

2026 Brings Next-Level Renovations!

DCOTA

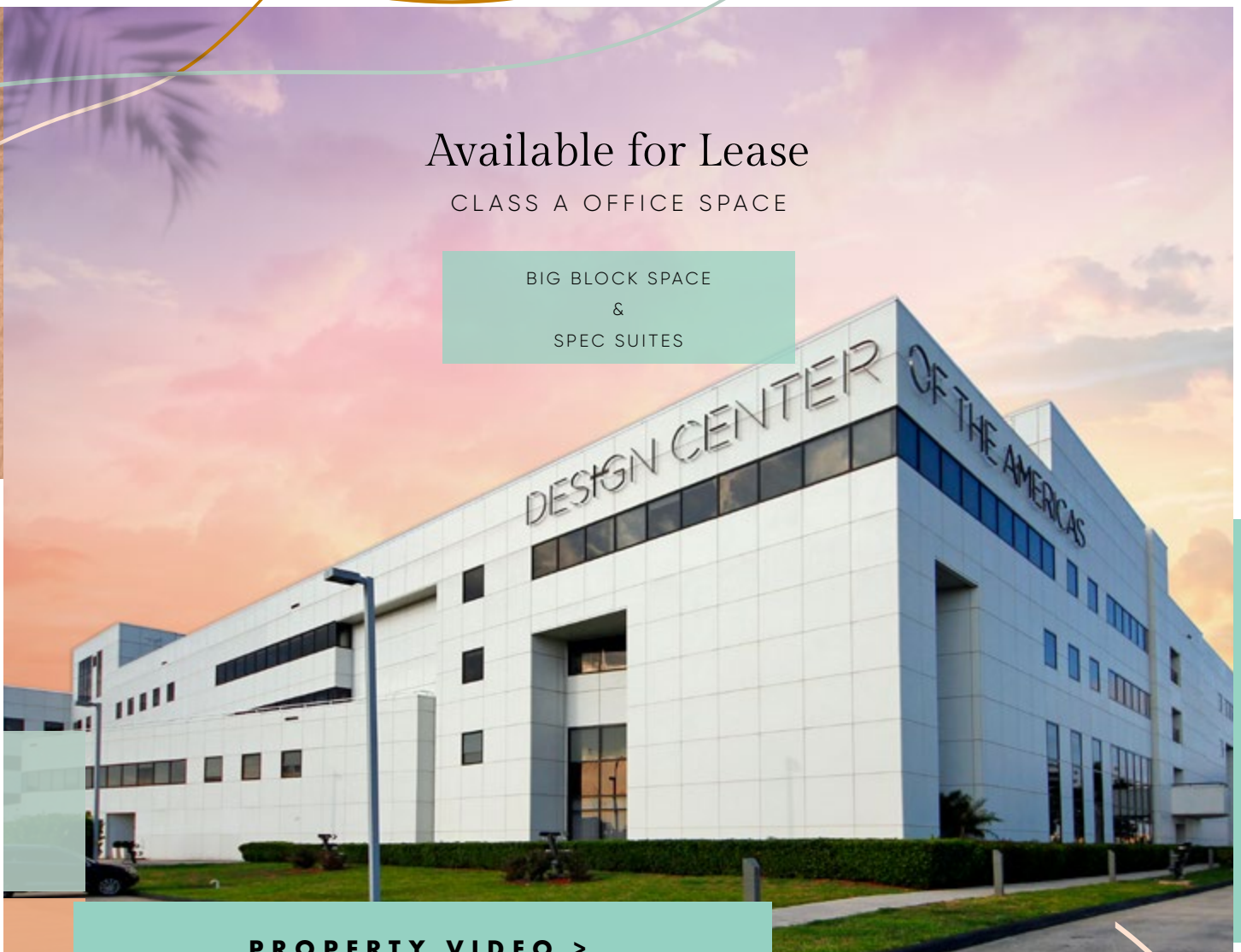
DESIGN CENTER OF THE AMERICAS

1855 Griffin Road, Dania Beach, FL 33004

Available for Lease

CLASS A OFFICE SPACE

BIG BLOCK SPACE  
&  
SPEC SUITES



[PROPERTY VIDEO >](#)

Lincoln CBRE





## Property Features

Efficient, functional and open floor plans suitable for a variety of uses, including business services, technology, medical device, healthcare, engineering, architecture firms and corporate headquarters.



## Renovations Coming in 2026

- Premium Spec Suites
- Fitness Center
- State of the art Conference Center/Lounge
- Onsite Marketplace
- Upgrading Atrium

## Amenities Included

- Direct access to I-95 and I-595
- Walking distance to S. Florida Tri-Rail
- Abundant free secure parking and valet service
- Le Meridien Hotel includes:
  - Conference Facility
  - Pool
  - Five Star Restaurants
  - Airport Shuttle
- On-site restaurants, coffee shops, tenant fitness center and Wi-Fi lounge

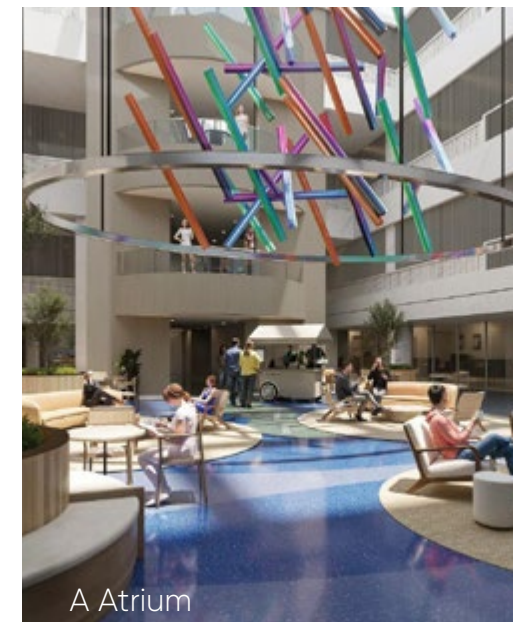
## New Amenities Arriving in 2026!



Conference Facility



Fitness Center



A Atrium



Marketplace





# Available Space & Rates

## SPEC SUITES

B-304 - 5,121 SF
C-332 - 5,468SF
C-400 - 3,678 SF
C-324 - 2,710 SF

## 2ND GENERATION SPACE

A-290 - 18,755 SF	A-452 - 1,796 SF
A-310 - 2,791 SF	B-454 - 27,197 SF
C-328 - 2,527 SF	B-428 - 19,146 SF
C-330 - 2,008 SF	B-482 - 3,173 SF

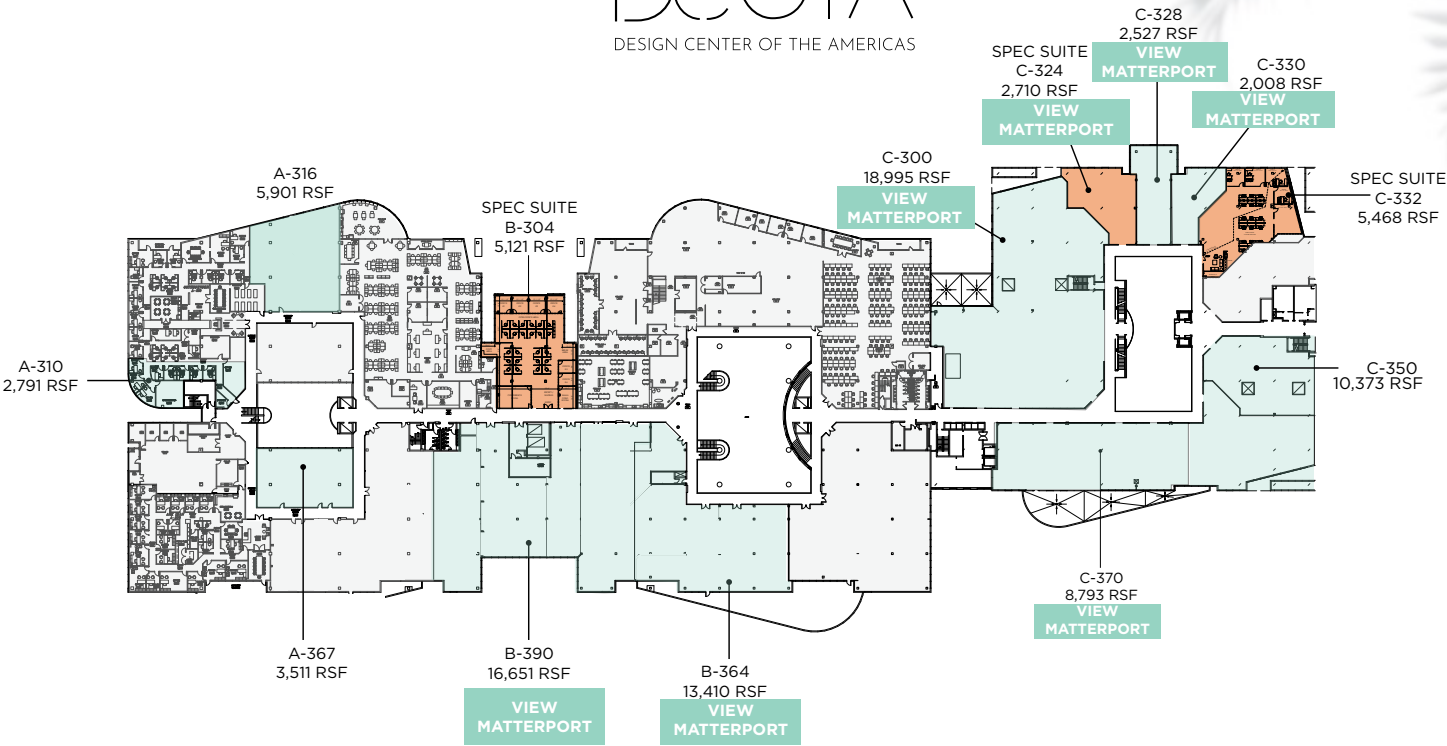
## BIG BLOCK SPACE

Contiguous Big Block +100,000 SF

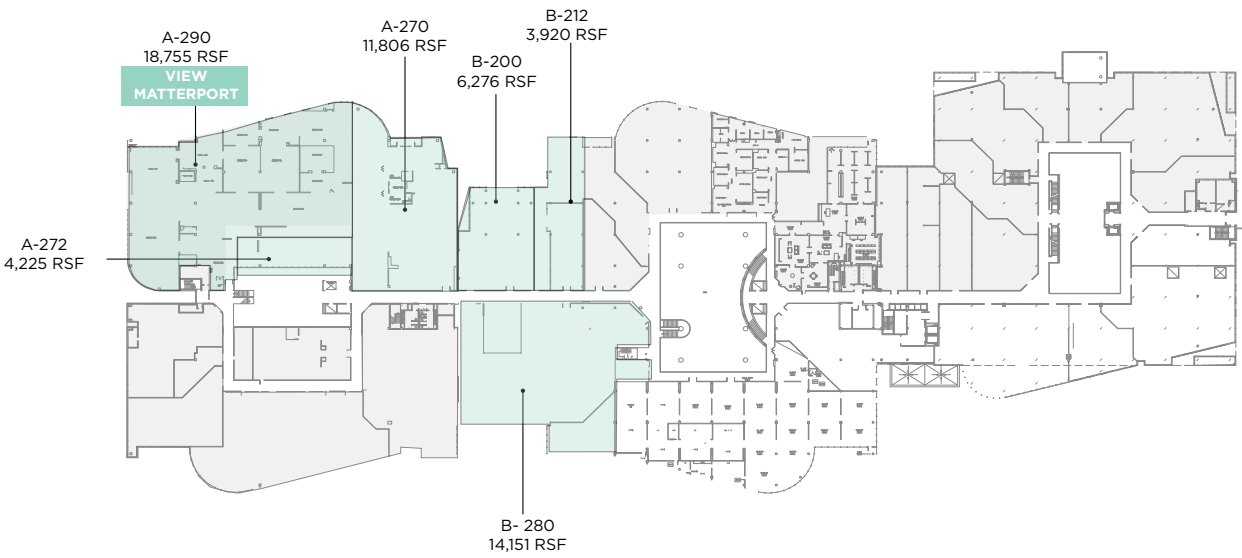
## RATES

Base Rent: \$30.00 - \$35.00 NNN  
Opex: \$10.75 + Electric

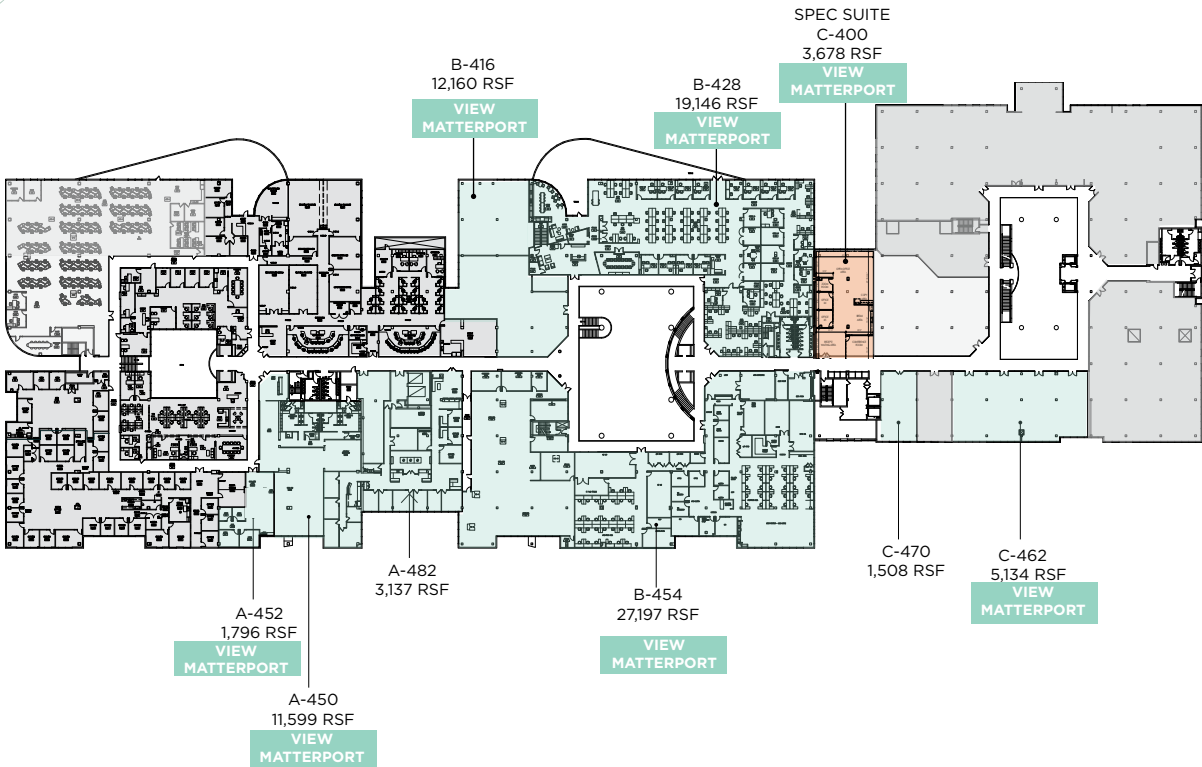
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3<sup>RD</sup> FLOOR



2<sup>ND</sup> FLOOR



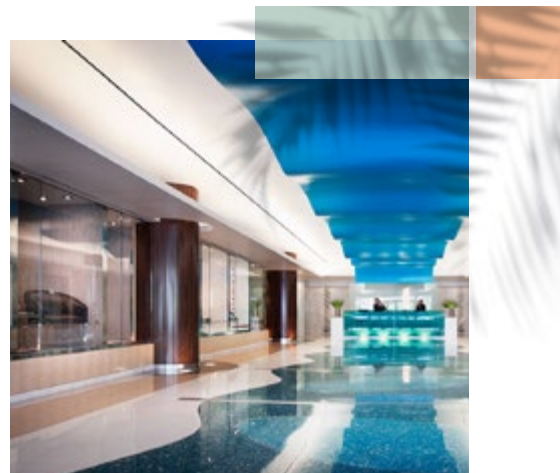
4<sup>TH</sup> FLOOR

Within close proximity to major highways, hotels, restaurants and three international airports, the Design Center of the Americas is a Class A office complex strategically located in the heart of the South Florida region.

Located at the intersection of I-95 and Griffin Road in Dania Beach, the Complex is just minutes from Fort Lauderdale International Airport with immediate access to I-95 and I-595. The nearby Tri-Rail Fort Lauderdale airport station can conveniently be used as a commuting alternative.



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