



COMMERCIAL REAL ESTATE DEVELOPERS, INVESTORS, BROKERS & PROPERTY MANAGERS

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AVAILABLE SPACE SUMMARY

September 7, 2010

BROWARD COUNTY, FLORIDA

CORAL SPRINGS, FLORIDA

WATERWAYS AT HERON BAY (Key Tenants: Scarfonnes, Moe's Southwest Grill, AT&T, SunTrust Bank, Learning Adventures Pre-School)

NORTH OF SAWGRASS EXPRESSWAY ON CORAL RIDGE DRIVE

\$10.50

ADDRESS	SQ. FEET	RENT/PSF	AVAILABLE	COMMENTS
6230-105	1,188	\$22	NOW	Former Juiceblendz
6230-106	1,320	\$24	30 days	Quizno's is on a month to month
6240-109	1,366	\$22	NOW	Former Woof Gang DP
6240-112	1,152	\$22	NOW	Former Coppertan

COCONUT CREEK, FLORIDA

SHOPPES AT WINSTON PARK II (Key Tenants: Lovely Nails, Vitamin Shoppe, Gentle Dental)

SOUTHWEST CORNER OF LYONS ROAD AND THE SAWGRASS EXPRESSWAY

\$9.00

ADDRESS	SQ. FEET	RENT/PSF	AVAILABLE	COMMENTS
A	3,012	\$21	NOW	End Cap – AGGRESSIVE DEALS!!
E	3,800	\$26	NOW	Crispers closed...refer interested sublessees to: Crossman and Co. Justin Greider 407.581.6225

SUNRISE, FLORIDA

BERGERON SAWGRASS PLAZA

12697 SUNRISE BOULEVARD (BETWEEN FLAMINGO AND 136TH)

\$8.00

ADDRESS	SQ. FEET	RENT/PSF	AVAILABLE	COMMENTS
12701	5,074	\$14	Now	Currently leased to Easter Seals (until 7/11), however, we can do a new lease or sublease.
12683	1,274	\$21.50	Inquire	Currently Rosario's Pizza

OAKLAND PARK, FLORIDA

OFFICE DEPOT PLAZA (Key Tenant: Office Depot)

NORTH FEDERAL HIGHWAY AT 38TH STREET

ADDRESS	SQ. FEET	RENT/PSF	AVAILABLE	COMMENTS
	4,600sf bank or 6,770sf retail	\$200,000/yr or \$35sf	Pad available now/Retail	Adjacent to new Office Depot, just north of existing LA Fitness

PEMBROKE PINES, FLORIDA

BIG LOTS PLAZA (Key Tenants: Big Lots, Hooters, Post Office)

SOUTHEAST CORNER OF PINES BOULEVARD & UNIVERSITY DRIVE

\$6.60

ADDRESS	SQ. FEET	RENT/PSF	AVAILABLE	COMMENTS
7920	5,750	\$14	NOW	Former Brassas Grill
7924	3,000	\$11	NOW	Chiropractic office
7936-38	1,920	\$12	NOW	Former Karate school
7940	960	\$12	NOW	Retail
7942	960	\$12	NOW	Retail
7904	1,020	\$15	NOW	Former Dry clean plant

PEMBROKE PINES, FLORIDA

PINES HOME CENTER (Key Tenants: Nami's Japanese Rest, 24 Hour Fitness)

PINES BOULEVARD & 86th AVENUE (1/2 MILE WEST OF UNIVERSITY DRIVE)

\$6.60

ADDRESS	SQ. FEET	RENT/PSF	AVAILABLE	COMMENTS
8373	8,000	\$12	NOW	Was Family Dollar
8377	4,750	\$14	NOW	Multi office build out – was beautiful real estate office ... CAN BE COMBINED WITH SPACE ABOVE
8353	800	\$14	NOW	Was National Tax Service
8365	775	\$14	NOW	Was insurance office.
8345	2,050	\$14	NOW	Retail. Near 24 Hr. Fitness
8405	4,085	\$14	NOW	Built out medical offices.

MIRAMAR, FLORIDA

FOUNTAINS OF MIRAMAR (Key Tenants: Ross, Marshalls, Pet Supermarket, Mattress Giant, Supercuts, Sprint, Dental Health Group, Panera, Office Depot, Pearl Vision, Payless, Bliss Salon)

NORTHEAST CORNER OF MIRAMAR PARKWAY AND DYKES ROAD (Adjacent to Home Depot)

\$7.55

ADDRESS	SQ. FEET	RENT/PSF	AVAILABLE	COMMENTS
3061	3,984	\$24	30 DAYS	Currently Galleria Home Furnishing, could be available soon

PLANTATION, FLORIDA

CENTRAL PARK PLACE

BROWARD BOULEVARD BETWEEN PINE ISLAND AND NOB HILL ROADS

\$7.00

ADDRESS	SQ. FEET	RENT/PSF	AVAILABLE	COMMENTS
	5,704	\$20	NOW	Was Doris Market
	3,000	\$20	NOW	Was Chabad House
	1,400	\$20	NOW	Was chiropractic office
	1,200	\$20	NOW	Was eye doctor
	1,200	\$20	NOW	Was insurance office
	13,351	\$15	Inquire	Former Walgreens

PALM BEACH COUNTY, FLORIDA

LANTANA, FLORIDA

TIRE KINGDOM PLAZA

HYPOLUXO BLVD., JUST EAST OF I-95, NORTH SIDE

\$7.50

ADDRESS	SQ. FEET	RENT/PSF	AVAILABLE	COMMENTS
1205	1,590	\$14	NOW	Former Rainbow Video

LEE COUNTY, FLORIDA

NORTH FORT MYERS, FLORIDA

SHOPPES AT MERCHANTS CROSSING (Key Tenants: Alltel Wireless)

LISTED WITH FRED KERMANI - 239-659-4960

NORTH SIDE OF PINE ISLAND, JUST WEST OF US 41 (in front of existing Home Depot)

ADDRESS	SQ. FEET	RENT/PSF	AVAILABLE	COMMENTS
	Various Sizes			Available for Lease or Sale \$525k/\$475k (\$1mil total)

ST. LUCIE COUNTY/ MARTIN COUNTY, FLORIDA

ST. LUCIE WEST, FLORIDA

VILLAGE SHOPPES AT ST. LUCIE (Key Tenants: Grand Bank, Red Ginger Asian Bistro, Mattress Market, EB Games, Sprint, Pak Mail, Dialysis Ctr, Berry Fresh Café)

ST. LUCIE WEST BLVD., JUST EAST OF I-95

\$9.25

ADDRESS	SQ. FEET	RENT/PSF	AVAILABLE	COMMENTS
1736	1,507	\$25	10/1/2010	EB Games going on month to month on 10/10. 30 days notice.
1724	3,870	\$25	Subject to term. of lease	Restaurant space currently occupied by Red Ginger. Could likely be available.
1722	2,738	\$25	12/1/2010	Currently Grand Bank. Beautiful office build-out (no vault). Could possibly be available sooner.

ST. LUCIE WEST, FLORIDA

FOUNTAINVIEW COMMONS: I-95 & ST. LUCIE WEST BLVD.

ST. LUCIE WEST BLVD., FRONTAGE ON I-95 LISTED WITH FLORIDA COMMERCIAL

TWO 8,000 SF PADS AVAILABLE FOR RETAIL and/or OFFICE

Lease an 8,000sf building pad (all site work complete, architectural plans complete, approvals in place) for \$115,000/yr or purchase an 8,000sf building pad for \$750,000 (or purchase two identical pads for \$1,800,000)

INDIAN RIVER COUNTY, FLORIDA

VERO BEACH, FLORIDA

SHOPPES AT VERO BEACH

SR 60, JUST EAST OF I-95

PROJECT CURRENTLY ON HOLD – WILL SELL ALL OR PART OF THE SITE (Outparcels) ask \$8.5mil

NORTH CAROLINA

CHARLOTTE (PINEVILLE AREA), NORTH CAROLINA

PROMENADE AT CAROLINA PAVILION (Key Tenants: Kirkland’s, Verizon, ManPower)

US HIGHWAY 521 & I-485

\$6.50

ADDRESS	SQ. FEET	RENT/PSF	AVAILABLE	COMMENTS
103	1,767	\$32	NOW	Former Play-n-Trade, in front of Carolina Pavilion Power Center/

CONCORD, NORTH CAROLINA

PROMENADE SHOPPES AT CONCORD MILLS (Key Tenants: Sai’s Kitchen, Yama Sushi)

CONTACT PEYTON GEHRON, NEW SOUTH PROPERTIES (704) 927-2887

CONCORD MILLS BLVD. & I-85 WEST

\$4.75

ADDRESS	SQ. FEET	RENT/PSF	AVAILABLE	COMMENTS
8475	up to 3,850 w/drive thru		NOW	Ground Lease or Build to Suit
8455 Bay 145	1,388	\$24	NOW	
Bay 140	1,302	\$24	NOW	
Bay 135	1,388	\$24	NOW	
Bay 130	1,495	\$24	NOW	LP
Bay 125	1,495	\$24	NOW	LP
Bay 120	1,388	\$24	NOW	
Bay 115	1,302	\$24	NOW	

OFFICE BUILDINGS

DAVIE, FLORIDA

ROLLING HILLS EXECUTIVE CENTER

\$10.00

SOUTH UNIVERSITY DRIVE AND 30TH STREET

ADDRESS	SQ. FEET	RENT/PSF	AVAILABLE	COMMENTS
Mini Suites	Various		NOW	Melissa Roye

SUNRISE/WESTON, FLORIDA

INDIAN TRACE OFFICE BUILDING

\$8.50

1398 SW 160TH AVE (NE CORNER OF INDIAN TRACE & SW 160TH AVE)

ADDRESS	SQ. FEET	RENT MO or PSF	AVAILABLE	COMMENTS
Suite 301	422 rsf	\$1,000/mo	NOW	Office buildout contiguous with 303 LP
Suite 302	400 rsf	\$950/mo	NOW	Office buildout contiguous with 304
Suite 303	654 rsf	\$1,540/mo	NOW	Office buildout contiguous with 301 and 305
Suite 304	679 rsf	\$1,600/mo	NOW	Office buildout contiguous with 302 and 306
Suite 306	1,678 rsf	\$16	NOW	Office buildout contiguous with 304 and 305

Various other size spaces available for lease. Full floors are 5,800sf; Turnkey buildouts. \$16/sf. **Signage rights may be available.**

CORAL SPRINGS, FLORIDA

HERON BAY CORPORATE CENTER III (Key Tenants: Children's Medical Center, Coldwell Banker, Tenet of Florida) **CONTACT ROBERT MCCULLOUGH @ Grubb & Ellis 954-650-0202 (cell)**

\$10.00

NORTH OF SAWGRASS EXPRESSWAY ON CORAL RIDGE DRIVE

ADDRESS	SQ. FEET	RENT/PSF	AVAILABLE	COMMENTS
Suite 120	1,899 rsf	\$18	NOW	Office buildout with 4 smaller office

CORAL SPRINGS, FLORIDA

HERON BAY CORPORATE CENTER IV (Key Tenants: Strayer University)

CONTACT ROBERT MCCULLOUGH @ Grubb & Ellis 954-650-0202 (cell)

\$10.00

NORTH OF SAWGRASS EXPRESSWAY ON CORAL RIDGE DRIVE

ADDRESS	SQ. FEET	RENT/PSF	AVAILABLE	COMMENTS
Suite 110	1,899 rsf	\$18	NOW	Built out

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