



PRESIDENTIAL
CIRCLE

**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

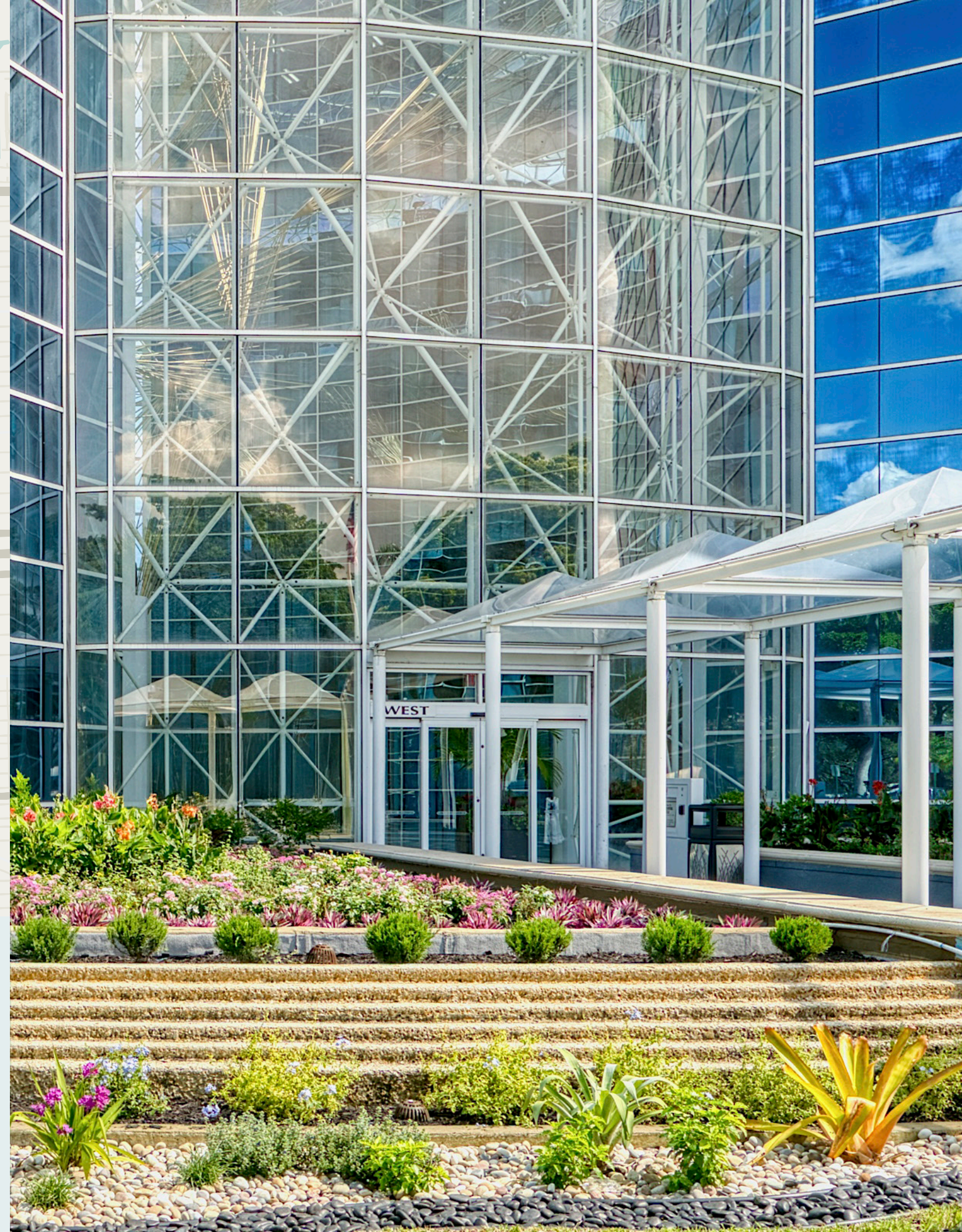
 Midway between I-95 and Florida Turnpike access ramps

 \$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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