



For Sale

Corporate Headquarters
Cypress Creek Business Center

6499 N Powerline Road Fort Lauderdale Florida 33309



Building Signage Available

Great Exposure 40,000 cars/per day

Less than 1 mile to I-95

Ideal User/Investor Building

6,678 sq. –
13,496 Full Floor Available 12/1/21
(up to 25,000 sq.)

Move-in Condition

Perimeter Offices, Open Area, training Rooms,
Conference Room

Reception, Kitchen, Storage, and IT
(Former G4S, ALLIED UNIVERSAL SERVICES)

Asking Price \$8,000,000 (193.41psf)

As Low As 10% Down (SBA) Owner/User

Significantly Below Replacement Costs

Amenities

2 minutes to I-95

Marble Lobby

Building Signage

Floor to Ceiling Glass

Janitorial Services 5 day/wk.

Abundant Parking

Restaurants, Financial Institutions

Within walking distance

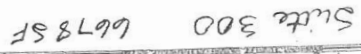
AMERICAN NETWORK COMMERCIAL, INC.

Gary Tankoos

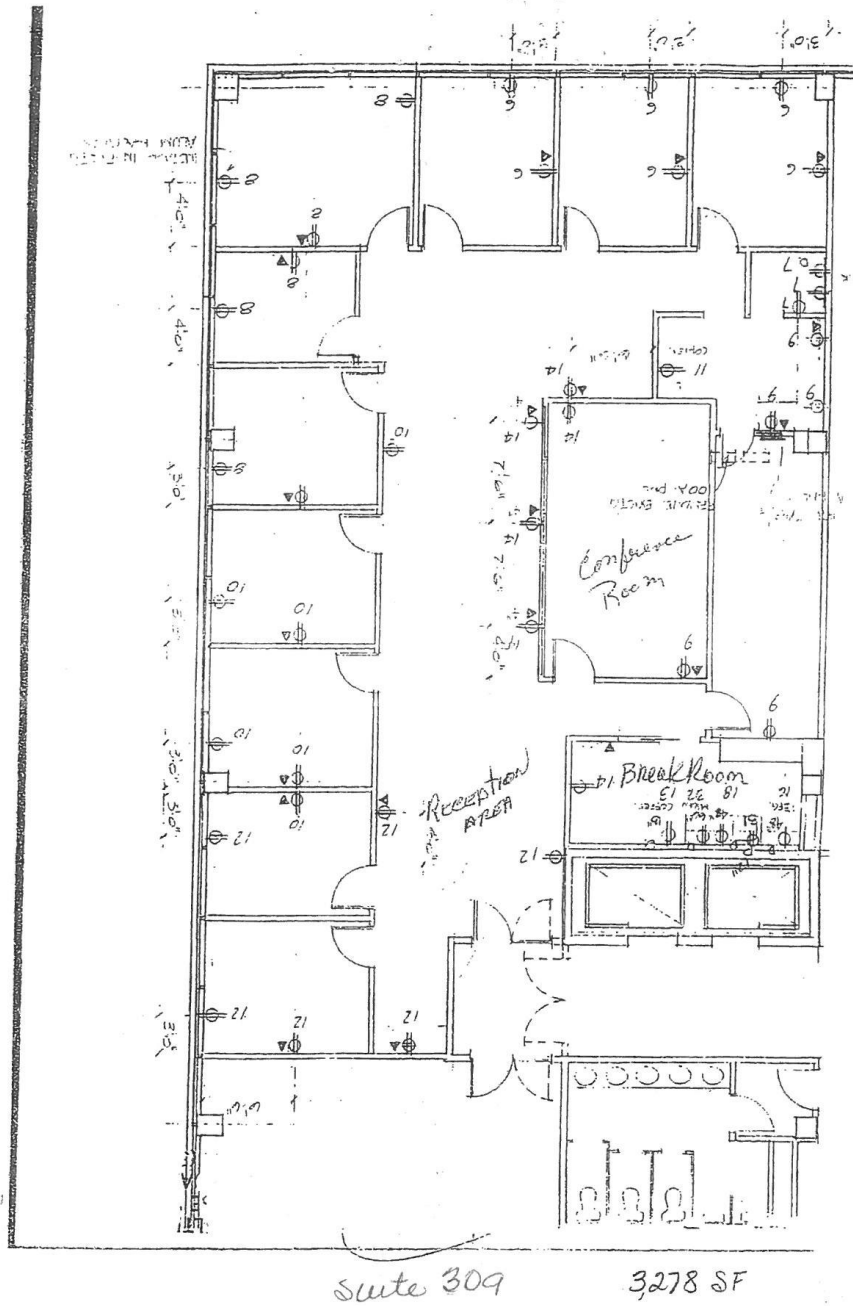
Senior Vice President

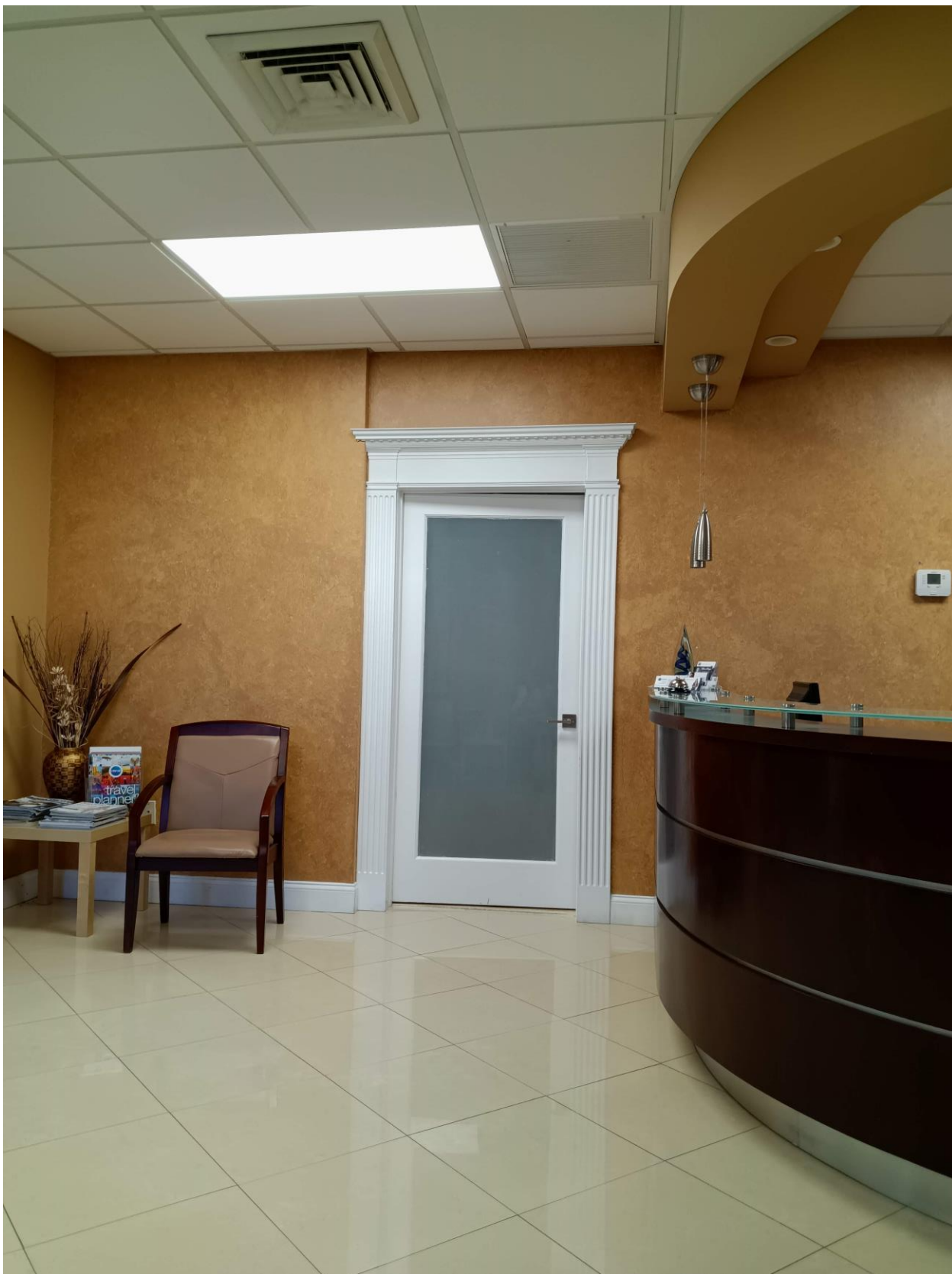
954 776-9900

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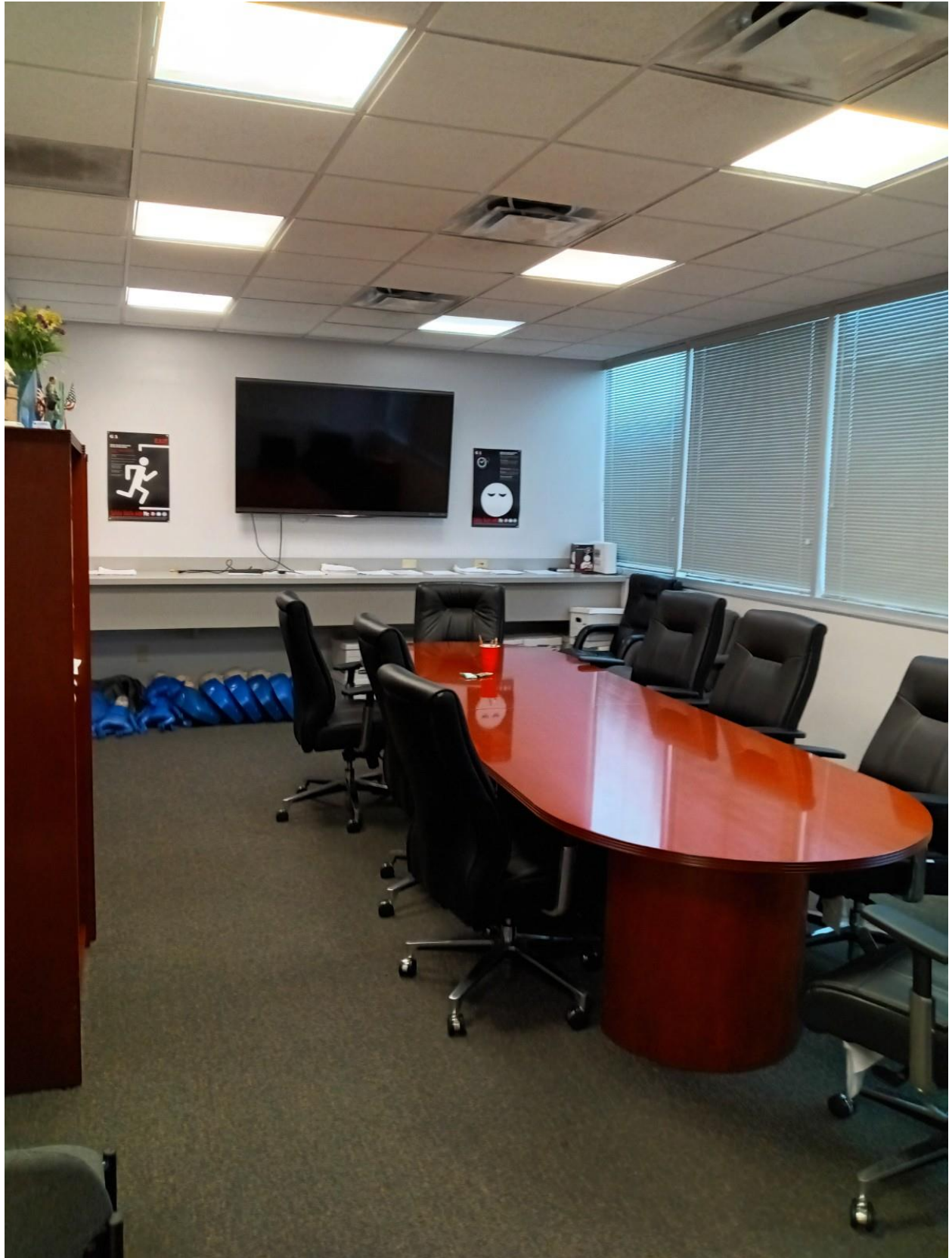


Contiguous 3,278 sq.





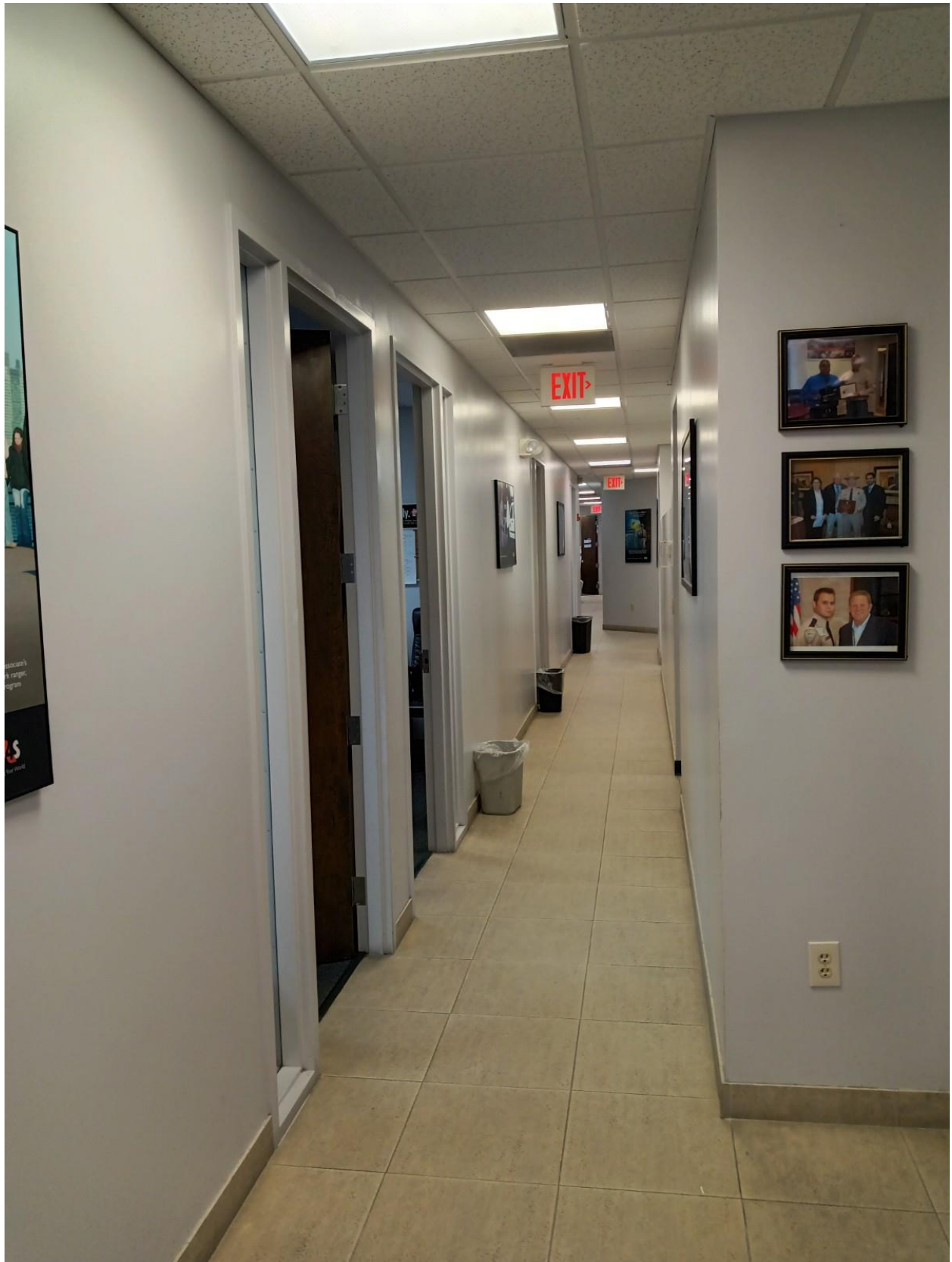
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South Florida

Market Overview

The Miami MSA is a tropical metropolis made up of three counties: Miami-Dade, Broward, and Palm Beach, stretching south to north with the southeastern shores of the Atlantic Ocean to the east and the Everglades to the west. The cities of Miami, Fort Lauderdale and West Palm Beach serve as county seats to the tri-county region of South Florida which boasts a population over 6.15M to make it the largest metro area in the state, the seventh largest MSA in the country, and the 12th largest economy in the U.S.

Economy

South Florida's population and job growth continue to be supported by a strong infrastructure including three major airports, three major seaports, the 2nd largest financial center on the east coast, after New York City, and a giant tourism industry that saw over 35 million visitors in 2017 - a healthy portion of the +120 million that visited the state.

The region's great weather, lifestyle, access to international markets, and year-round golfing combine to make the area known for its hospitality, tourism, and real estate industries - and of course its orange juice, alligators, and "Snowbirds". Florida's most significant specialty industry helps pump some serious economic juice in the form of the sales tax revenue to help offset the low tax rates the state and region's three counties typically offer. In 2017 the region hosted a record-setting number of visitors who generated an estimated \$38 billion economic impact, roughly \$290 million in tax revenue and helped support over 300 thousand jobs.

Beyond its sunshine and sand, South Florida offers businesses and industries a competitive tax structure with a 0% local & state tax, 5.5% state corporate tax, and a 7% sales tax (6% state + 1% local) meanwhile Florida residents pay NO STATE INCOME TAX, which is one of the many reasons South Florida serves as headquarters to roughly half of the state's biggest companies, including, AutoNation, Office Depot, Southern Wine & Spirits, Hard Rock International, Chiquita, Royal Caribbean Cruises and American Airlines.

Aside from being one of the top destinations for seasonal winter travelers from the northeast and Canada, Miami is well known as 'The Gateway to the Americas' - offering incredible access to U.S., Latin America and global markets with more than 100 foreign consulates and over 1,400 multinational companies - while it continues to make strides towards becoming a gateway to the world.

Growth

The state of Florida has experienced some serious population growth over the past few decades, so much so that it is now the third-most populous state in the country- behind California and Texas. South Florida's population grew 10.64% between 2010 and 2017 to rank 11th in the country in terms of population growth percentage and 5th in terms of overall population growth numbers. More importantly, South Florida's growth was primarily fueled by international migration which increased 508% from 2010 to 2017 making it second to only New York City for international migrants.

The three counties that make up the Miami MSA are all expected to post healthy population growth in 2018 with Miami-Dade, Broward and Palm Beach County populations projected to post 2.8, 1.8 and 1.4 percent gains for 2018, respectively.

Unique Aspects

Far south of the conservative state capital of Tallahassee and just a bit further south of the family-oriented 'Theme Park Capital of the World' in Orlando, Miami's work hard, play hard culture leads the craziest state in the US when it comes to living on the edge. Not only the geographic edge of the country's map, but also on the very edge of America's cultural norms.

During the 70's and 80's the region was made famous for the '72 Dolphins, Spring Break and Tony Montana from the movie Scarface. Then in the 90's there was Fox's COPS show, which got its start in Broward County, Will Smith and Martin Lawrence's movie Bad Boys, and of course the Miami Hurricanes football team that helped put the region on the map by making it "All About the U!". Miami's early 2000's helped revolutionize electronic dance music, or EDM, with the now world-famous UltraFest music festival. Then finally during the 2010's Miami started to grow up and out of its neon-colored shades and fanny pack, much like UM football star, turned pro-wrestler, turned world's highest paid actor Dwayne "The Rock" Johnson, into a more sophisticated business and cultural center. And while the area continues to push its culture forward by working hard to host events like Art Basel, the North American Bitcoin Conference, and the International Boat Show, it will likely always party hard and continue to make plenty of wild headlines featuring Florida Man and the singer Pitbull. Dale.

Market Demographics

Miami

Population Total:

6,198,782

Owner Occupied Housing Units:

1,555,509

Population Growth:

11.36% since 2010

Owner Occupied Housing Rate:

61.03%

Population Density:

1143.53 People/Square Mile (8th of 25)

Median Housing Value (Owner Occ.):

\$236,233

Retail Sales Total:

\$90,104,227,000

Total Housing Units (2017):

2,548,762

Retail Sales Per Capita:

\$15,660

Median Gross Rent / Month (Residential):

\$1,243

Median HH Income:

\$52,830

Closing Dinner:

El Cielo

Economic Metrics

Number Of Employees:

2,178,850

Change in Employment Rate:

3%

S&P CoreLogic Case-Shiller Home Price Index:

327.43

Largest Industries

1. Healthcare & Social Assistance
2. Retail Trade and Accommodation
3. Food Service

Largest Employers

1. Publix Super Market (39,098)
2. Baptist Health South Florida (16,003)
3. University of Miami (15,091)

Transportation

Rail

Soon to be known as Virgin Trains USA after Sir Richard Branson's acquisition, Brightline is an express intercity higher-speed rail system with three stops connecting the downtowns of Miami, Fort Lauderdale, and West Palm Beach. Service began in January 2018 with its next planned stop in Orlando scheduled to begin service in 2021.

Tri-Rail is South Florida's commuter rail line serving Miami-Dade, Broward, and Palm Beach counties with 18 stations running mostly along I-95, but without all the traffic.

Subway

South Florida's very high-water table, topography at sea level, and its current issues with above ground flooding from heavy rains, king tide, tropical depressions and of course those seasonal hurricanes that the area seems to luckily keep dodging make the prospect of an underground subway system highly unlikely. Fortunately, Miami came up with the next best thing with its Metro mover.

Metro mover is Miami-Dade County's FREE mass transit urban people mover serving the Downtown,

Brickell, Park West, and Arts & Entertainments District neighborhoods of Miami. Metro mover, with its 23 stations along its 25-mile dual track, also connects to the Tri-Rail systems in Broward and Palm Beach counties via transfer stations helping link all the area's offices, residential buildings, retail centers, and hotels while its green and orange service lines +30million annual passengers help significantly reduce car traffic and congestion.

Car

Miami ranks 14th in the world for worst peak hour traffic congestion, and 5th worst in the U.S. according to INRIX's 2017 Traffic Scorecard Report. Although the region has a fairly straight forward grid layout, its waterways, seasonal traffic surges, growth driven construction projects help to make its already long-distance commutes - the region is roughly 130 miles north to south - even longer.

Counties

Broward County, FL

Bordered by Palm Beach County to the north and Miami-Dade County to the south Broward County stands at the center of the largest MSA in the Southeast as the 2nd most populous county in the state and the 17th most populous county in the US. The city of Fort Lauderdale serves as county seat and CBD and is also known as 'Yachting Capital of the World' with more than 300 miles of inland waterways, 24 miles of Atlantic coastline and over 50,000 registered vessels.

Las Olas Boulevard serves as the county's primary arts, fashion, dining, entertainment and financial district filled with shops, restaurants, and banking & finance offices as well as the primary driver and anchor for a slew of new multifamily, office, and retail space currently under construction.

Economy

Broward County holds more than 150 corporate headquarters making it a significant business center while also providing the largest and most diverse labor force in the state. This labor force helps to provide the solid core necessary to support and grow a more diverse economy capable of serving a variety of industries ranging from aviation and aerospace to global logistics, life sciences, manufacturing, and technology.

Greater Fort Lauderdale's marine industry consists of world-class shipyards, manufacturing, wholesale and retail marine products, brokers, dockage, and every other type of marine service imaginable. This industry alone accounts for an estimated economic impact of \$8.8 billion for Broward County, \$11.5 billion for the region and helps support over 110,000 jobs in the county, 136,000 jobs regionally and accounts for over an estimated \$4 billion in wages making it one of the most significant industries in the area.

The area's population is expected to increase by 1.8 percent in 2018, from 1.89 million to 1.98 million year-over-year. At 3.4 percent, Broward County has the lowest unemployment rate in the South Florida region.

Major Cities:

Fort Lauderdale, Hollywood, Pompano Beach, Coral Springs

Total Housing Units:

826,899

Major Submarkets:

Fort Lauderdale, North Broward, West Broward, South Broward

Median Housing Value:

\$223,400

Total Population:

1,951,260

Median Gross Rent:

\$1,271

County Growth:

11.60% since 2010

County Median HH Income:

\$54,895

Owner Occupied Housing Units:

515,158

Major Corridor (E/W):

I-595

Owner Occupied Housing Rate:

62.30%

Major Corridor (N/S):

I-95, Florida Turnpike

View Less

Miami-Dade County, FL

Miami-Dade County is the most populous county in Florida, the 7th most populous county in the US and uniquely over 50% of its population is foreign-born. The city of Miami serves as its county seat with Downtown Miami, and to a certain extent Brickell, serving as its CBD. Miami International Airport (MIA) is the 12th busiest airport in the US serving some 44M travelers in 2017 and it also serves as the main hub for American Airlines, one of the county's top private employers.

Economy

Miami Beach is known as a world famous tourist hotspot, but it's also a vibrant residential and business community offering more than seven miles of beaches, three golf courses, twenty parks, world-class art, culture, dining, nightlife, and shopping. Although the city of Miami Beach is just a narrow 7.1-mile strip of sand, asphalt and Art Deco cement straddling the Biscayne Bay and the Atlantic Ocean, it still offers a thriving arts and entertainment hub for visitors from all around the world, celebrities and locals alike. From cafés, clubs and shopping along South Beach's Ocean Drive, Lincoln Road, and Washington Avenue; to the international hotels and restaurants of Collins Avenue and Middle Beach; and to the re-emerging neighborhoods in North Beach, Miami Beach offers visitors and residents a dazzling array of amenities to enjoy.

Miami's work hard, play hard vibe tends to focus a bit more on work off the beach with downtown Miami, Brickell, the Airport area, and Aventura hosting a large part of its workforce focused on international trade, banking & finance, real estate, and retail.

Miami-Dade leads South Florida's international trade industry with over 100 foreign consulates and +1,100 multinational companies that work closely with their government offices from their countries of origin. Miami is also well-known for its globally trained, internationally experienced, and multilingual workforce and professional services sectors. Despite the recent slowdown in Miami's population growth versus other cities in the state, its business community is growing rapidly as its ranked No. 1 in the state for start-up activity according to the Beacon Council.

Major Cities

Miami, Miami Beach, Hialeah

Total Housing Units:

1,031,955

Major Submarkets:

Downtown Miami, South Beach, Airport, North Miami

Median Housing Value:

\$242, 826 (Palmetto), 836 (Dolphin)

Owner Occupied Housing Rate:

52.20%

Major Corridor (N/S):

I-95, Florida Turnpike

800

Total Population:

2,761,581

Median Gross Rent:

\$1,195

County Growth:

10.60% since 2010

County Median HH Income:

\$46,338

Owner Occupied Housing Units:

538,681

Major Corridor (E/W):

Palm Beach County, FL

Palm Beach County is the 3rd most populous county in Florida and the 27th most populous county in the US. The city of West Palm Beach serves as the county seat and CBD. Palm Beach Island is home to the historic The Breakers hotel, President Trump's Mar-a-Lago, and one of the wealthiest zip codes in the nation. The island boasts a 16-mile stretch of pristine beaches known as Billionaire's Row which houses over 40 Palm Bleachers from Forbes' billionaire list.

Outside of its billionaires, beaches and Bentley's south Florida's quieter, somewhat more laid back northern county is mostly comprised of several other significant cities- West Palm Beach, Delray Beach, Lake Worth and Boca Raton, many dense in-fill suburban developments, golf courses, equestrian farms, and of course Lake Okeechobee, the second largest freshwater lake in the US, and its surrounding agrarian enclaves.

Economy

Palm Beach has more than 1,284 business partners primarily spread throughout the banking, biotech, utilities, engineering, retail, medical, communications, hospitality, and construction industries. Over 1,400 IT and support companies also reside in the county employing over 18,530 professionals. The Port of Palm Beach and its tenants add up to one of the largest employment centers in Palm Beach County supporting approximately 2,400 direct and indirect jobs and contributing \$260 million in revenue and \$12 million in state and federal taxes. An estimated \$7 billion of commodities moves through the port each year.

The western side of the county leads the nation in the production of sugarcane accounting for roughly 18% of all US sugar production created from some of the 1,400 farms stretching over 400,000 acres of land mass. Palm Beach County is projected to see the highest growth rate in 2018 as its population is expected to expand by 2.8 percent from 1.4 million to 1.52 million year-over-year.

Major Cities:

West Palm Beach, Boca Raton, Delray Beach

Total Housing Units:

689,908

Major Submarkets:

West Palm Beach, Boca Raton, Delray Beach, Boynton Beach

Median Housing Value:

\$242,500

Total Population:

1,485,941

Median Gross Rent:

\$1,264

County Growth:

12.60% since 2010

County Median HH Income:

\$57,256

Owner Occupied Housing Units:

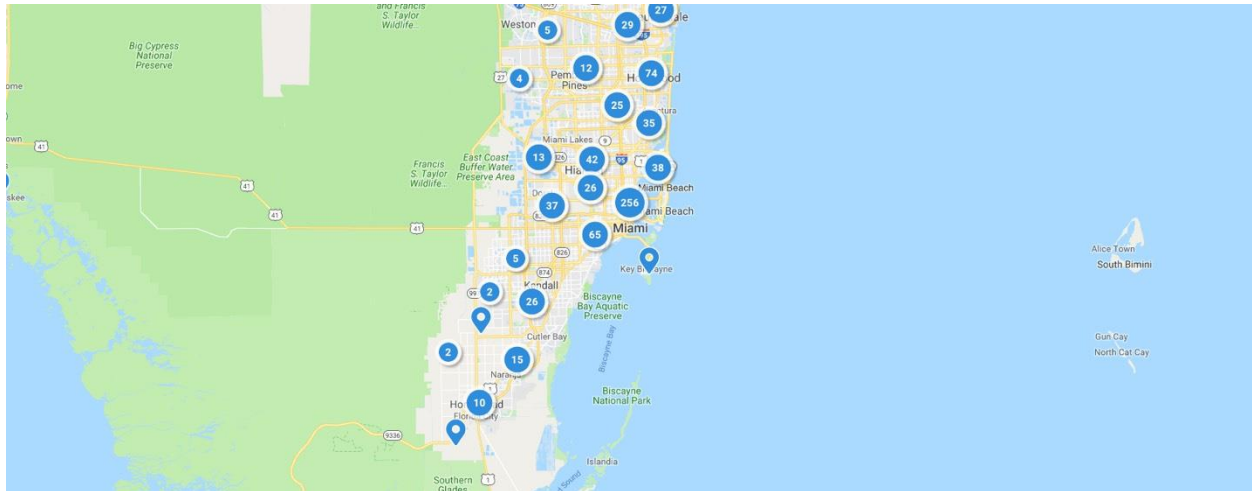
473,277

Owner Occupied Housing Rate:

68.60%

Major Corridor (N/S):

I-95, Florida Turnpike



South Florida Summary

Strengths

- Historically fast-growing market with plenty of gas left in the tank for continued domestic and international population growth.
- Located in a business-friendly, low-tax, limited regulatory, right-to-work state that actively and aggressively recruits tourism and additional businesses to help grow and diversify its economy.
- A flexible and ever-adapting business, lifestyle, culture, and arts scene to help attract top talent for tech, art, and businesses from all over the world.
- Gaining notoriety as an established worldwide and 24-hour market, led by Miami, gaining the preferences of businesses growing and leaving higher taxed and higher regulated states.
- International connectivity and tourism have diversified the Miami MSA's economy. In instances where foreign currencies have grown in strength against the dollar, the Miami housing market has benefited and sustained domestic slowdowns.
- A beneficiary of baby-boomer retiree southern migration trends. Increasingly, companies and hedge funds are relocating to the Miami MSA to benefit from the lack of state income taxes and to provide those founders with a warm location, wind-down and potentially retire.

Opportunities

- Continues to be a cost-effective alternative to larger coastal cities like New York, L.A. and San Francisco with limited regulations and red tape for businesses.
- The ability to recapture regionally strong and well-recognized education centers producing a significant number of graduates who often leave the area for better opportunities and/or lower costs of living (aka- Brain Drain).
- A strong International appeal for businesses and residents with active private and public resources and economic incentives.