



PROPERTY DETAILS:

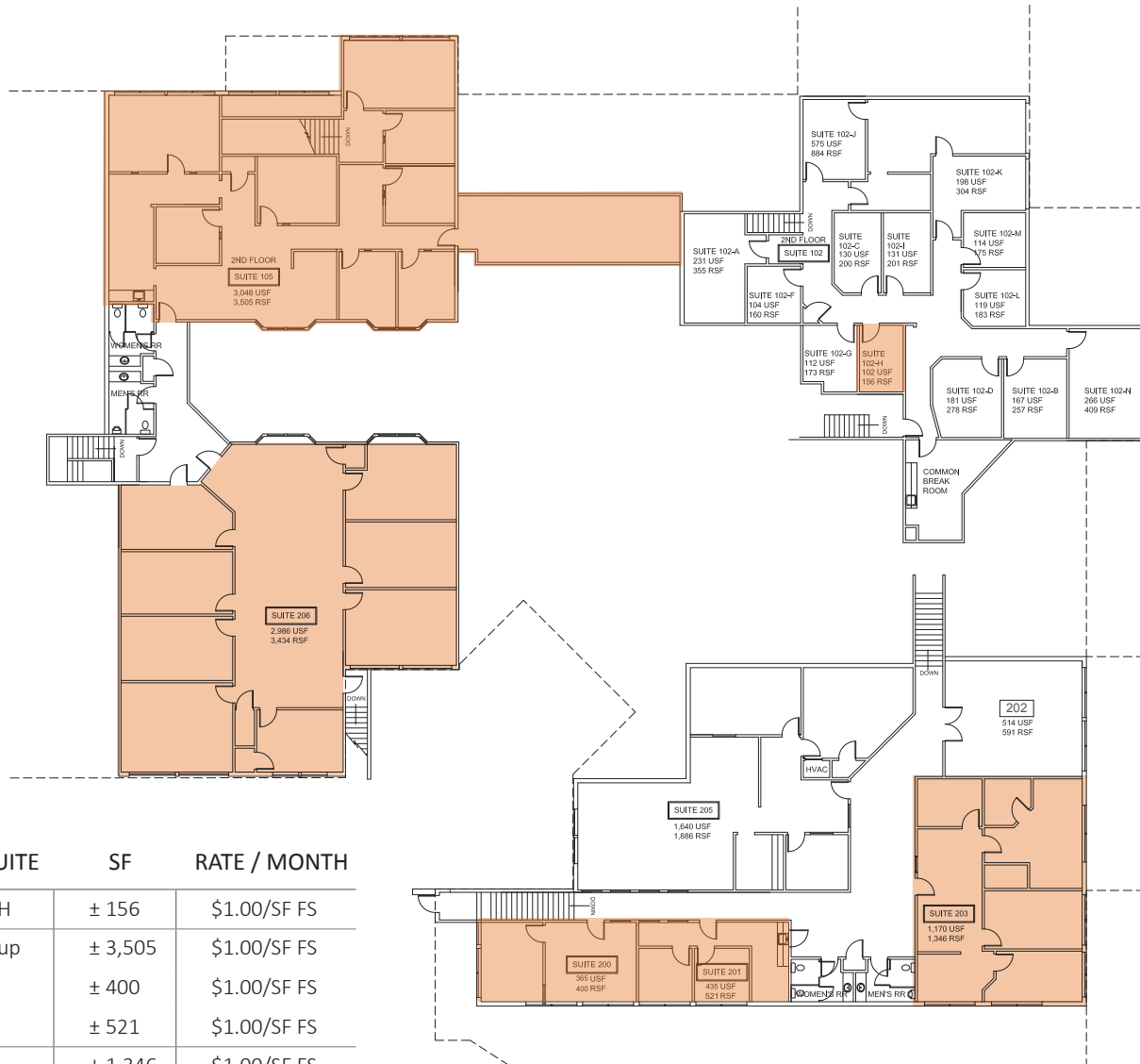
- Small and large suites available for lease
- Sizes range from ± 150 - 3,500 SF
- Office and medical uses permitted
- Constructed in 1983 and renovated in 1990
- Excellent amenities on site including an atrium, direct access to bus line, underground parking
- The Property offers monument signage and excellent visibility on Sunrise Blvd
- Estimated average daily traffic count at Sunrise Blvd, north of Madison Ave, is 43,300 cars per day
- Less than 1 mile to Sunrise Mall



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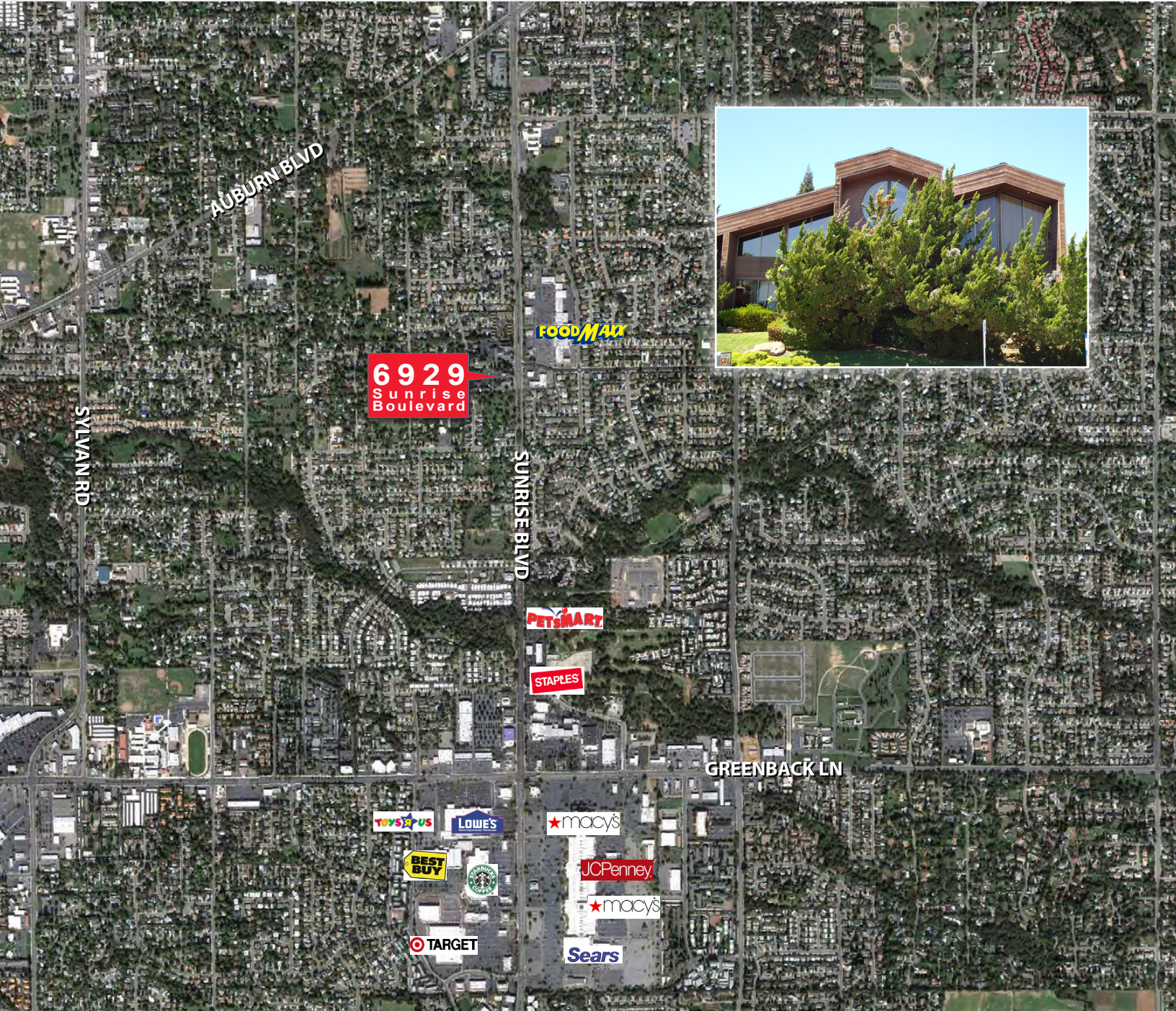
* Special promotion is contingent upon approved financial review, rental rate at asking rate and Landlord must approve overall deal terms.

SECOND FLOOR



SUITE	SF	RATE / MONTH
101-H	± 156	\$1.00/SF FS
105-up	± 3,505	\$1.00/SF FS
200	± 400	\$1.00/SF FS
201	± 521	\$1.00/SF FS
203	± 1,346	\$1.00/SF FS
206	± 3,434	\$1.00/SF FS

*Suites with windows are \$50/month extra.



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