



COMMERCIAL REAL ESTATE DEVELOPERS, INVESTORS, BROKERS & PROPERTY MANAGERS

PHONE: 954-452-5000 x220

FAX: 954-452-4700

<http://www.ross-realty.com>

[info@ross-realty.com](mailto:info@ross-realty.com)

## AVAILABLE SPACE SUMMARY

January 3, 2012

### **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
6230-100	3,147	\$22	NOW	Former Preschool....fully built out and equipped. Previously licensed for 73.
6230-108	1,332	\$22	1/16/12	Jewelry store
6240-105	3,418	\$22	NOW	Former Urgent Care/Medical buildout (Lease Pending)
6240-108	1,152	\$22	NOW	Former clothing store
6240-115	2,446	\$22	30 days	Learning Express on m/m

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

**\$8.50**

ADDRESS	SQ. FEET	RENT/PSF	AVAILABLE	COMMENTS
A	3,012	\$19	NOW	End Cap
E	3,800	\$22	NOW	Former Crispers
I	1,331	\$22	NOW	Former Quiznos

PEMBROKE PINES, FLORIDA

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

SOUTHEAST CORNER OF PINES BOULEVARD & UNIVERSITY DRIVE

**\$6.50**

ADDRESS	SQ. FEET	RENT/PSF	AVAILABLE	COMMENTS
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**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**

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8405	4,085	\$13	NOW	Built out medical offices.

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	\$150,000/yr	Pad available	Adjacent to new Office Depot, just north of existing LA Fitness

**PALM BEACH COUNTY, FLORIDA**

LANTANA, FLORIDA

**TIRE KINGDOM PLAZA**

HYPOLUXO BLVD., JUST EAST OF I-95, NORTH SIDE

**\$7.50**

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**FOUNTAINVIEW COMMONS: I-95 & ST. LUCIE WEST BLVD.**

ST. LUCIE WEST BLVD., FRONTAGE ON I-95 LISTED WITH FLORIDA COMMERCIAL

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## **OFFICE BUILDINGS**

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>

HOLLYWOOD/SOUTH FORT LAUDERDALE, FLORIDA

### **EMERALD PARK OFFICE CENTER**

N/E/C OF STIRLING AND PARK ROADS

ADDRESS	SQ. FEET	RENT/PSF	AVAILABLE	COMMENTS
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SUNRISE/WESTON, FLORIDA

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ADDRESS	SQ. FEET	RENT/PSF	AVAILABLE	COMMENTS
	4,600sf bank	\$150,000/yr	Pad available	Adjacent to new Office Depot, just north of existing LA Fitness

**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

**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

**\$8.50**

ADDRESS	SQ. FEET	RENT/PSF	AVAILABLE	COMMENTS
1724	3,870	\$25	NOW	Restaurant space formerly Red Ginger.
1736	1,507	\$22	NOW	Formerly Play N Trade

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)

**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) ask \$8.5mil**

**NORTH CAROLINA**

CHARLOTTE (PINEVILLE AREA), NORTH CAROLINA

**PROMENADE AT CAROLINA PAVILION**

CONTACT PEYTON GEHRON, NEW SOUTH PROPERTIES (704) 927-2887

US HIGHWAY 521 & I-485

**\$6.50**

ADDRESS	SQ. FEET	RENT/PSF	AVAILABLE	COMMENTS
102	1,767	\$32	NOW	Currently leased to, but not used by ManPower, in front of Carolina Pavilion Power Center <b>CAN BE COMBINED WITH SPACE BELOW</b>
103	1,767	\$32	NOW	Former Play-n-Trade, in front of Carolina Pavilion Power Center/

## **OFFICE BUILDINGS**

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>

HOLLYWOOD/SOUTH FORT LAUDERDALE, FLORIDA

### **EMERALD PARK OFFICE CENTER**

N/E/C OF STIRLING AND PARK ROADS

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

SUNRISE/WESTON, FLORIDA

### **INDIAN TRACE COMMONS OFFICE BUILDING**

1398 SW 160<sup>TH</sup> AVE (BETWEEN WESTON ROAD AND I-75 ON INDIAN TRACE ROAD)

**\$8.50**

ADDRESS	SQ. FEET	RENT MO or PSF	AVAILABLE	COMMENTS
Suite 201	1,250 rsf	\$17	02/12	
Suite 205	2,250 rsf	\$17	02/12	
Suite 303	654 rsf	\$17	02/12	Allied Airbus vacating
Suite 305	1678 rsf	\$17	02/12	Allied Airbus vacating
<b>FLOOR PLANS AVAILABLE AT ROSS-REALTY.COM</b>				

CORAL SPRINGS, FLORIDA

### **HERON BAY CORPORATE CENTER III** (Key Tenants: Children's Medical Center, Coldwell Banker, Tenet of Florida) NORTH OF SAWGRASS EXPRESSWAY ON CORAL RIDGE DRIVE

**\$8.65**

ADDRESS	SQ. FEET	RENT/PSF	AVAILABLE	COMMENTS
NONE				

CORAL SPRINGS, FLORIDA

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

NORTH OF SAWGRASS EXPRESSWAY ON CORAL RIDGE DRIVE

**\$8.65**

ADDRESS	SQ. FEET	RENT/PSF	AVAILABLE	COMMENTS
NONE				

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