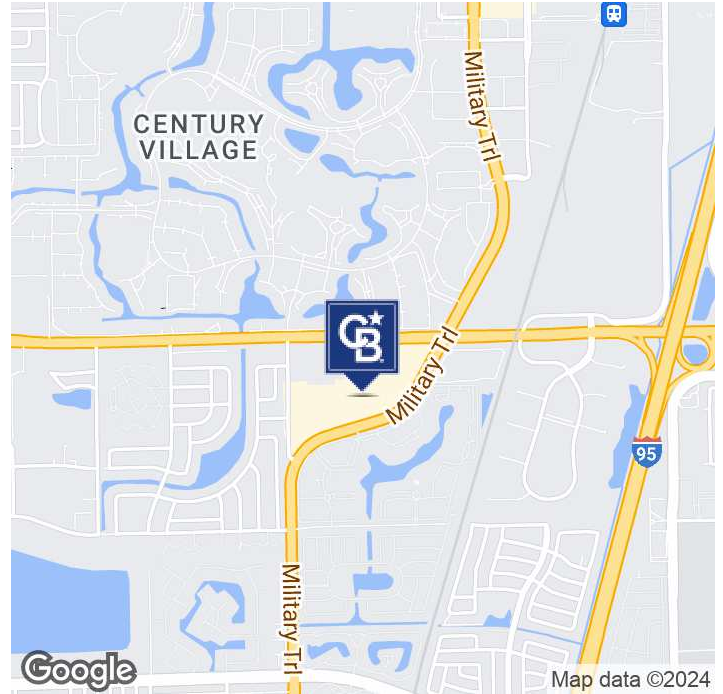


LEASE

THE COMMONS

1245-1265 S Military Trail Deerfield Beach, FL 33442



OFFERING SUMMARY

Lease Rate:	\$32.00 SF/yr (Full Service)
Building Size:	12,356 SF
Available SF:	886 - 6,178 SF
Year Built:	2004
Renovated:	2022

PROPERTY OVERVIEW

Full Service Office Lease includes CAM, electric and 5-day in-suite janitorial. Landlord is responsible for maintenance, repair and replacement of HVAC. Landlord locks in CAM at time of Lease Signing with 4% annual fixed increases so no surprises from year to year.

PROPERTY HIGHLIGHTS

- Well maintained three office building complex.
- Full floor spaces available each with their own kitchens, bathrooms, perimeter window offices and open area for collaborative work setting.
- Private entrances in addition to common area entrance.
- Full Service, quick turnaround on delivering build to suit space.
- Walking distance to many retail shops and restaurants.

M J Ridenour
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PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

Located just south of SW 10th Street on the west side of Military Trail in Deerfield Beach. Conveniently located minutes from I-95, Sawgrass Expressway and Turnpike. Adjacent to Publix-anchored retail center with Walgreens, multiple restaurants, fast food, gasoline and convenience stores.

INTERIOR DESCRIPTION

Nicely built out private offices to accommodate, conference/training rooms, open area for work stations, kitchenette and private bathrooms on each of the three (3) full floors of 6,178 sf each. Private entrances and courtyard common area entrance. Must see lushly landscaped courtyard that provides a great, quiet break area.

PARKING DESCRIPTION

Ample surface parking.

UTILITIES DESCRIPTION

Crown Castle Fiber Internet, AT&T, Comcast service providers

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