

Building Name	Address	Parking Ratio	Building SF	SF Available	Rent / SF / Year	OpEx	Gross Rent PSF	Comments	View Property
<b>EXISTING BUILDINGS</b>									
<b>MPC 25A</b>	10600 Marks Way	5.0:1,000	105,098	56,494	\$15.50	\$3.12	\$18.62	Brand new Class A single story, free standing flex with up to 8/1,000 parking (additional rent for anything above 5/1,000). Landlord will build offices to suit but will not sell. No common area factor.	
<b>2300 Miramar</b>	2300 SW 145th Ave	10.00/1,000	94,060	47,030 - 94,060	\$22.50	\$10.00	\$32.50	Existing building with additional land for build to suit of up to 90,000SF. Landlord would consider selling existing building or Build to Suite building. Minimum 6/1,000 parking. Located just South of The Edison and the Shops at Pembroke Gardens. Possible pylon signage along I-75.	
<b>The Edison - Building I</b>	1200 SW 145th Ave	5.5:1,000	165,000	54,000 - 83,000	\$27.50	\$12.00	\$39.50	Brand new building with all space in raw shell condition and requires a full build-out and 10 year lease term. Identical building adjacent can be delivered in 15 months totaling 165,000SF.	
<b>South Pointe I</b>	7850 SW 6th Ct	5:1,000	132,638	41,000 - 132,638	\$20.00	\$11.17	\$31.17	Building currently occupied by the IRS. IRS is relocating to another facility. Full building might not be available until Q12022.	
<b>Plantation Corporate Center I</b>	1601 SW 80th Ter	5.5:1,000	120,000	30,000 - 120,000	\$22.50	\$11.00	\$33.50	Two vacant buildings of +/- 120,000-sf each. Can have up to 240,000-sf available. Former Kaplan University call center in one building and Aetna insurance in the other. Building signage available. Aggressive/motivated institutional landlord	
<b>7600-7700 W Sunrise Blvd</b>	7600-7700 W Sunrise Blvd	5:1,000	221,000	55,000 - 110,000	\$19.50	\$12.61	\$32.11	Plug and play sublease with Envision Physician Services. 55,000-sf vacant, but may be able to get a full floor of 110,000-sf. This just came on the market but Envision is expecting to vacate by 12/31/21. Currently under negotiation with full building (221,000SF) tenant.	
<b>1801 Building</b>	1801 NW 66th Ave	5:1,000	101,507	7,000 - 53,049	\$22.00	\$12.00	\$34.00	Older multi-tenant building leased to AT&T and Envision Healthcare. No frontage, tucked behind older industrial buildings. May be an opportunity to purchase.	
<b>1550 Sawgrass Centre</b>	1550 Sawgrass Corporate Pky	5.3:1,000	61,717	61,717	\$23.00	\$12.14	\$35.14	Former Centene Building that is now completely vacant. 3-stories of +/- 20,000-sf each. Will need select demo and cosmetic upgrades to make work. Institutionally owned by landlord may consider selling. Possibility of additional parking at adjacent building owned by same landlord.	
<b>1340 Concorde Terrace</b>	1340 Concorde Terrace	5:1,000	100,000	100,000	TBD	TBD	TBD	Leased to Ultimate Software for 10 years with new buildout and never occupied. Ultimate wants to sublease; could be opportunity to purchase. Not officially on the market/hidden opportunity.	
<b>Sawgrass Place West</b>	5601 Hiatus Rd	9:1,000	101,405	50,000 - 101,405	\$20.50	\$11.67	\$32.17	Former Convergys call center building. Fully vacant with large 50,000-sf floor plates. Raised flooring throughout the building with underfloor HVAC. 9/1,000 parking. Currently under contract to developer who is doing diligence on purchasing and retrofitting/expanding with industrial space for another company.	
<b>5870 N Hiatus Rd</b>	5870 N Hiatus Rd	5.06:1,000	47,851	21,737 - 47,851	\$18.50	\$8.34	\$26.84	Good single user building located just off Sawgrass Expwy and Commercial Blvd. Landlord will lease or sell	
<b>DEVELOPMENT SITES</b>									
<b>Plantation Pointe</b>	SE Corner University & Sunrise	5:1,000	166,000	166,000	\$32.00	\$12.50	\$44.50	New proposed Class A building to be built at former Motorola Campus. 8 levels of parking under 4 floors of office in glass tower. 16 months to build from lease execution. Heavily amenitized corporate park.	
<b>Plantation Walk</b>	NW Corner University & Broward	5:1,000	172,000	172,000	\$31.00	\$12.50	\$43.50	New proposed Class A building to be built at former Plantation Fashion Mall. . 16 months to build from lease execution. Heavily amenitized mixed use development.	
<b>Radius at Sawgrass</b>	Sunrise Blvd. East of Sawgrass	TBD	60-160,000	60-160,000	TBD	TBD	TBD	Vacant site being marketed for build to suit development by GL Commercial, a division of GL Homes, 18 months to build from lease execution.	
<b>Metropica</b>	NW Corner Sunrise and 136 Av	TBD	170,000	170,000	TBD	TBD	TBD	New proposed Class A building at edge of Sawgrass Mills. First time office developer (they built the residential tower just North of the site. 18 months to build from lease execution	
<b>The Edge at Sawgrass</b>	13670 NW 12th Street	5:1,000	108,000	108,000	TBD	TBD	TBD	New proposed Class A building across from American Express. Could be a site sale and/or build to suite. 18 months to build from lease execution.	

Prepared by:

Jonathan Kingsley  
Executive Managing Director  
jonathan.kingsley@colliers.com

Jarred Goodstein  
Senior Director  
jarred.goodstein@colliers.com