

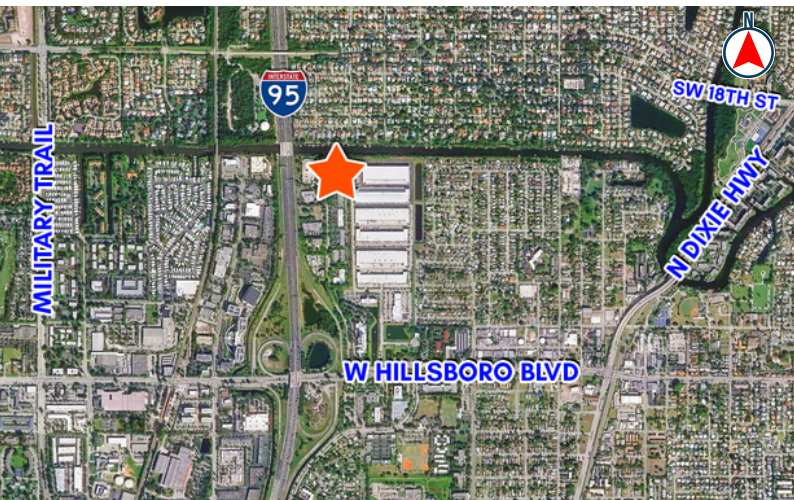
# CLASS A OFFICE SPACE FOR SUBLEASE

800 FAIRWAY DRIVE, DEERFIELD BEACH, FL 33441

FULLY  
FURNISHED  
TURN-KEY!

2 MONTHS  
FREE FOR  
SUBLEASE  
EXECUTED BY  
4/1/23!

10,000 SF - 40,000 SF



## THE PROPERTY

This Class A office space is being made available for sublease with 10,000 SF to up to approx. 40,000 SF of space available. 800 Fairway provides a beautiful and recently renovated lobby along with structured parking garage and building amenities including fitness center, nature walkways, on-site café and local ownership and management. The turn-key ready space has been beautifully appointed and can be made available with all furnishings if desired. The current lease term expires on November 30, 2024 and is being offered at a discounted rate for the entire remaining term. Rent is \$16.00/PSF NNN plus operating expenses.

### CONTACT INFORMATION:

**ATLANTIC**

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# FLOOR PLAN

10,000 SF - 40,000 SF

3RD FLOOR



FULLY  
FURNISHED  
TURN-KEY!

## HIGHLIGHTS

- 2 Months Free for sublease executed by 4/1/23!
- Rent is \$16.00/PSF NNN plus operating expenses
- Fully Furnished & Turn-Key
- Structured Parking
- Class A Finishes
- Immediate Access to I-95
- Below Market Rate



COVERED PARKING GARAGE