

**Marina Mile Business Park
2800 - 2890 State Road 84, Fort Lauderdale, Florida**

**OFFICE / SHOWROOM SUITES
FOR SALE / FOR LEASE**

FOR LEASE

2800 Marina Mile	Suite 103	1,106 sf	100% build out	\$2,055/mo
	Suite 112	2,471 sf	25% build out	\$3,768/mo**
2830 Marina Mile	Suite 108	2,211 sf	up to 50%	\$3,648/mo
2860 Marina Mile	Suite 118	2,750 sf	75% build out	\$4,995/mo**
2890 Marina Mile	Suite 108	2,471 sf	100% build out	\$4,694.90/mo
	Suite 115	2,315 sf	up to 50%	\$3,819/mo
	Suite 116	1,040 sf	100% build out	\$1,976/mo**
	Suite 117	1,275 sf	100% build out	\$2,316/mo

FOR SALE

2830 Marina Mile	Suite 105	2,315 sf	up to 50%	\$416,700
	Suite 108	2,211 sf	up to 50%	\$442,200
2860 Marina Mile	Suite 118	2,750 sf	75% build out	\$673,000**
2890 Marina Mile	Suite 108	2,471 sf	100% office	\$698,000**
	Suite 116	1,040 sf	100% office	\$270,000**
	Suite 117	1,275 sf	100% office	\$250,000*

** Immediate Occupancy (Already Built Out)

* With permit for 100% build out

LOCATION:	2800 to 2890 Marina Mile Boulevard - Dania Beach
TERM:	Five (5) Years
RENTAL RATES:	Rates depend on build out percentage 25% - \$12.80/sf; 50% - \$13.80/sf; 75% - \$14.80/sf; 100% - \$15.80 to \$16.80/sf Annual CPI adjustments to the base rental rate with 3% minimum
EXPENSES:	Estimated at \$6.00/sf net of electric (adjusted annually)
IMPROVEMENTS:	Custom Buildouts Available - Lease Only
ZONING:	C-3, City of Dania Beach
USE:	Office/Showroom with limited distribution
SIGNAGE:	Subject to Dania Beach Code and Association Standards
PARKING:	Overall 3.1 spaces per 1,000 sf unreserved
CEILING HEIGHT:	14 feet to underside of roof deck

**First Florida Commercial Real Estate Services, Inc.
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