

SUBLEASE

Prime 1,400 SF Retail/Office Sublease Opportunity - Indian Trace Center

1378 SOUTHWEST 160TH AVENUE, SUITE E-5

Sunrise, FL 33326

PRESENTED BY:

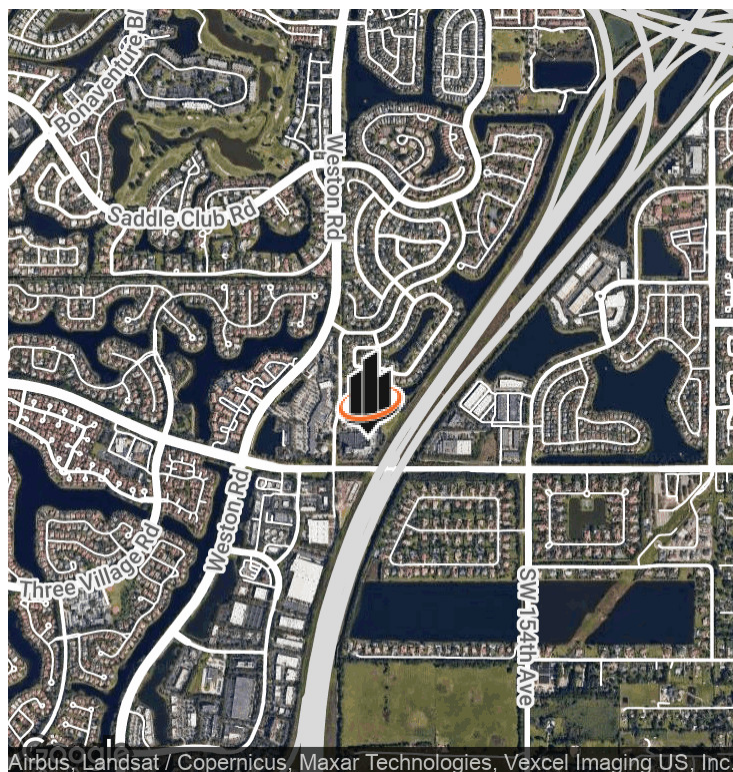
PETER MESSINA, CCIM

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$31.00 SF/yr (NNN)
OP EX:	\$15.92/SF
AVAILABLE SF:	1,400 SF
SUBLEASE TERM:	Thru March 31, 2028
OCCUPANCY:	Q1 2026

PROPERTY DESCRIPTION

Excellent opportunity to sublease a 1,400 SF retail space ideally located at Indian Trace Center, one of the most active and sought-after plazas in the Weston market. The space features a highly functional layout, including a welcoming reception area, three private offices, an open bullpen area, a storage room, and one restroom. Currently occupied by a tutoring center, the space is well suited for a variety of retail, service, or professional office users. The property offers excellent visibility and prominent signage, providing strong exposure to consistent daily traffic within this very busy center. Indian Trace Center is home to some of the area's most popular restaurants and features the only movie theater in the Weston market, making it a premier destination for both local residents and visitors.

PROPERTY HIGHLIGHTS

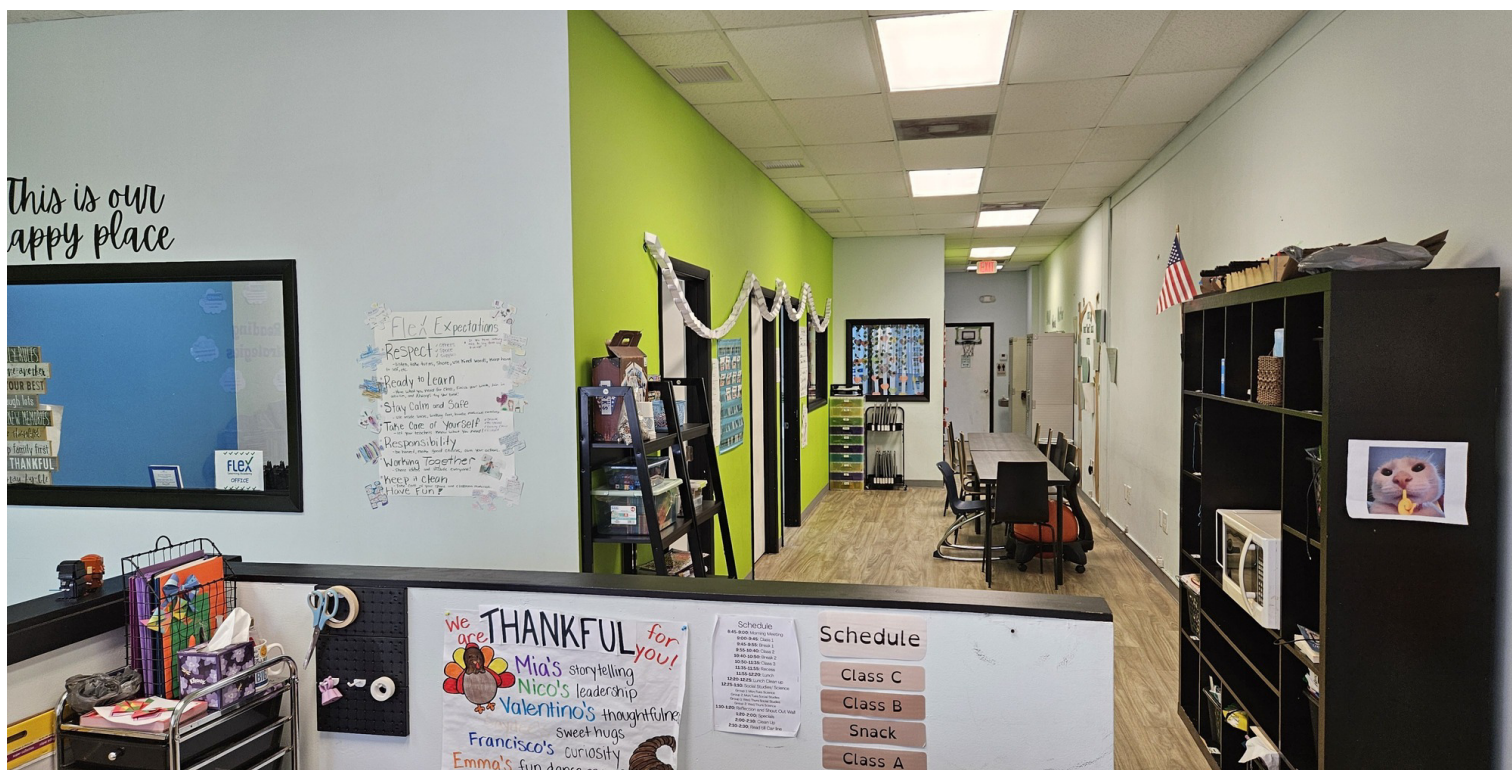
- 1,400 SF prime retail / professional office space
- Highly functional layout with reception, three private offices, open bullpen, storage, and restroom
- Excellent visibility and signage with strong exposure to daily traffic
- Join a center surrounded by popular restaurants, national retailers, and the only movie theater in the Weston market

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ADDITIONAL PHOTOS



PETER MESSINA, CCIM

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