



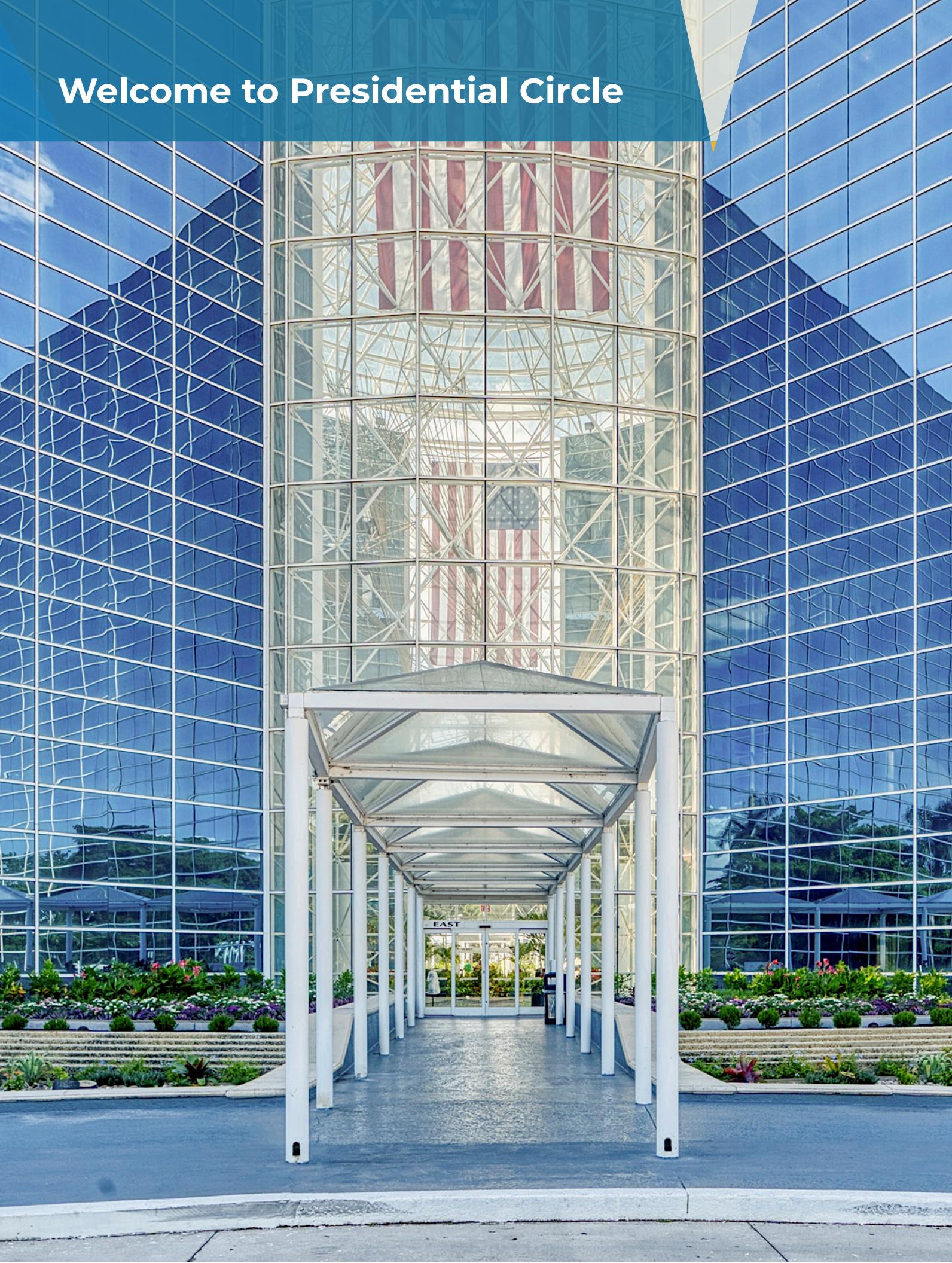
**Iconic Class A
office building**

**FOR
LEASE**

PRESIDENTIAL CIRCLE
4000 HOLLYWOOD BLVD.
HOLLYWOOD, FL



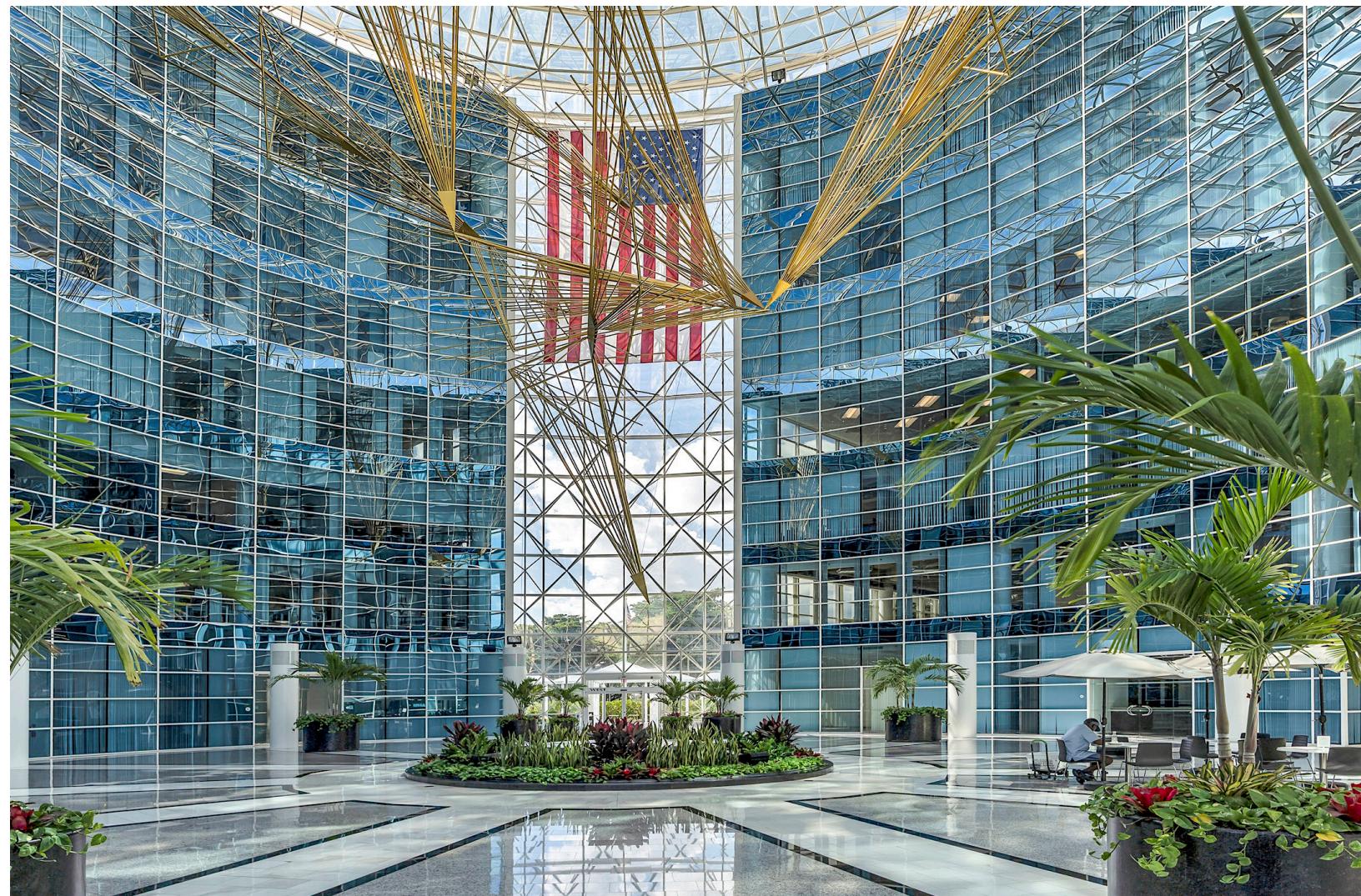
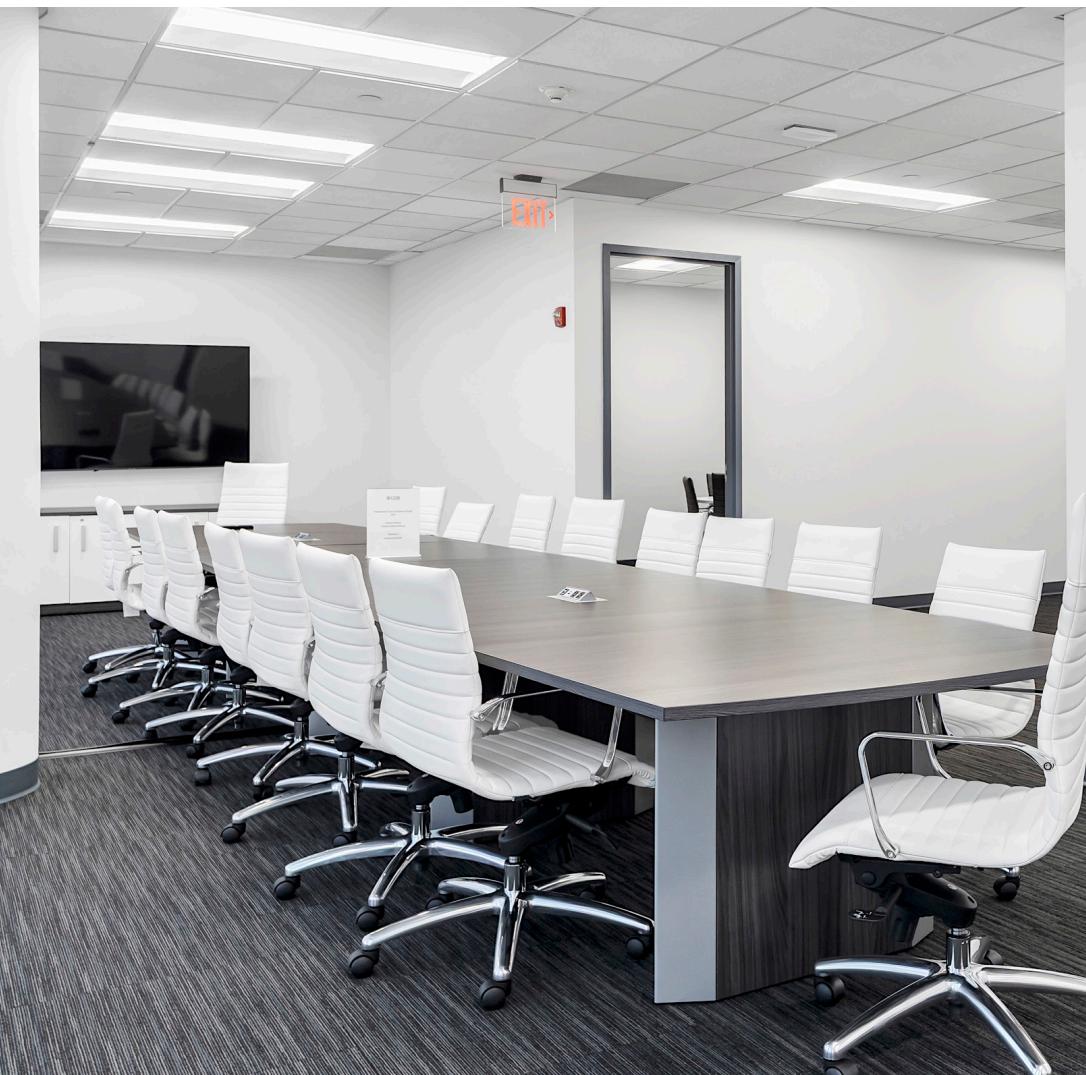
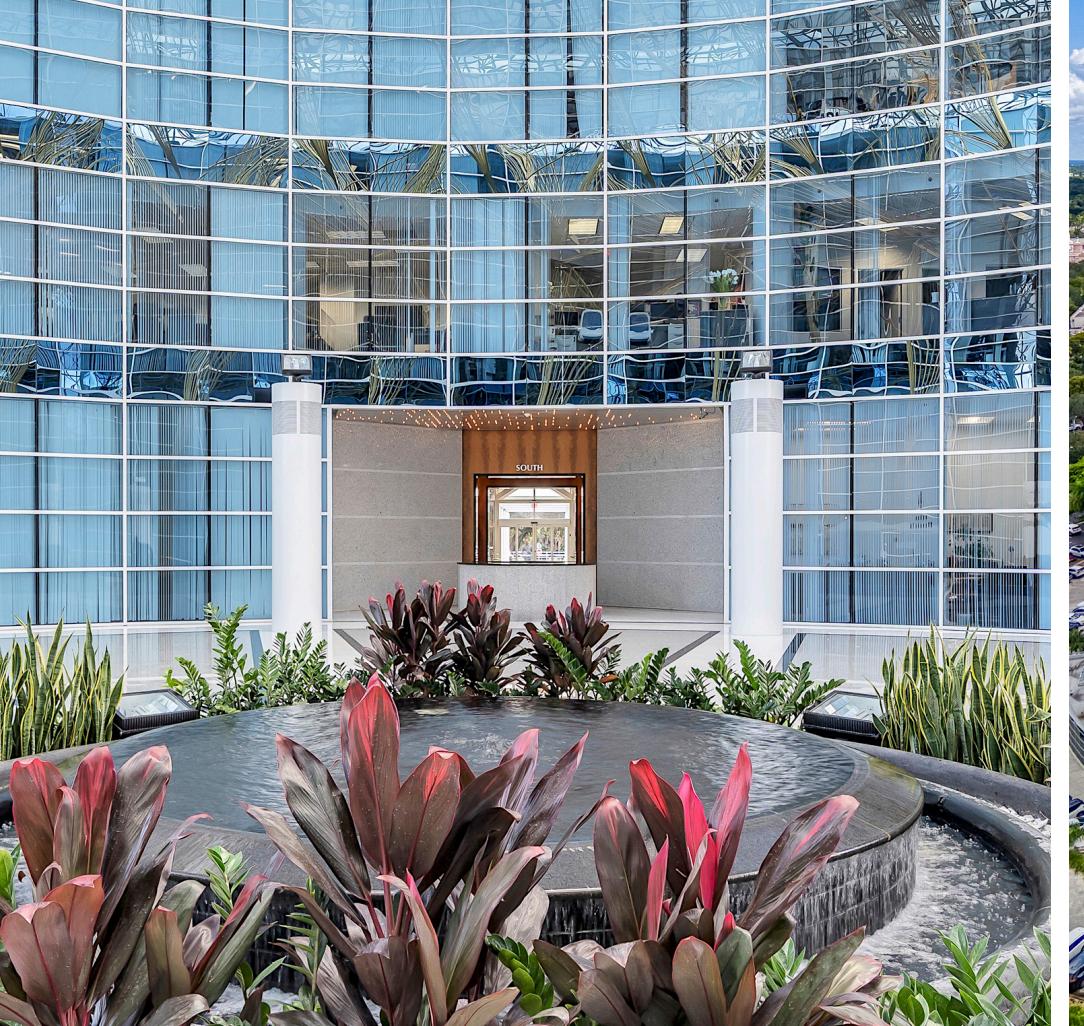
Welcome to Presidential Circle



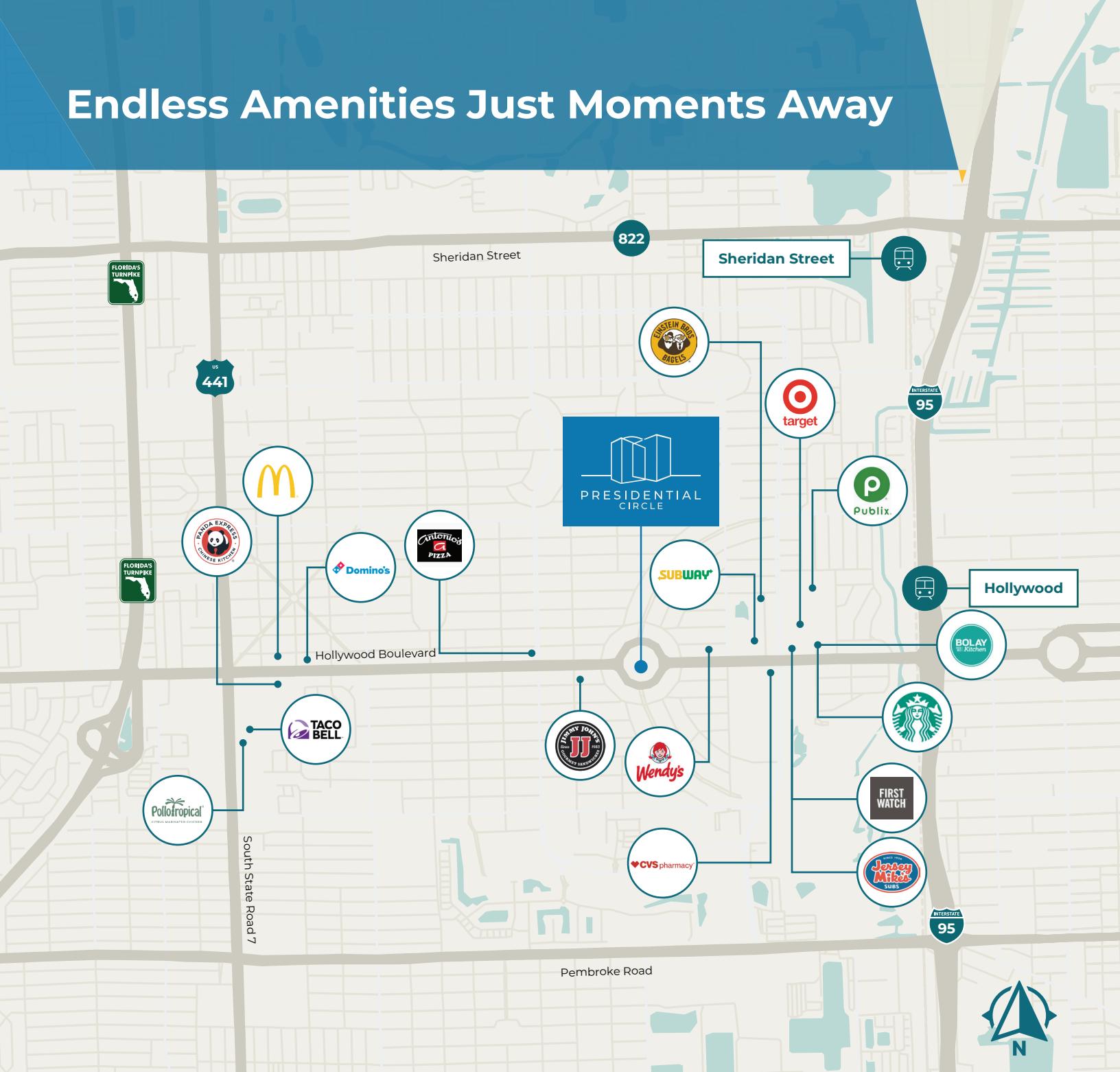
Building highlights

- 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
- \$46.31 p.s.f., FS (\$28.00 NNN + \$18.31 p.s.f. operating expenses inclusive of electric and janitorial)





Endless Amenities Just Moments Away



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





LEASING CONTACT



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