



**Iconic Class A
office building**

**FOR
LEASE**

PRESIDENTIAL CIRCLE
4000 HOLLYWOOD BLVD.
HOLLYWOOD, FL



Building highlights



- Tenant ready suites available
- On-site security 7 days a week
- On-site conference facilities
- Fiber optics and Comcast available
- On-site cafe and property management

- 4.0/1,000 s.f. parking ratio, 1/3 covered
- Midway between I-95 and Florida Turnpike access ramps
- \$45.41 p.s.f., FS (\$28.00 NNN + \$17.41 p.s.f. operating expenses inclusive of electric and janitorial)



Nearby amenities

- Over 40 restaurants, many within walking distance, including Jimmy Johns, Picadilly, Sub City, Wendy's, Capones Italian, Il Posto, Sebastianos, and many more
- On-site banking as well as multiple bank options within walking distance
- Shopping close-by including Target, CVS, Publix, Walmart, and other retail
- Shipping and office service stores such as FedEx Office and UPS Store
- Convenient to buses and Tri-rail



Available Space

Suite	RSF	Suite	RSF
120-N	5,167	475-S	3,181
135-S	1,116	500-N	6,219
160-N	2,161	501-S	3,177
200-N /270-N	4,000-13,058	600-N	6,225
301-S	10,004	665-S	1,983
425-S	4,785	685-S	2,476

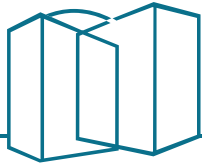


LEASING CONTACT



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brady.titcomb@jll.com

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SUITE 120-N

5,167 RSF

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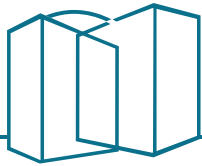
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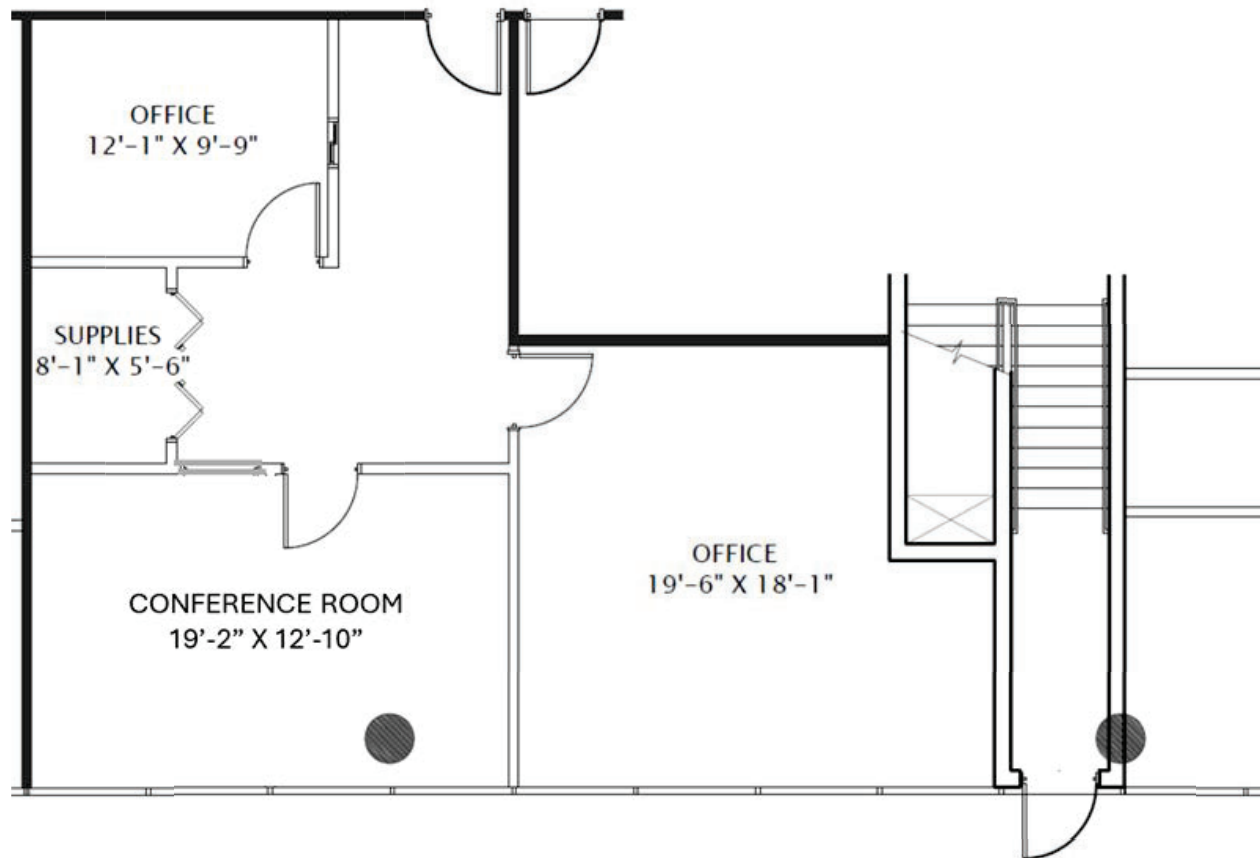
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SUITE 135-S

1,116 RSF

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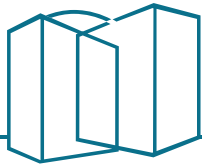
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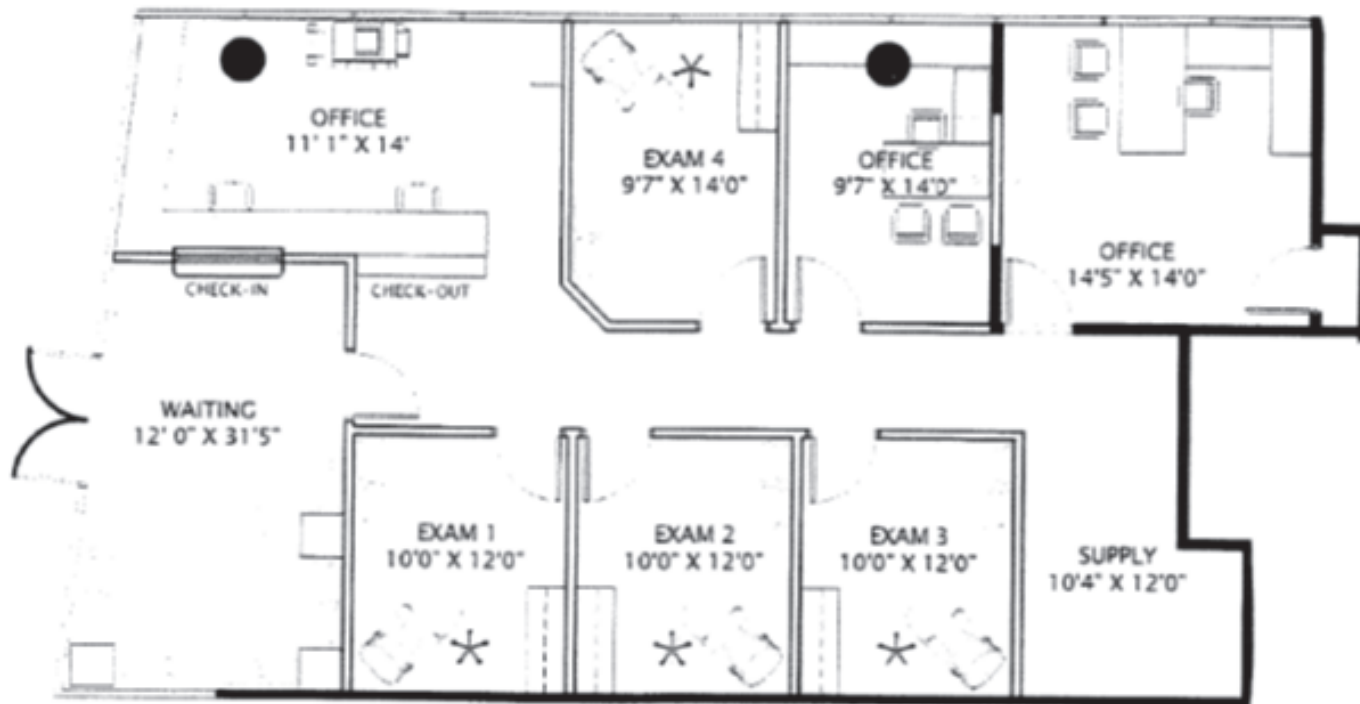
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SUITE 160-N

2,161 RSF

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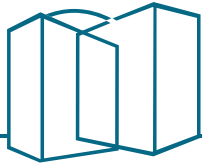


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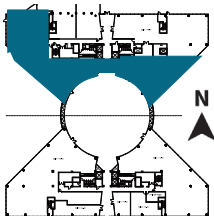
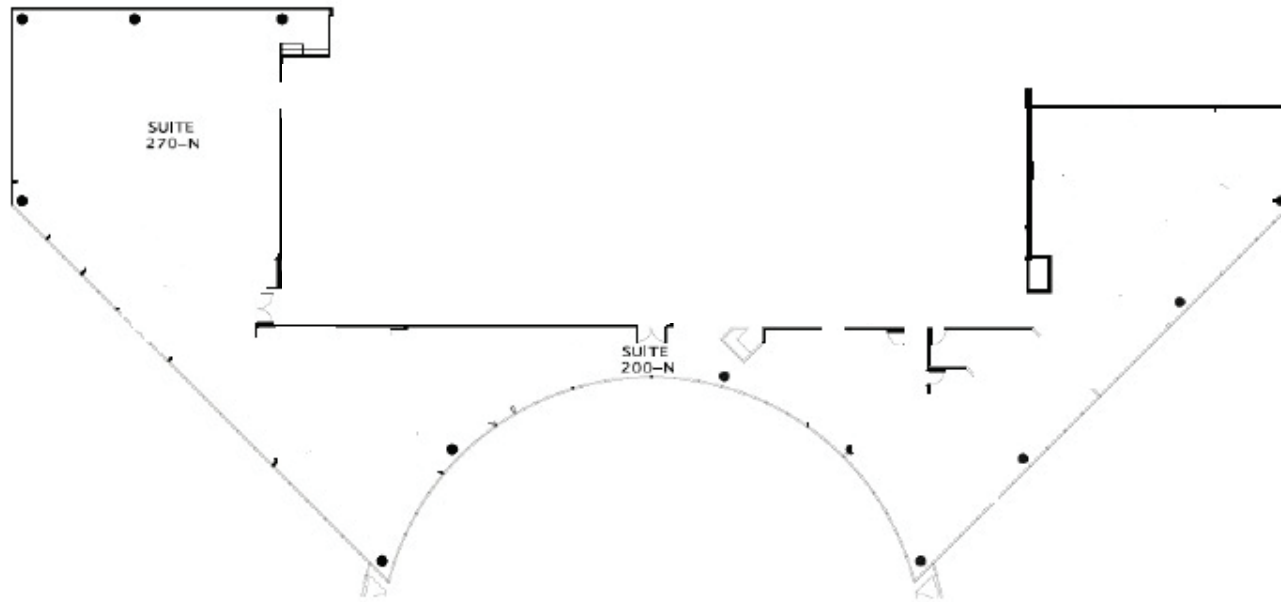
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SUITE 200-N, 270-N

13,058 RSF

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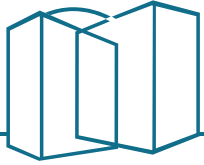
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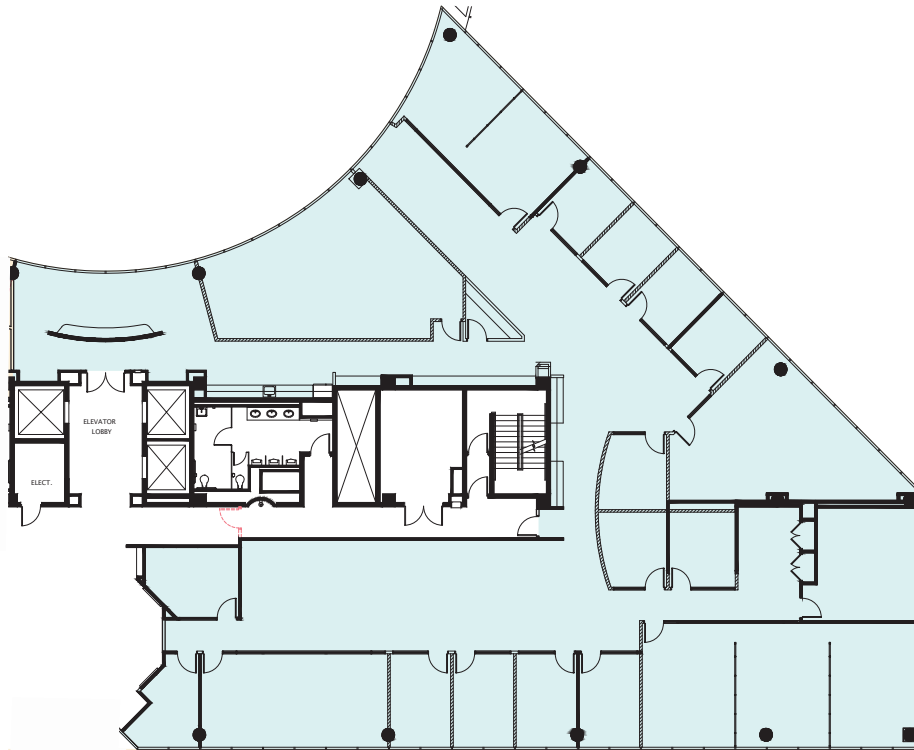
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SUITE 301-S | 9,890 RSF



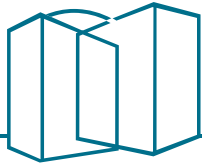
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SUITE 425-S

4,785 RSF

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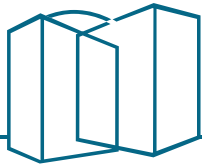
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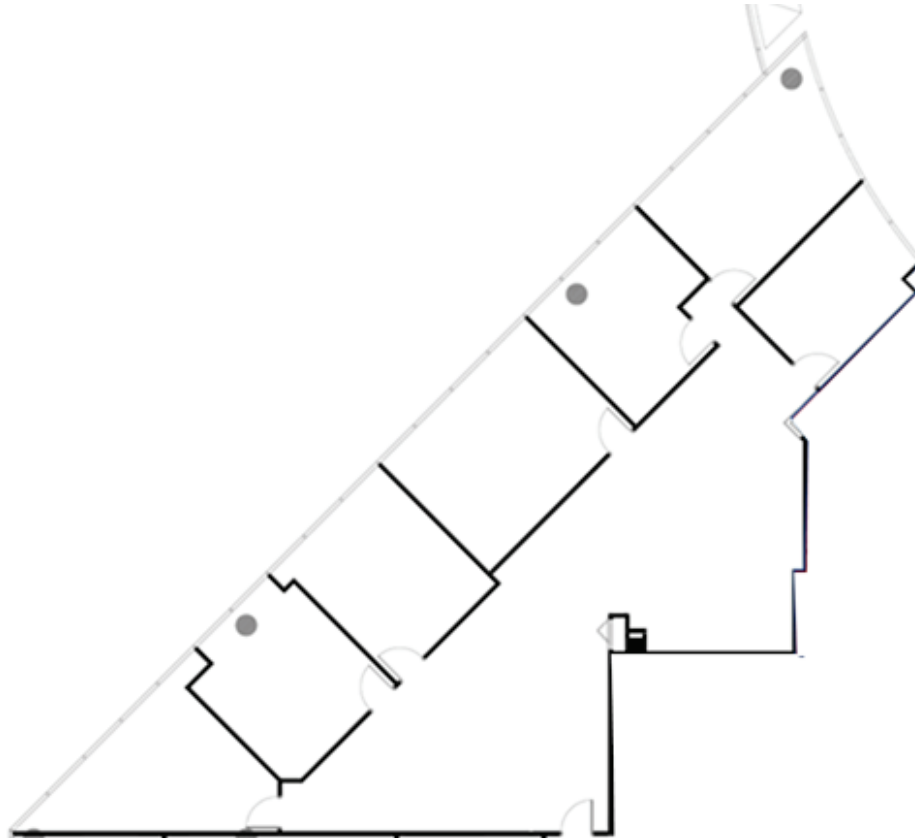
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SUITE 475-S

3,181 RSF

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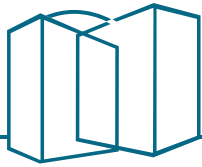
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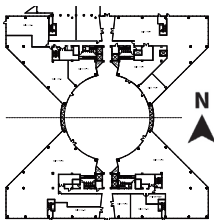
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SUITE 500-N

6,219 RSF

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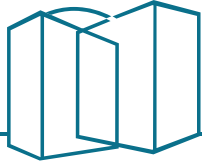
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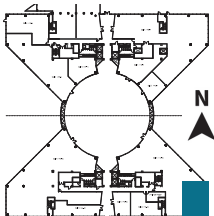
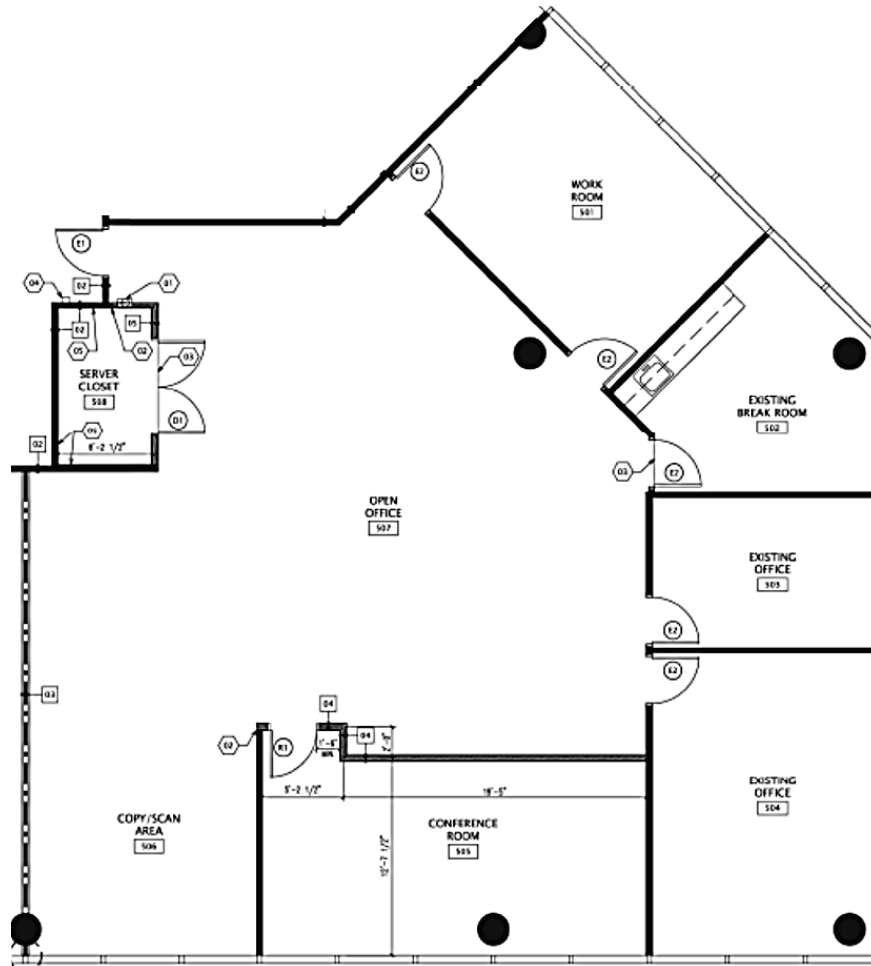
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SUITE 501-S

3,177 RSF

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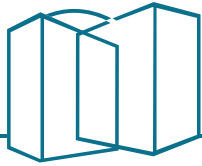


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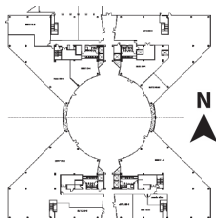
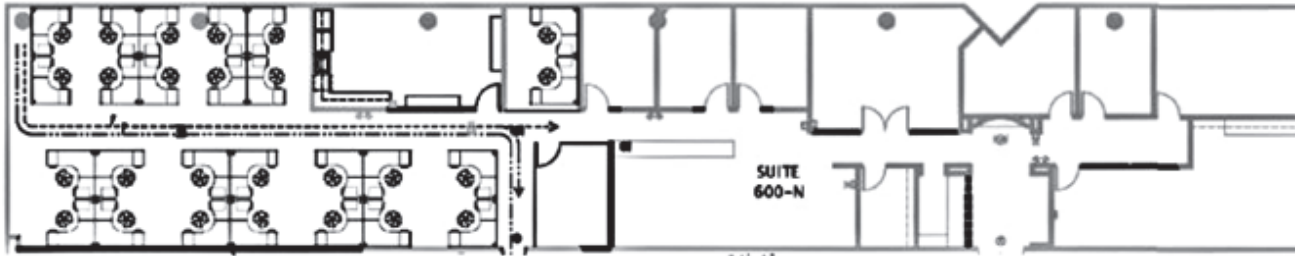
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SUITE 600N - 6,225 RSF

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