

For Lease by

NATIVE
REALTY

3890 Davie Road / Davie, FL 33314

Jaime Sturgis / Adam Docktor / Kaley Tuning / NativeRealty.com / 954.595.2999

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3890 DAVIE BLVD

Size: 1,324-2,910 sq. feet

Price: \$35/SF NNN

Format: NNN (estimated \$10/sf)

Restaurant Space Available

Suite 150: 1,346-2,910 sq. feet + 950+/- sq. feet of patio

Suite 164: 1,420 sq. feet

Office Space Available

Suite 140: 1,324 sq. feet of fully built out office space

Native Realty is proud to present prime restaurant and office space in the heart of Davie. Each of the available spaces feature floor to ceiling windows with ample natural light, covered patio space, and are situated on hard corners beneath 201 brand new residential units at Ceiba Groupe's Zona Village apartment community.

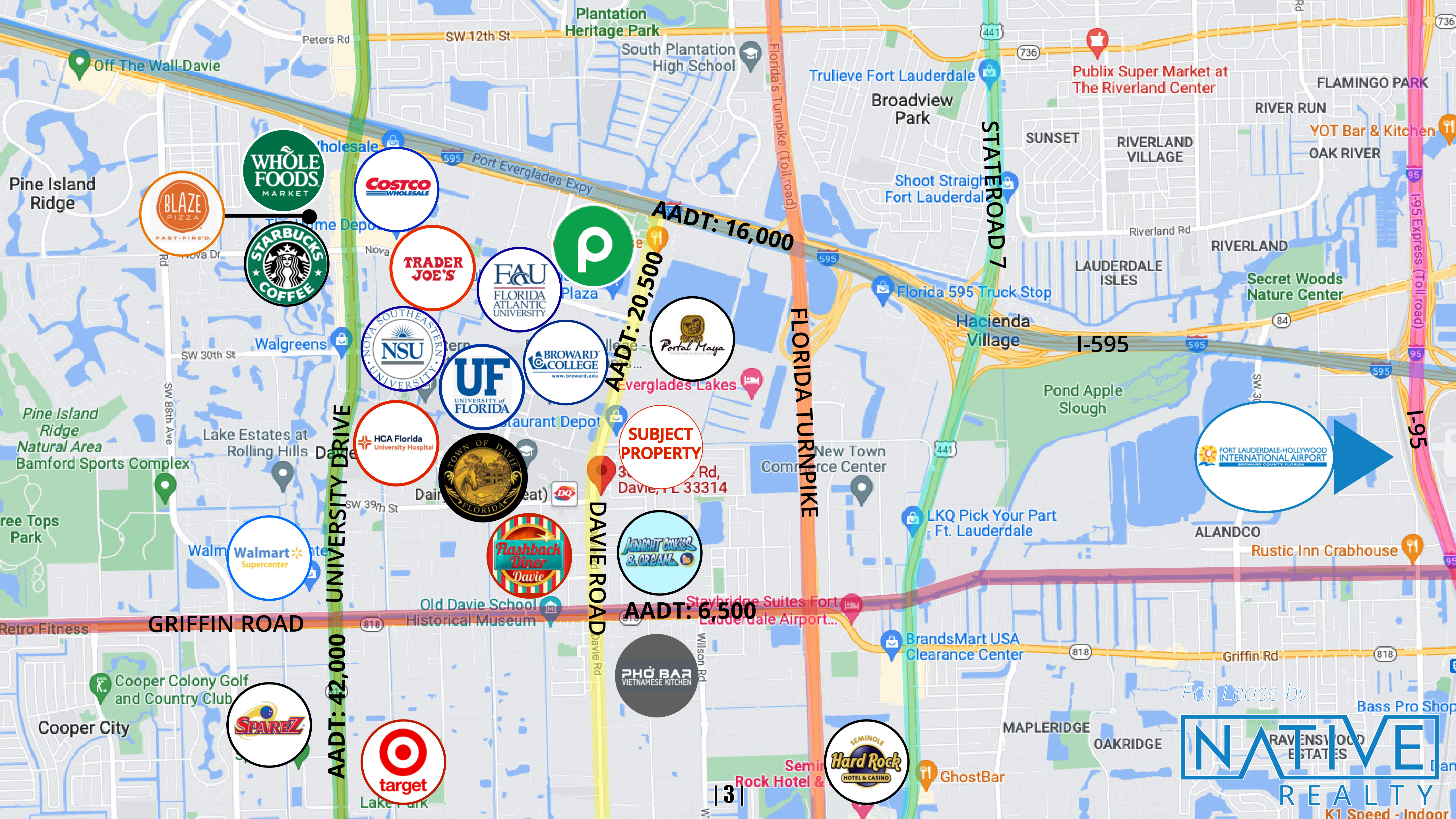
The 1,324 sq ft office space is entirely turnkey, brand new and built-out featuring three large offices, a conference room, a receptionist area with lobby, bathrooms, storage rooms, and a break room.

Located in the downtown section of Davie across from the upcoming promenade and within walking distance to other residential buildings, several colleges, dining and more. This is a rare opportunity to get in on the forefront of the massive residential and retail developments planned for the town of Davie.

This property features unparalleled visibility and signage opportunities along Davie Road and SW 39th Street, with a combined average daily traffic count of 21,300 vehicles per day.

Zona Village offers unique design elements not found elsewhere in the neighborhood, including a boutique indoor/outdoor lifestyle shopping experience amongst multiple retail and food and beverage users. Abundant covered, surface and street parking is easily accessible for customers and quick pick-up.

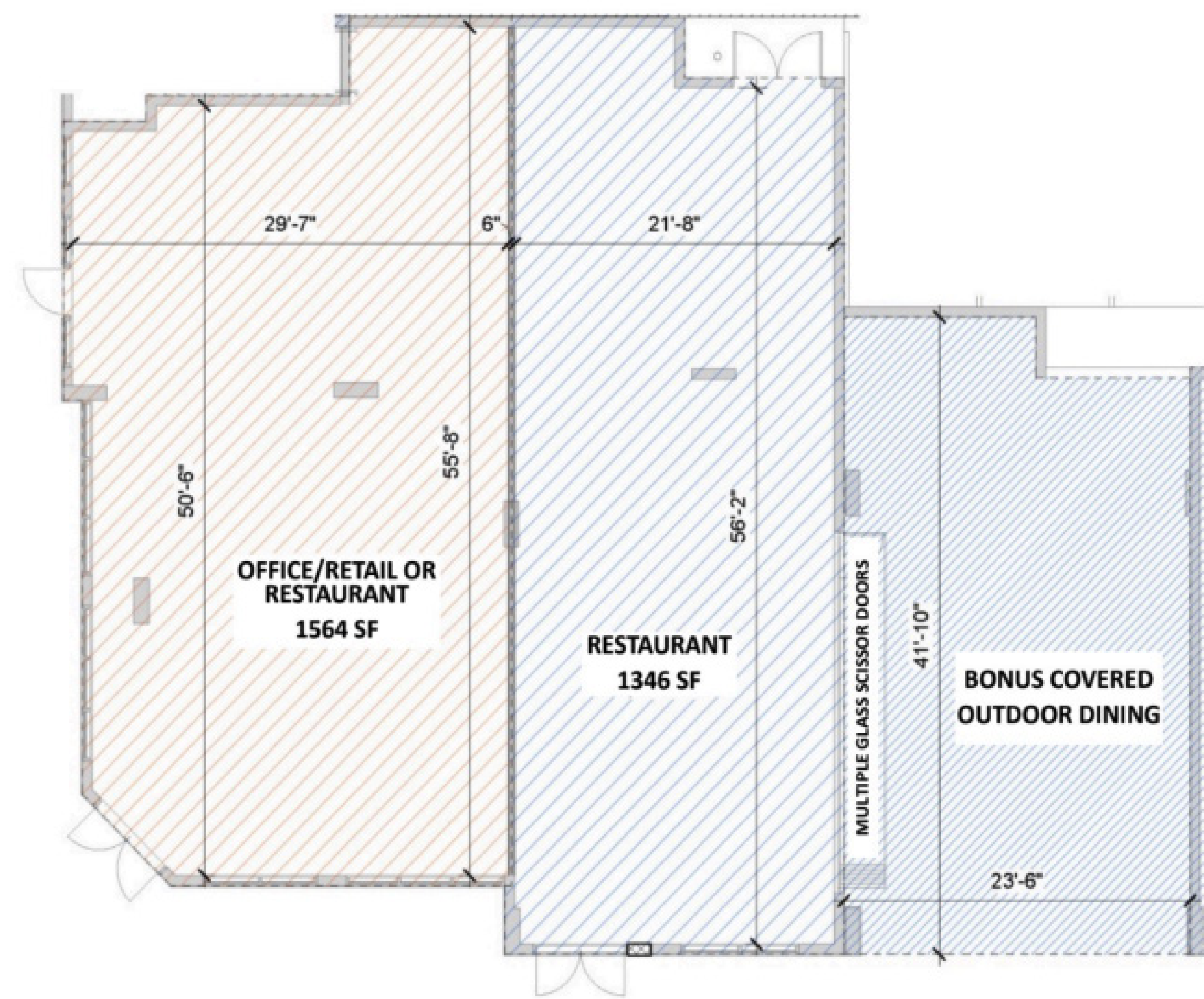




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K1 Speed - Indoor

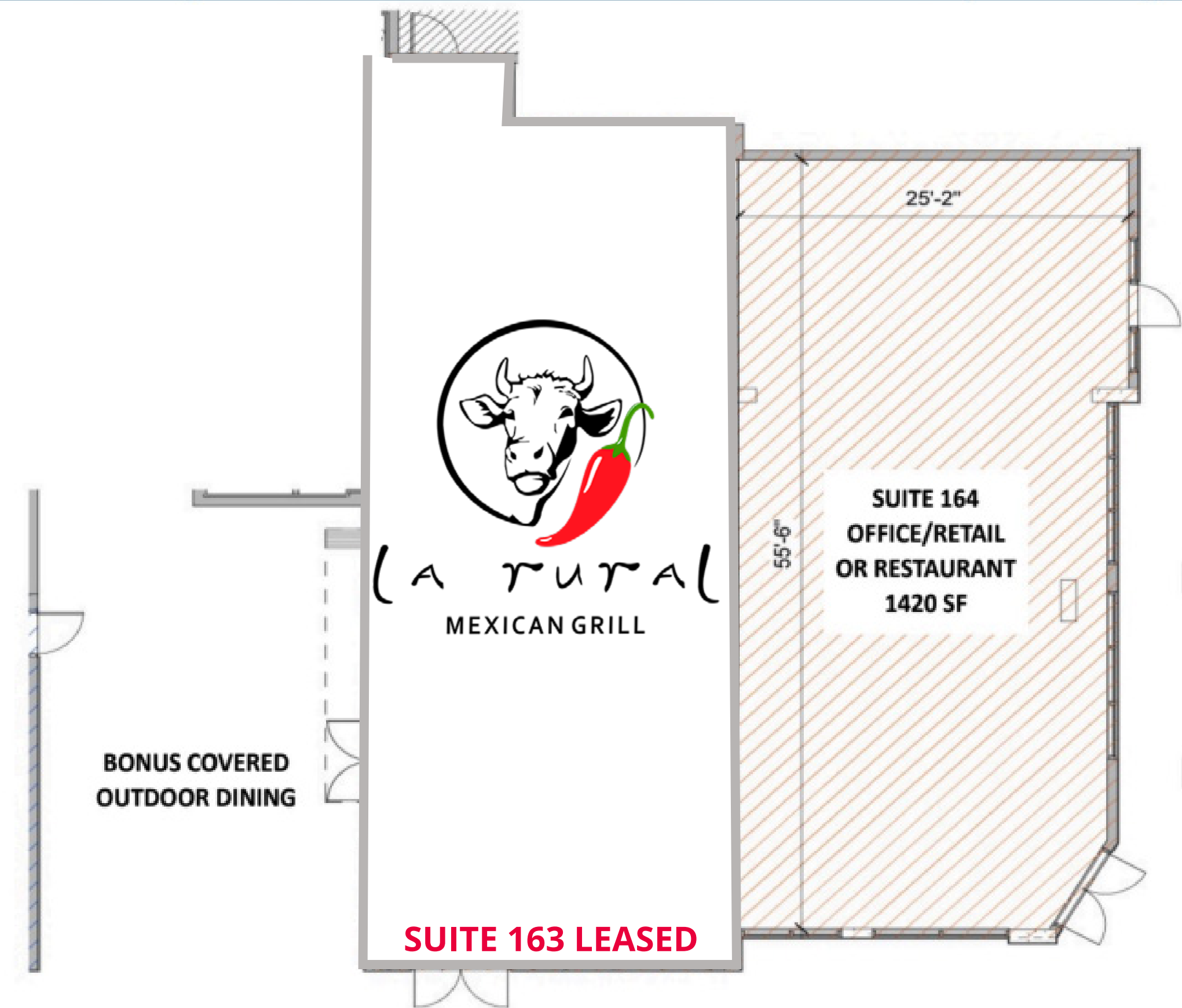
FLOOR PLANS

Suite 150 N. Restaurant: Available Space Options



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Suites 163, 164 S. Restaurant: Available Space Options



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Finish Schedule

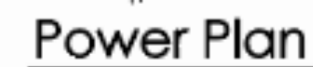
Walls - Level 4 Finish		
W-1	Wall Paint	Light Color - exact color to be determined
W-2	Wall Paint	Medium Color - exact color to be determined
W-3	Wall Paint	Accent Wall Color - exact color to be determined

Note:

1. Interior walls and doors will be over 1 coat of primer, door frames (entry doors) 2 coats of oil based enamel varnishes over primer. Restroom and Break Room to be eggshell finish.
2. Paint all hardware.

Doors	
D-1	Solid core wood

Note: Repair and re-stain existing solid core doors



Hardware	
Door Hardware	Re-use existing hardware of doors to be re-used. Match existing hardware at new doors.

Before starting work, the contractor shall submit two samples of a finish he wishes to employ. Treating on a 1/2" x 1/2" white cardboard for paint and on actual wood materials to which finish is to be applied is finished woodwork. Color sample shall have been soaked back to show grain of wood, and color of finish.

Before starting any work outside to receive paint and wood covering, finish shall be examined carefully for defects which can not be corrected by the procedures specified herein, under "preparation of surface" and which might prevent satisfactory painting results. Work shall be corrected before painting is started.

Approved manufacturer's standard specifications and recommendations for preparation and application of his products are hereby made a part of this contract and shall be adhered to at all times.

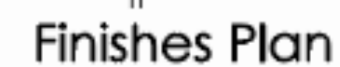
An peers per use, and similar materials shall be enhanced in the original condition with the least deterioration and labor cost, and with the manufacturer's instructions printed thereon.

- 1) Surfaces shall be cleaned, dried and protected from scratches.
- 2) Surfaces shall be smooth, even, true to plane and free of any foreign material.
- 3) Sandpaper used to a smooth and even surface, then dust off.
- 4) After priming coat has dried, only all nail holes, cracks, open joints, and other defects, patch shall be cutback to match joint.
- 5) "If all minor drywall irregularities with spackling compound and sand to a smooth, level surface, exercise care to avoid riding the nose of paper."
- 6) "Applying of other finishing shall not be done under conditions unfavorable for execution of painting work, it shall be free from dust and oil to prevent embedding of foreign matter in finish coat. Floor must be clean before painting is started."
- 7) Each coat shall be brushed on well and worked evenly to leave no grainy areas or "holers". Each coat shall be allowed to dry properly and kept from drying and aging.
- 8) Minimum drying time shall comply with that recommended by a paint manufacturer, each coat shall be thoroughly dry before application of succeeding coats.
- 9) Inside edge of joint adjoining other materials or colors sharp and clean, and without overlap.

✦ Indicated floor transition - G.C. to provide all floor transition, labor and materials as required.

General Contractor shall verify all existing finishes with regard to current condition and report any conflicts with these values to the Architect prior to proceeding.

General Contractor to provide written samples to be used for all materials prior to ordering for General approval.



	Co-rotary dial/voice outlet (2000 & volume extension network)
	Telephone (voice) outlet
	Single outlet
	Double outlet
	Quad outlet
	24V receptacle
	Receptacle / USB charging outlet
	Ground Fault Circuit Interrupter
	Wire (routing) outlet (other not provided)
	Exiting
	Now

1. Furniture layout for clearance & outlet location reference only - furniture not in contract. G/C. to notify Architect of any discrepancies regarding clearances or outlet locations prior to installation.
2. All outlet layouts on architectural sheet for design intent only - see MEP drawing for complete electrical & code requirements - G/C. to notify Architect of any discrepancies prior to installation.
3. See MEP drawings for final outlet layout & A/C requirements.

The power plan is for reference only. See electrical plans for complete power layout and requirements



ARCHITECTURAL ALLIANCE
 ARCHITECTS
 412 EAST 4TH AVENUE, 10TH FLOOR, SUITE 1000
 DENVER, CO 80202-1400
 (303) 733-1100
 architectural@archall.net

DATE: 06/01/2014
 REVISION: 01

PROJECT NAME:

SHEET DESCRIPTION:

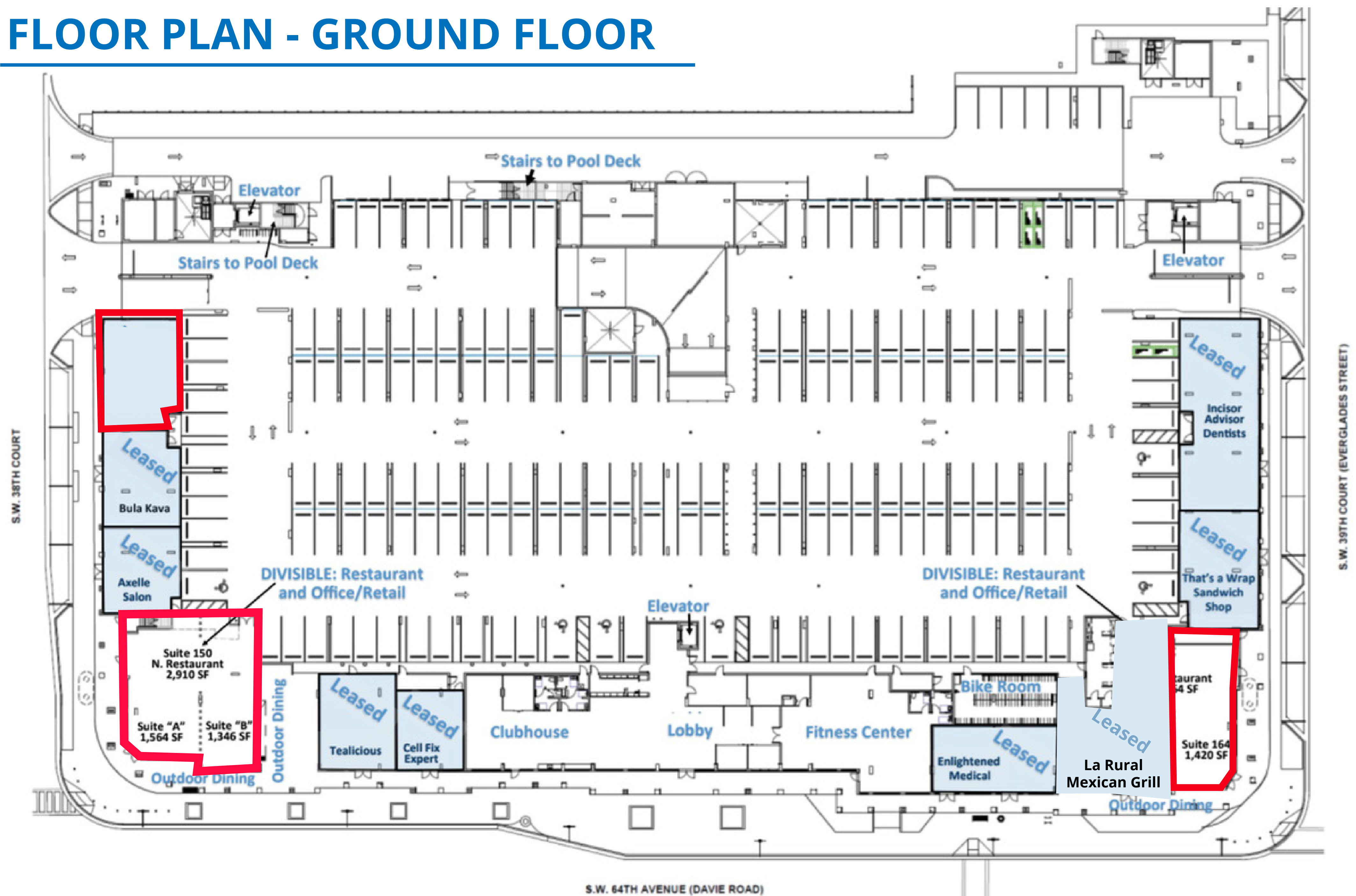
RELEASE DATE:

PROJECT NUMBER:

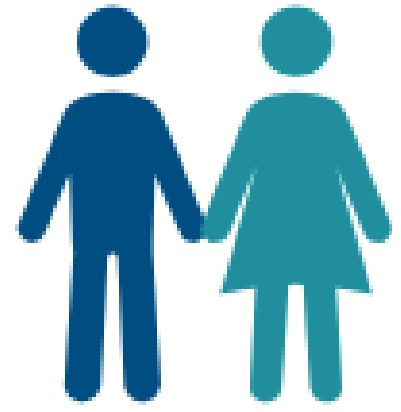
DRAWING NUMBER:

A102

FLOOR PLAN - GROUND FLOOR



Population

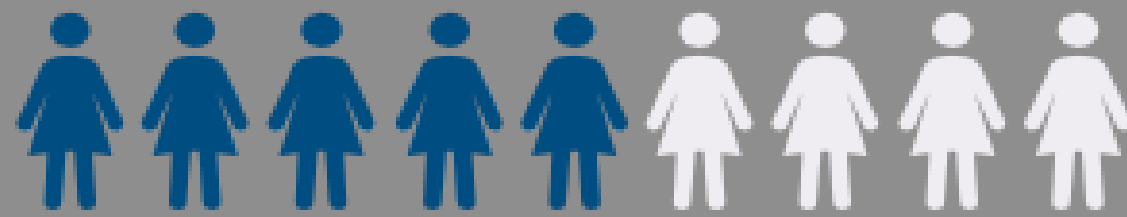


106,831

Davie, Florida Demographics

Davie, Florida has a population of 106,831

Students by numbers



591



5,000



2,222

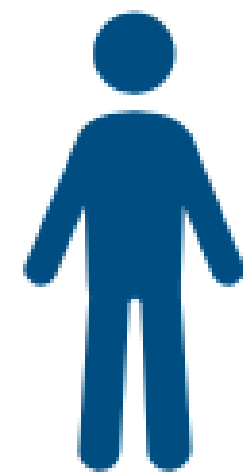


10,715

NSU University School
NOVA SOUTHEASTERN UNIVERSITY

1,850

Average Age



36



38



Average Household Income

\$101,893.00



Median House Value
is \$322,300.00

Over 2,000 Apartments in the Immediate Area

Elan Maison Luxury Apartments - 394 Units
Palm Trace Landings - 768 Units
AMLI Toscana Place - 500 Units
University Pointe Apartments - 220 Units
Courtyards at Davie - 220 Units
Gardens at Nova - 140 Units
Centro at Davie - 494 Units





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PATIO - SUITE 150



PATIO - SUITE 163/164



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NativeRealty.com
Info@NativeRealty.com

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