

Property Summary



PROPERTY DESCRIPTION

Class A office sublease in one of Ft. Lauderdale's premier office towers. Fully furnished, plug & play space ready for occupancy!

PROPERTY HIGHLIGHTS

- Class A office sublease
- Sublease expires 7/31/2023
- Ready for move-in
- Five covered garage parking spaces
- High-end finishes, glass office walls
- Existing furniture available, cost negotiable

OFFERING SUMMARY

Lease Rate: \$33.50 SF/yr (NNN) - Estimated 2020 CAM: \$15.91
 Available SF: 2,270 SF
 Lot Size: 3.55 Acres
 Building Size: 287,043 SF

DEMOGRAPHICS

| | 1 MILE | 2 MILES | 3 MILES |
|-------------------|---------------|----------------|----------------|
| Total Households | 8,721 | 29,199 | 52,676 |
| Total Population | 18,589 | 64,249 | 120,978 |
| Average HH Income | \$86,792 | \$79,364 | \$77,541 |

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Additional Photos



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Location Maps



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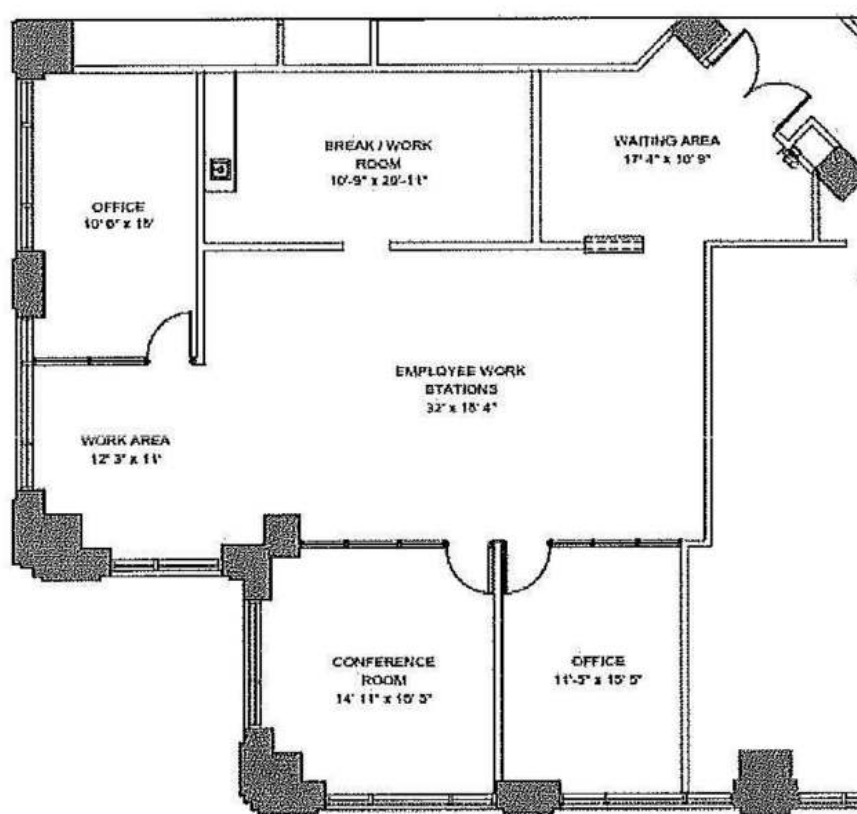
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Floor Plan

EXHIBIT A-1
FLOOR PLAN OF THE PREMISES



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