



PROPERTY DETAILS

- Class A Office Building located in the center of Broward County
- Immediate Occupancy Available
- Common areas recently renovated
- Prominent monument signage at intersection of University Drive and Broward Boulevard
- Close proximity to I-595, I-75 and the Sawgrass Expressway
- Multiple restaurants, shopping and business class hotels nearby
- Traffic counts over 48,000 daily
- Ample free parking adjacent to building
- Located in the heart of Plantation, FL
- Accessible via both S. University Dr. and W. Broward Blvd

FOR LEASE



PRICE

\$30.00 SF/yr (MG)



YEAR BUILT

1985



AVAILABLE SF

1,450 - 3,775



PARKING

4:1,000



LOCATION

Plantation Florida

For more information:

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**OFFERING SUMMARY**

Lease Rate:	\$30.00 SF/yr (MG)
Available SF:	1,150 - 5,569 SF
Building Size:	56,141 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,873	52,729	140,210
Total Population	14,101	132,885	367,774
Average HH Income	\$80,960	\$71,365	\$65,094

PROPERTY HIGHLIGHTS

- Class A Office Building located in center of Broward County
- Immediate Occupancy Available
- Common areas recently renovated
- Prominent monument signage at intersection of University Drive and Broward Boulevard
- Close proximity to I-595, I-75 and the Sawgrass Expressway
- Multiple restaurants, shopping and business class hotels nearby
- Professional property management
- Ample free parking adjacent to building
- Located in the heart of Plantation, FL

SPACES	LEASE RATE	SPACE SIZE
Suite 245	\$30.00 SF/yr	5,569 SF
Suite 329	\$30.00 SF/yr	5,522 SF
Suite 315-B	\$30.00 SF/yr	1,150 SF

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