

Broward County | Leasing Opportunities

Prepared for Jazwares



Building Name	Address	Parking Ratio	Building SF	SF Available	Rent / SF / Year	OpEx	Gross Rent PSF	Comments	View Property
MPC 25A	10600 Marks Way	5.0:1,000	105,098	56,494	\$15.50	\$6.00/SF plus electric and janitorial	\$21.50	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.	
The Edison - Building I	1200 SW 145th Ave	5.5:1,000	165,000	54,000 - 83,000	\$27.50	\$13.00/SF	\$40.50	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.	
Plantation Corporate Center I	1601 SW 80th Ter	5.5:1,000	120,000	30,000 - 120,000	\$22.50	\$12.50/SF	\$35.00	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.	
1340 Concorde Terrace	1340 Concorde Terrace	5:1,000	100,000	100,000	TBD	TBD	TBD	Leased to Ultimate Software for 10 years and never occupied. Ultimate wants to sublease. Not officially on the market/hidden opportunity.	
5870 N Hiatus Rd	5870 N Hiatus Rd	5.06:1,000	47,851	21,737 - 47,851	\$18.50	\$8.34 plus electric and janitorial	\$26.84	Good single user building located just off Sawgrass Expwy and Commercial Blvd. Landlord will lease or sell.	

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