



COMMERCIAL REAL ESTATE DEVELOPERS, INVESTORS, BROKERS & PROPERTY MANAGERS

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## AVAILABLE SPACE SUMMARY

March 1, 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	\$24	NOW	Former Juiceblendz
6240-112	1,152	\$24	NOW	Former Coppertan
6240-116	3,249	\$22	NOW	Former Beef O Brady's (fully equipped restaurant)

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	\$23	NOW	End Cap – AGGRESSIVE DEALS!!
E	3,800	\$26	NOW	Crispers closed...refer interested sublessees to: Crossman and Co. Justin Greider 407.581.6225
I	1,331	\$25	NOW	Former Quizno's (Deal Pending/BS/Very uncertain)

SUNRISE, FLORIDA

**BERGERON SAWGRASS PLAZA**

12697 SUNRISE BOULEVARD (BETWEEN FLAMINGO AND 136<sup>TH</sup>)

**\$8.00**

ADDRESS	SQ. FEET	RENT/PSF	AVAILABLE	COMMENTS
12699	5,074	\$14	NOW	Currently built out as office space, plus an additional 785 sf of warehouse in the rear. Can be converted to retail. <b>LEASE PENDING PHOTOGRAPHY STUDIO</b>
12691	2,885	\$16	NOW	Former restaurant with a partially equipped kitchen
12701	5,074	\$14	6/10	Currently leased to Easter Seals, however, we can do a new lease or sublease.

SUNRISE, FLORIDA

**SAWGRASS LANDINGS**

SUNRISE BOULEVARD JUST WEST OF 136<sup>TH</sup> AVENUE)

**\$7.50**

ADDRESS	SQ. FEET	RENT/PSF	AVAILABLE	COMMENTS
NONE				Hollywood Tan space coming available (2,227 sf)

PEMBROKE PINES, FLORIDA

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

PINES BOULEVARD & 86<sup>TH</sup> 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 ... <b>CAN BE COMBINED WITH SPACE ABOVE</b>
8353	800	\$16	NOW	Was National Tax Service
8405	4,085	\$15	NOW	Built out pediatric office

PEMBROKE PINES, FLORIDA

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

SOUTHEAST CORNER OF PINES BOULEVARD & UNIVERSITY DRIVE

**\$6.80**

ADDRESS	SQ. FEET	RENT/PSF	AVAILABLE	COMMENTS
7910	1,750	\$16	30 days	Tenant seeking termination-current nail salon
7920	5,750	\$18	NOW	Former Brassas Grill
7936-38	1,920	\$13	NOW	Former Karate school

PEMBROKE PINES, FLORIDA

**BERGERON PLAZA**

SW 196<sup>TH</sup> AVE., JUST NORTH OF SHERIDAN STREET

**\$5.72**

ADDRESS	SQ. FEET	RENT/PSF	AVAILABLE	COMMENTS
3	1,088	\$13.50	NOW	Vanilla shell with office/storage room in rear.
6&7	1,632	\$13.50	NOW	Open space with 2 restrooms.
9	1,360	\$13.25	NOW	Former pizza take-out. Hood and gas
14-15	2,176	\$13.50	6/10	Was a fitness center (being subdivided)
20	1,133	\$13.00	NOW	
23-24	3,043	\$15.00	NOW	Build out dentist office, very nice space
27	3,527	\$12.50	5/1/10	2 <sup>nd</sup> Floor built out office space. Floor plan available

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

MIRAMAR, FLORIDA

**LAKESIDE SHOPPES OF MIRAMAR**

NORTHEAST CORNER OF MIRAMAR PARKWAY AND DYKES ROAD (Contiguous to Fountains of Miramar)

ADDRESS	SQ. FEET	RENT/PSF	AVAILABLE	COMMENTS
	1,200-22,256	For sale or pad lease	Late 2010	Restaurant/Retail/Office

DAVIE, FLORIDA

**ROLLING HILLS EXECUTIVE CENTER**

**\$10.00**

SOUTH UNIVERSITY DRIVE AND 30<sup>TH</sup> STREET

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

OAKLAND PARK, FLORIDA

**OFFICE DEPOT PLAZA** (Key Tenant: Office Depot)

NORTH FEDERAL HIGHWAY AT 38<sup>TH</sup> 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

PARKLAND, FLORIDA

**PARKLAND VILLAGE SQUARE**

PINE ISLAND ROAD, NORTH OF TRAILS END ROAD

**\$10.00**

<b>PROJECT CURRENTLY ON HOLD</b>
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**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

**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)**

**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
1738	1,507	\$28	NOW	Quizno's recently vacated (Deal Pending/BS with new Quizno's)
1740	1,507	\$28	NOW	Former PakMail. Prospects interested in re-opening as a PakMail Franchise should call Michael Brant at 800-329-3287

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 total) We will build to suit for qualified tenants

**NORTH CAROLINA**

CHARLOTTE, NORTH CAROLINA

**PROMENADE AT CAROLINA PAVILION** (Key Tenants: Kirkland's, Verizon, ManPower, Play N Trade)

US HIGHWAY 521 & I-485

**\$6.50**

**Currently 100% Leased**

CONCORD, NORTH CAROLINA

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

**CONTACT GAVIN WALSH, CUSHMAN & WAKEFIELD (704) 369-8141**

CONCORD MILLS BLVD. & I-85 WEST

**\$6.00**

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	\$32	NOW	
Bay 140	1,302	\$32	NOW	
Bay 135	1,388	\$32	NOW	
Bay 130	1,495	\$32	NOW	
Bay 125	1,495	\$32	NOW	
Bay 120	1,388	\$32	NOW	
Bay 115	1,302	\$32	NOW	

## **OFFICE BUILDINGS**

SUNRISE/WESTON, FLORIDA

### **INDIAN TRACE OFFICE BUILDING**

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

1398 SW 160<sup>TH</sup> AVE (NE CORNER OF INDIAN TRACE & SW 160<sup>TH</sup> AVE)

**\$11.00**

Various size spaces available for sale or lease	Full floor 5,800sf
\$20/sf lease price and \$230/sf sale price	Complete, subject to specific bay build-out

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)**

NORTH OF SAWGRASS EXPRESSWAY ON CORAL RIDGE DRIVE

**\$11.00**

ADDRESS	SQ. FEET	RENT/PSF	AVAILABLE	COMMENTS
Suite 120	1,899 rentable 1,596 usable	\$22	NOW	Office buildout with 4 smaller office
Ste 220 (260) 2 <sup>nd</sup> Floor	1,069 usable 1,272 rentable	\$22	5/09	Built out
2 <sup>nd</sup> Floor	Various	\$22	NOW	

CORAL SPRINGS, FLORIDA

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

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

NORTH OF SAWGRASS EXPRESSWAY ON CORAL RIDGE DRIVE

**\$11.00**

ADDRESS	SQ. FEET	RENT/PSF	AVAILABLE	COMMENTS
1 <sup>st</sup> Floor	Various	\$22	NOW	divisible
2 <sup>nd</sup> Floor	Various	\$22	NOW	divisible

**The information contained herein is for reference only and is subject to errors, omission, withdrawal, prior sale or lease, or modification without notice. All sizes and amounts should be verified with an authorized representative of Ross Realty and no reliance should be made with regard to the accuracy of such rates, sizes, amounts and the availability of any property listed herein.**