAD 84 | DAVIE, FL 33324

ABOUT THE BUILDING

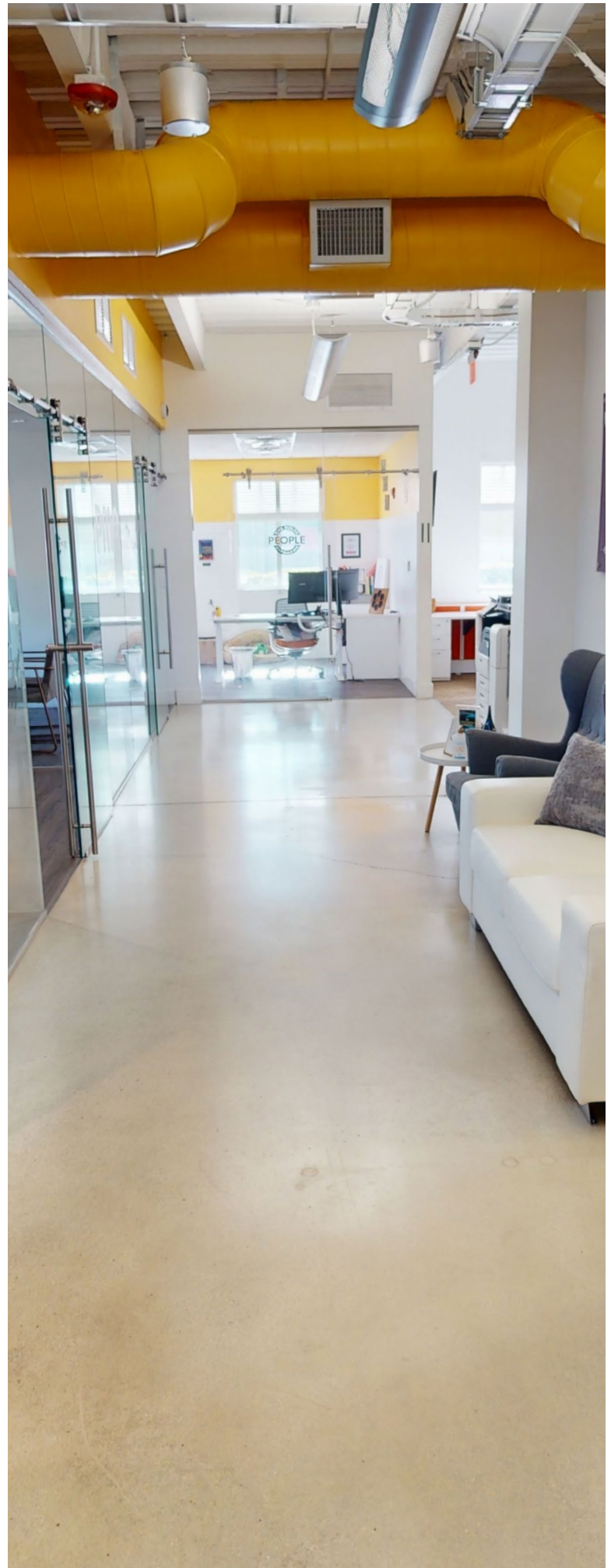
**MOVE-IN READY
WITH HIGH-END FINISHES**

**PERFECT FOR
CORPORATE HEADQUARTERS**



**CLICK HERE
FOR VIRTUAL TOUR**

- ±12,838 SF
- 2 Stories
- Top Building Signage Available
- First Floor Layout Includes: Elevator, Reception Area, Executive Office, 2 Conference Rooms, 4 Private Offices, 36 Workstations, IT Room, Employee Kitchen and Lounge Area
- Second Floor Layout Includes: First Floor Layout Includes: Elevator, Reception Area, Executive Office, 2 Conference Rooms, 4 Private Offices, 36 Workstations, IT Room, Employee Kitchen and Lounge Area
- Furniture May Be Made Available
- Asking Rate: \$30.00/SF NNN (+\$13.96 PSF OE)





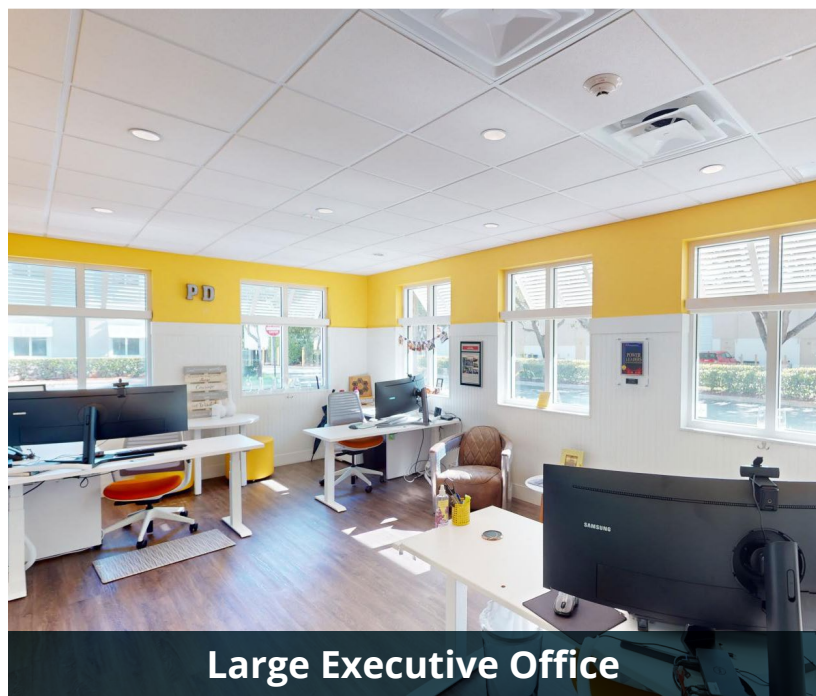
Reception Area



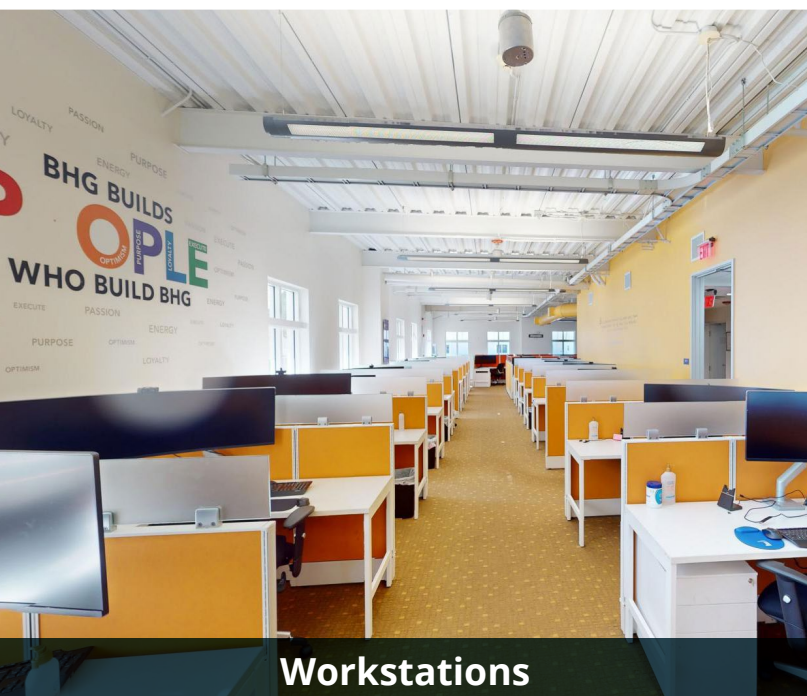
Employee Area



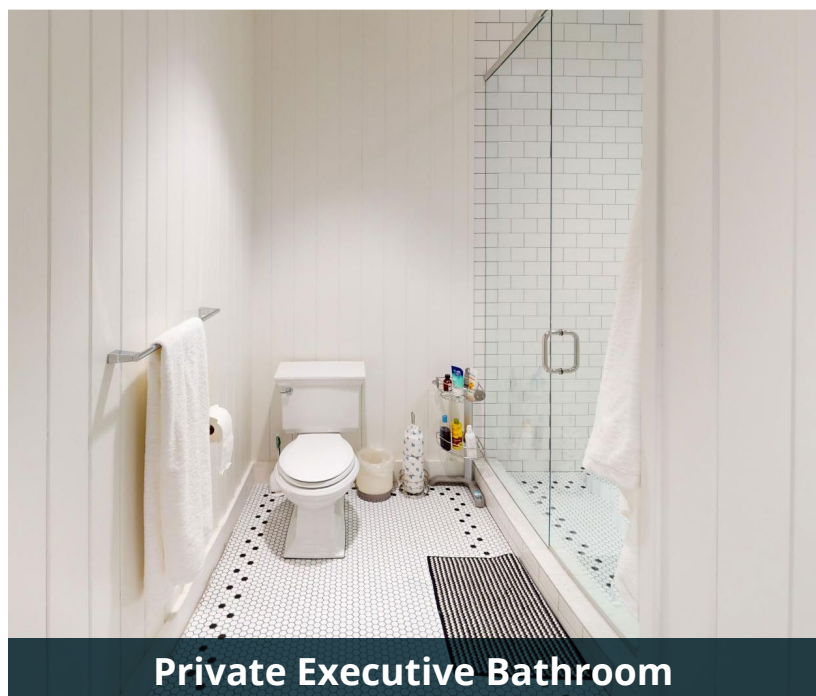
Conference Room



Large Executive Office



Workstations

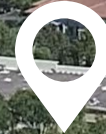


Private Executive Bathroom

117,000 Vehicles Passing Per Day

Downtown
Ft. Lauderdale

Exit 3
Hiatus Road



ATTRACTIVE DEMOGRAPHICS



302,043

Full-time Residents
3-Mile Radius



115,740

Households
3-Mile Radius



\$96,779

Household Income
3-Mile Radius

Top Building Signage Available



Monument Signage Available



LOCATION AMENITIES

1 Ridge Plaza – 4 min.

Dunkin' Char-Hut
Round Up Night Club
Rob's Family BBQ
Dollar Tree
UPS Store

Burlington
Publix
Wingstop
Zabb Thai & Suchi
Marion Latin Craft
Bealls

2 Plaza at Davie – 7 min.

Lowe's
Winn-Dixie
Wallgreens
CJ Blacks Restaurant

Cilantro Asain Bistro
Palace Indian
McDonald's
Deli-Boy Subs

3 Promenade West – 8 min.

Wholefoods
Esposito's Pizza Bar
Moe's Southwest Grill
Chicken Kitchen
Sunrise Pita & Grill

Tower Deli and Diner
Dunkin'
LongHorn Steakhouse
KOGO Grill
Ushio Sushi

4 The Fountains – 8 min.

Marshalls & Homegoods
Total Wine
DICK'S
Dollar Tree
Kohl's
Red Lobster
Olive Garden

Sicilian Oven
Smokey Bones
Duffy's Sports Grill
TooJay's Deli
Firehouse Subs
Chilli's Grill & Bar
KIKO Japanese and Thai

5 Broward Mall – 8 min.

107 Taste Asian
Aldo
Avis
Brio Tuscan Grille
Buffalo Wild Wings
Cajun Boil
Chanps
Charleys Philly Steaks
Chick-fil-A
Dillard's

Express
Foot Locker
H&M
JCPenny
Jerk Grill
Macy's
Panda Express
Regal
Starbucks
The Whole Enchilada

6 The Shops at One Plantation – 9 min.

FedEx Office
Vigneto's Italian Grill
Otoro Sushi

Tijuana Flats
IHOP
McDonald's

7 Market on University – 9 min.

Publix
LA Fitness
Zona Fresca

Burtons Grill
Padrino's Cuban
Tropical Smoothie Cafe

8 Tower Shops – 10 min.

Costco Wholesale
Chick-fil-A
Twin Peaks
Miller's Ale House
Chipotle Mexican Grill
Flanagan's

Tacobell
Office Depot
Ross
T.J. Maxx
Best Buy
Home Depot

9 Westport Plaza – 9 min.

Publix
Dunkin'
Smoothie King
Wendy's

Waffle House
Yoga Connection
China House
The UPS Store

10 Vizcaya Square Shopping Center – 7 min.

Winn-Dixie
Einstein Bros. Bagels
Rob's Family BBQ

Starbucks
Smoothie King
Golden Wok



INTERSTATE 595
±0.6 MILES



SAWGRASS EXPRESSWAY
±4.6 MILES



FLORIDA'S TURNPIKE
±5 MILES



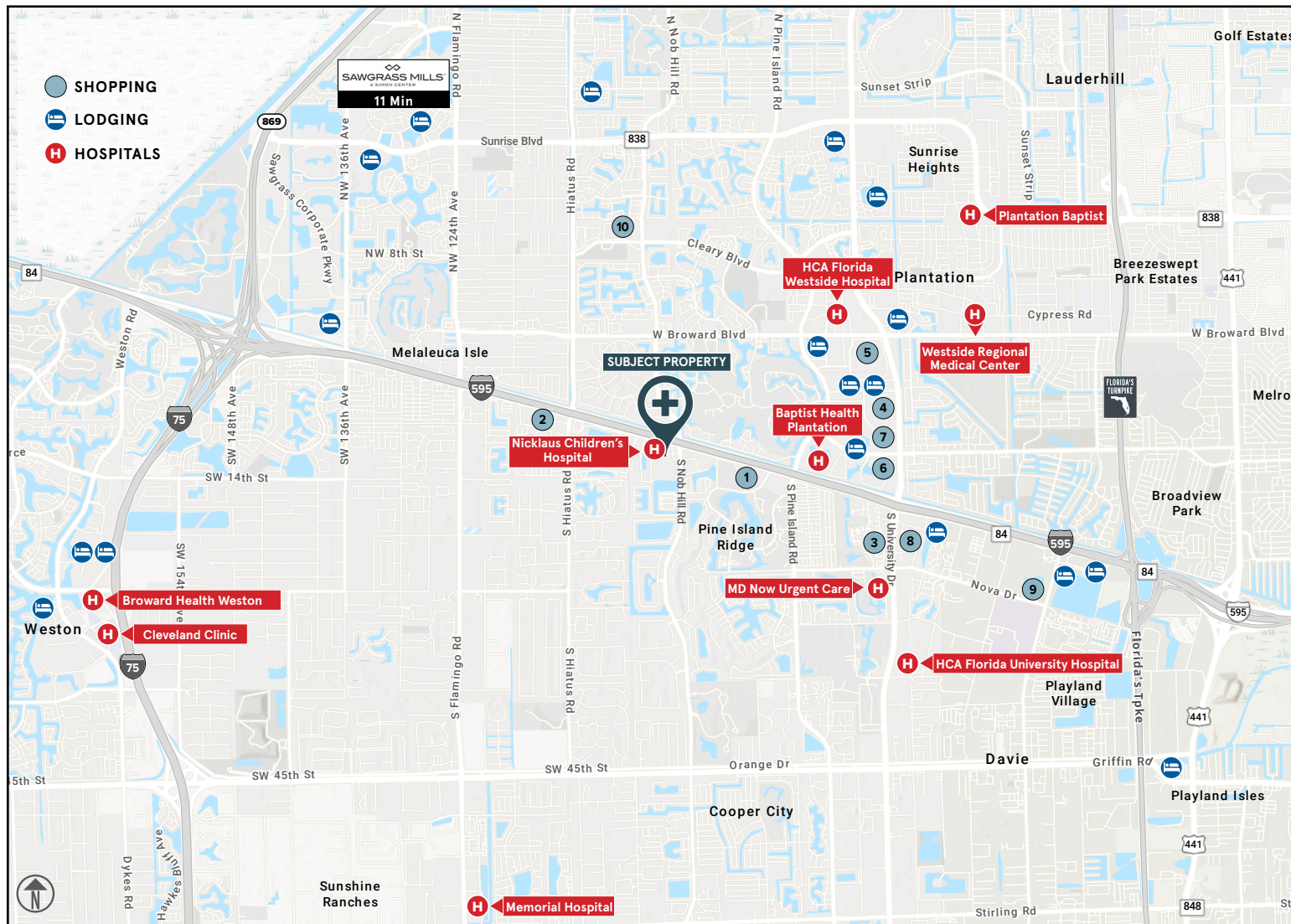
INTERSTATE 95
±8 MILES

DOWNTOWN

FORT LAUDERDALE
±13 MILES



FT. LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT
±11 MILES



FLOOR PLANS

1st Floor

- Elevator
- Reception Area
- Executive Office
- 2 Conference Rooms
- 4 Private Offices
- 36 Workstations
- IT Room
- Employee Kitchen
- Lounge Area



BUILDING B 1ST FLOOR

2nd Floor

- Elevator
- Reception Area
- Executive Office
- 2 Conference Rooms
- 4 Private Offices
- 36 Workstations
- IT Room
- Employee Kitchen
- Lounge Area



BUILDING B 2ND FLOOR

FOR MORE INFORMATION CONTACT:

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