

## Lease Availability Report

**1801 NW 66th Ave - 1801 Building**  
Plantation, FL 33313 - Plantation Submarket



### BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1983
RBA:	101,507 SF
Floors:	2
Typical Floor:	48,115 SF

### AVAILABILITY

Min Divisible:	7,000 SF
Max Contig:	53,049 SF
Total Available:	53,049 SF
Asking Rent:	Withheld

### EXPENSES PER SF

Taxes:	\$1.39 (2020)
Opex:	\$7.66 (2012-Est)

### SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 2nd	Office	Sublet	7,000 - 53,049	53,049	53,049	Withheld	30 Days	Thru Dec 2029

### SALE

Last Sale: Sold on Aug 20, 2018 for \$16,555,000 (\$163.09/SF) at 7.00% Cap

### AMENITIES

Bus Line, Signage

### TRANSPORTATION

Parking:	444 free Surface Spaces are available; Ratio of 4.61/1,000 SF
Commuter Rail:	15 minute drive to Fort Lauderdale Commuter Rail (Tri-County Commuter)
Airport:	23 minute drive to Fort Lauderdale-Hollywood International Airport
Walk Score ®:	Car-Dependent (31)
Transit Score ®:	Some Transit (33)

### KEY TENANTS

Nations Hearing	38,725 SF	Pearl Holding	18,227 SF
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# For Sublease

1801 NW 66th Avenue, Plantation, FL



JLL

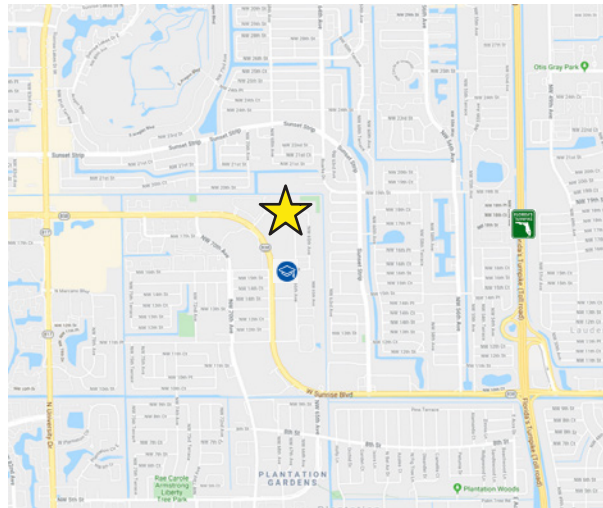
Achieve Ambitions



## Sublease available now + 53,049 SF

### Newly Refurbished 2<sup>nd</sup> Floor

- Second Floor 53,049 RSF
- Available Immediately
- Expiration December 31, 2029
- Secured building, accessible 24/7/365
- On-site property maintenance staff
- Up to 6.0/1,000 SF parking
- In the heart of the Tri-County Area
- Can be demised



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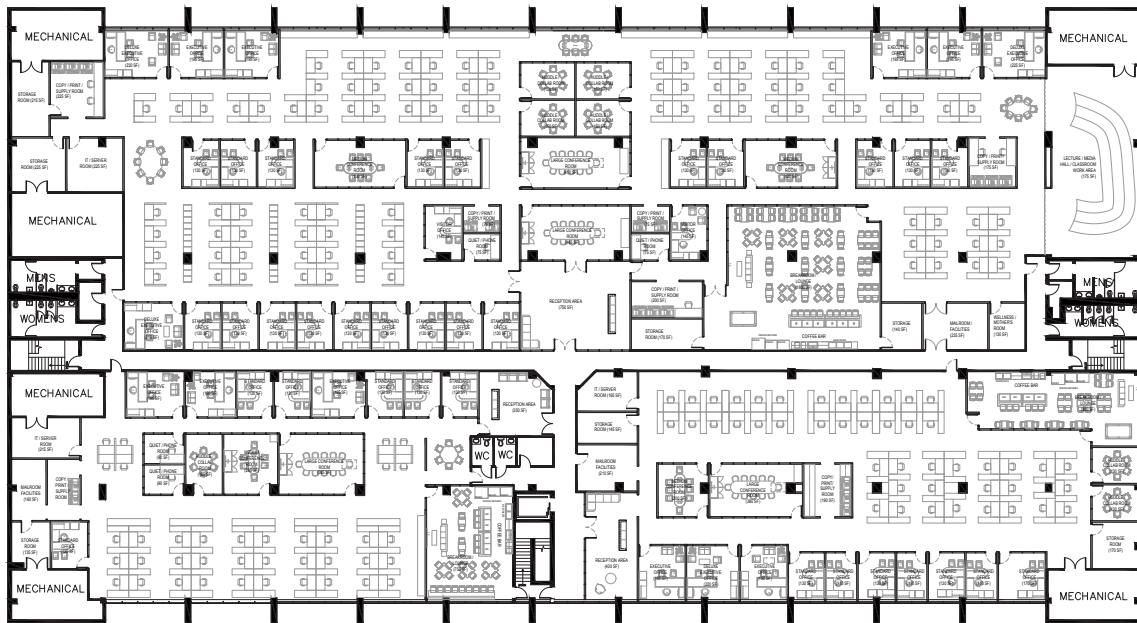
# 2nd Floor Office Space 53,049 RSF



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Achieve Ambitions

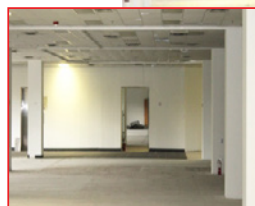
## Multi Tenant Sample Floor Plan



Floor plan not to scale

## Space Highlights

- Divisible Office Space
- Opportunity for user to design office floor plan
- Finished ADA compliant bathrooms
- Finished ceiling/upgraded LED lighting throughout
- New carpeting throughout
- New Life Safety Systems
- HVAC upgrades



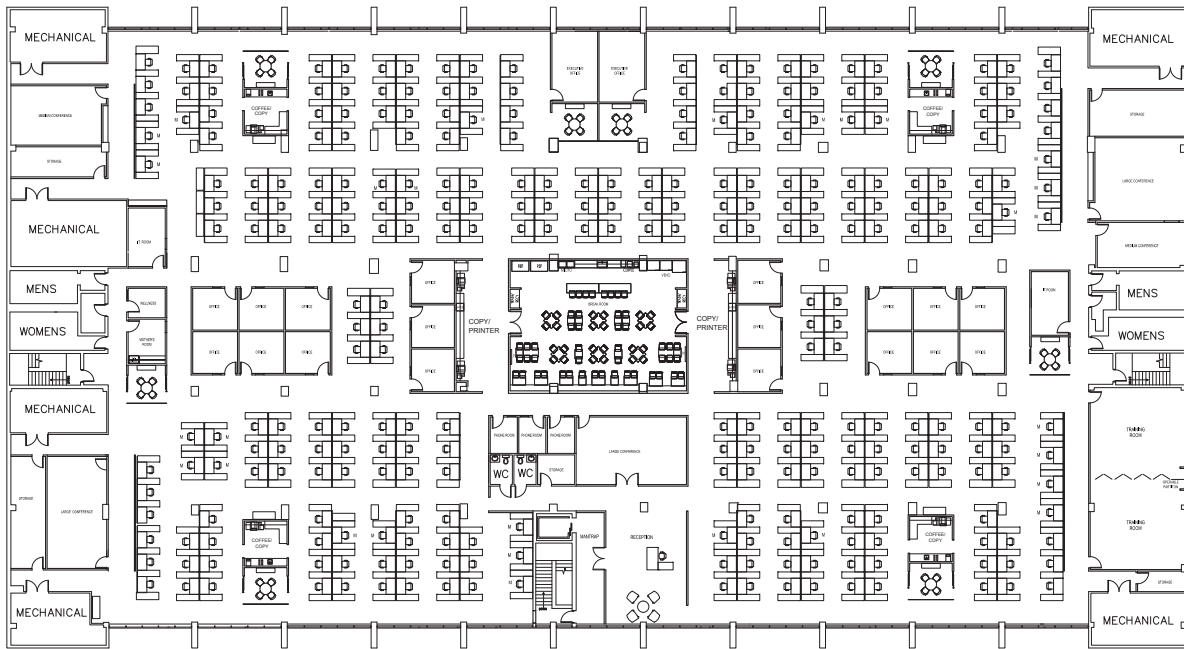
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# 2nd Floor Office Space 53,049 RSF



## Single Tenant Sample Floor Plan



Floor plan not to scale

2ND FLOOR SPACE PLAN (sample)



## Building Highlights

- Secured building access 24/7, 365 days a year
- Up to 6.00/1,000 SF Parking
- On-site property maintenance staff
- In the heart of the Tri-county

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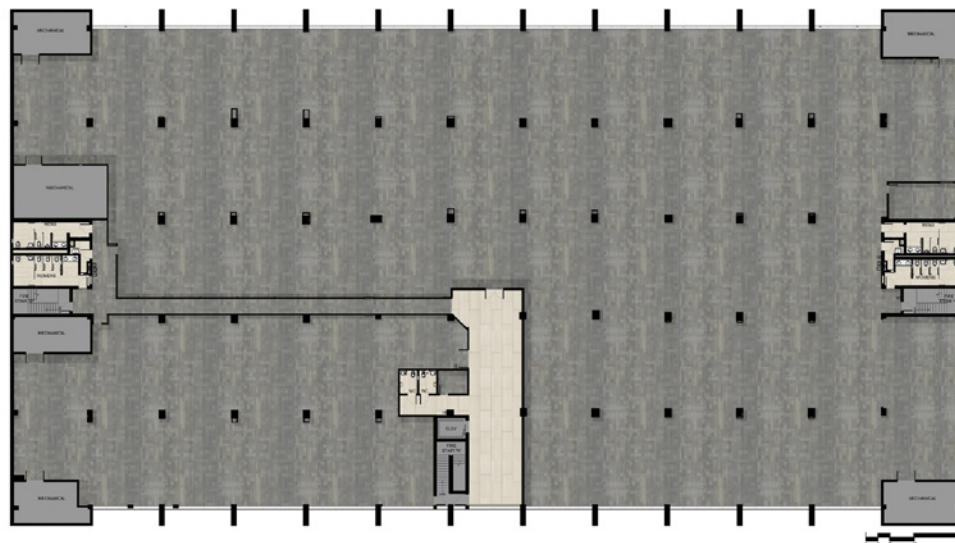
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## Refurbished Office Space with Updated Finishes

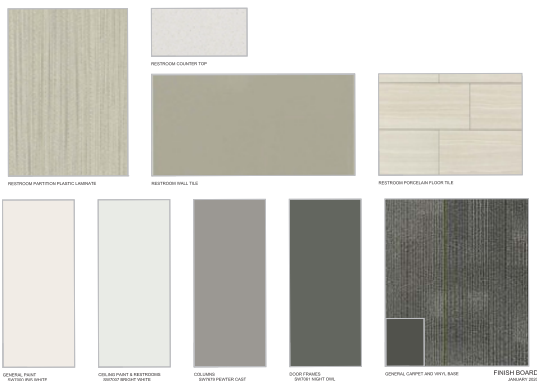


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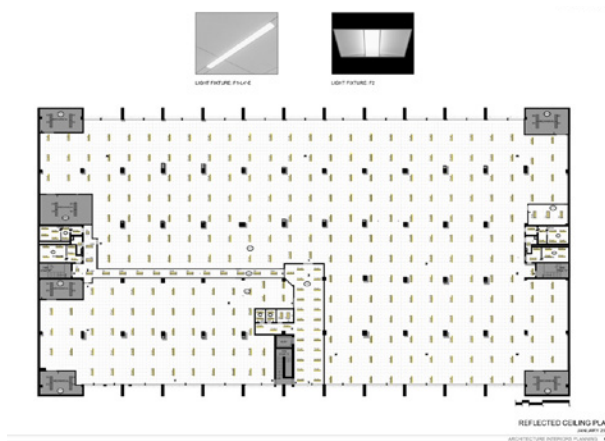


Floor plan not to scale

## Finishing Board



## Reflected Ceiling Plan



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