

# W

## WESTON

### Corporate Center

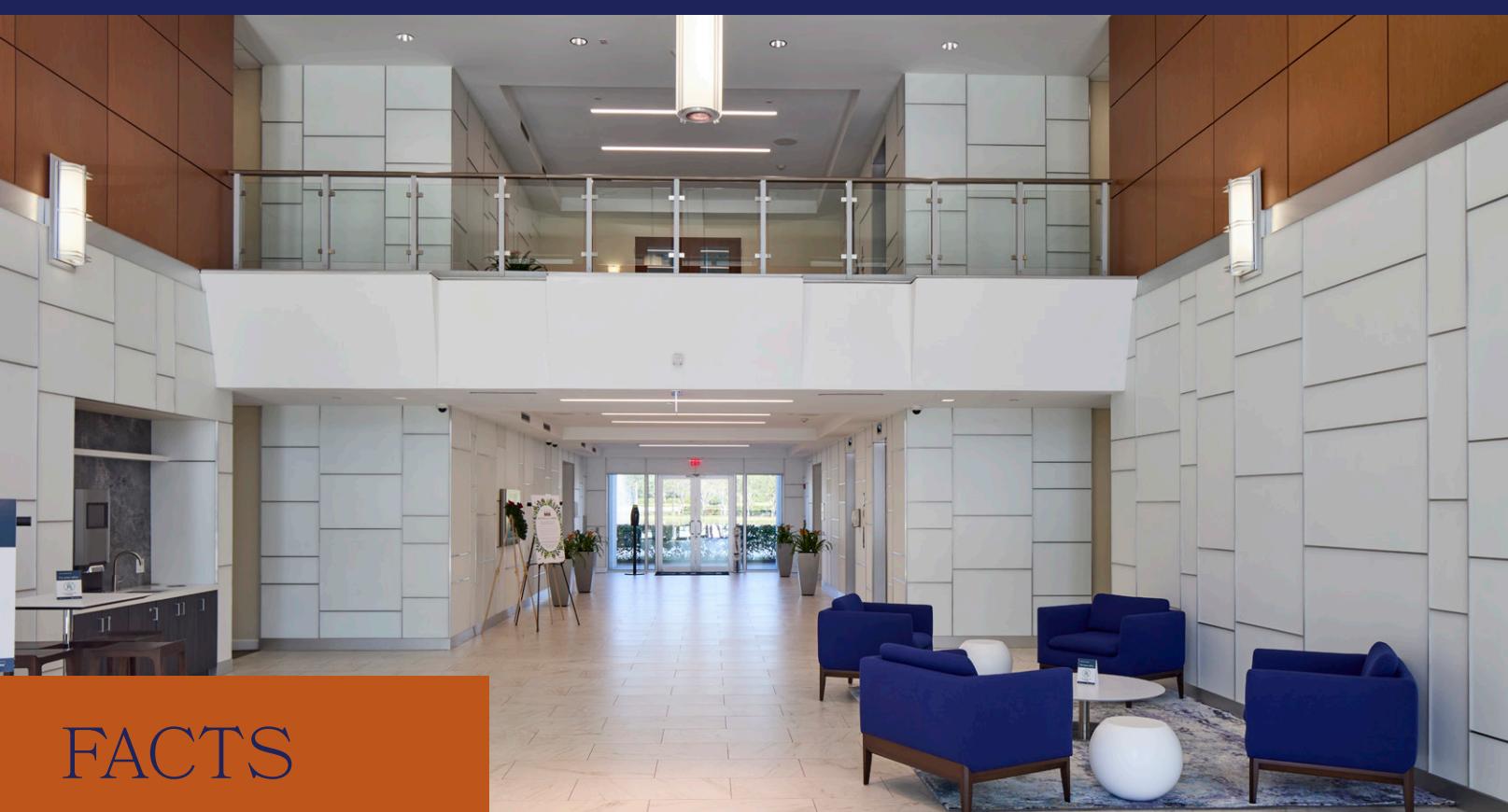
2500 Weston Road (WCC I) • 2700 S. Commerce Parkway (WCC II)



NOW LEASING

## HIGHLIGHTS

- » Multi-million dollar renovations completed
- » Fully renovated atrium lobby with new furniture
- » Renovated bathrooms throughout
- » Exterior lakeside sitting area with LED lighting retrofitted in all outdoor spaces



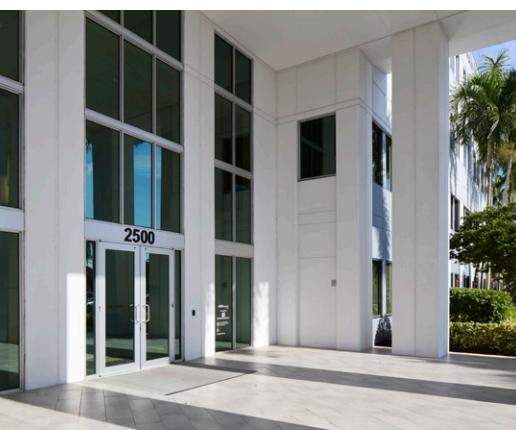
## FACTS

PARKING – 4.7:1,000

OPEX – \$13.95/SF

ASKING RATE – \$30.00/SF NNN

TOTAL SPACE – 149,500 SF



## SIGNAGE

### AVAILABLE TOP-BUILDING SIGNAGE OPTIONS

VISIBILITY TO BOTH WESTON ROAD & I-75



## AMENITIES

- » Weston Corporate Center is walking distance to multiple dining options.
- » The property is also located within a 15-minute drive of 50+ food & beverage options including a 10-minute drive to Weston Town Center and a 15-minute drive to Sawgrass Mills Mall.

## SECURITY

- » Security card entry for after hours and weekend entry.
- » Elevator panels are programmed to require code access after normal business hours.
- » Security video surveillance cameras monitor the ground floor common areas of both buildings.

## SAFETY

- » Hurricane-proof, impact glass in the entire project.
- » AON fresh air systems, bring fresh air into the common areas at a rate of 9,600 CFM.

# In the Middle of It All

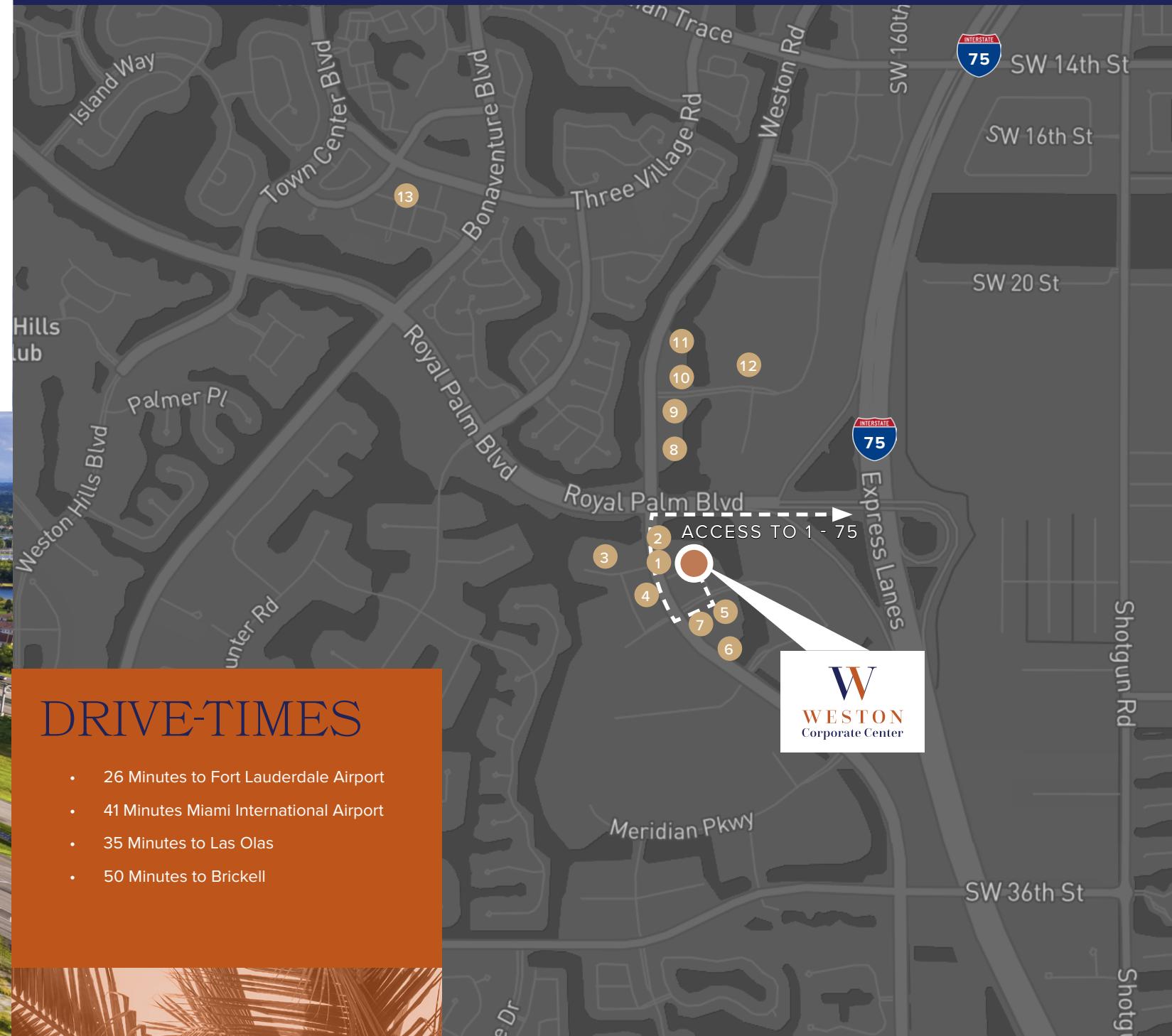
## LOCATION HIGHLIGHTS

The building's prime location with immediate proximity to I-75, I-595, and the Sawgrass Expressway provides multi-modal access to South Florida's expansive workforce (60-minute drive to 92% of South Florida's population).



## WALK TO RETAIL & OFFSITE AMENITIES

1.	Panna Weston	7.	BurgerFi	13.	Weston Town Center (10 min Drive)
2.	Carolina Ale House	8.	Flanigan's Seafood Bar and Grill	◊	Graziano's
3.	Residence Inn	9.	Acquolina	◊	Publix
4.	Pollo Tropical	10.	Hooters	◊	Duffy's
5.	Bellini Italian Bistro	11.	Lucille's American Cafe	◊	Starbucks
6.	Moon Thai	12.	El Colombiano	◊	Primetime
				◊	Bocas
				◊	Burgerim
				◊	Tarantella



## DRIVE-TIMES

- 26 Minutes to Fort Lauderdale Airport
- 41 Minutes Miami International Airport
- 35 Minutes to Las Olas
- 50 Minutes to Brickell

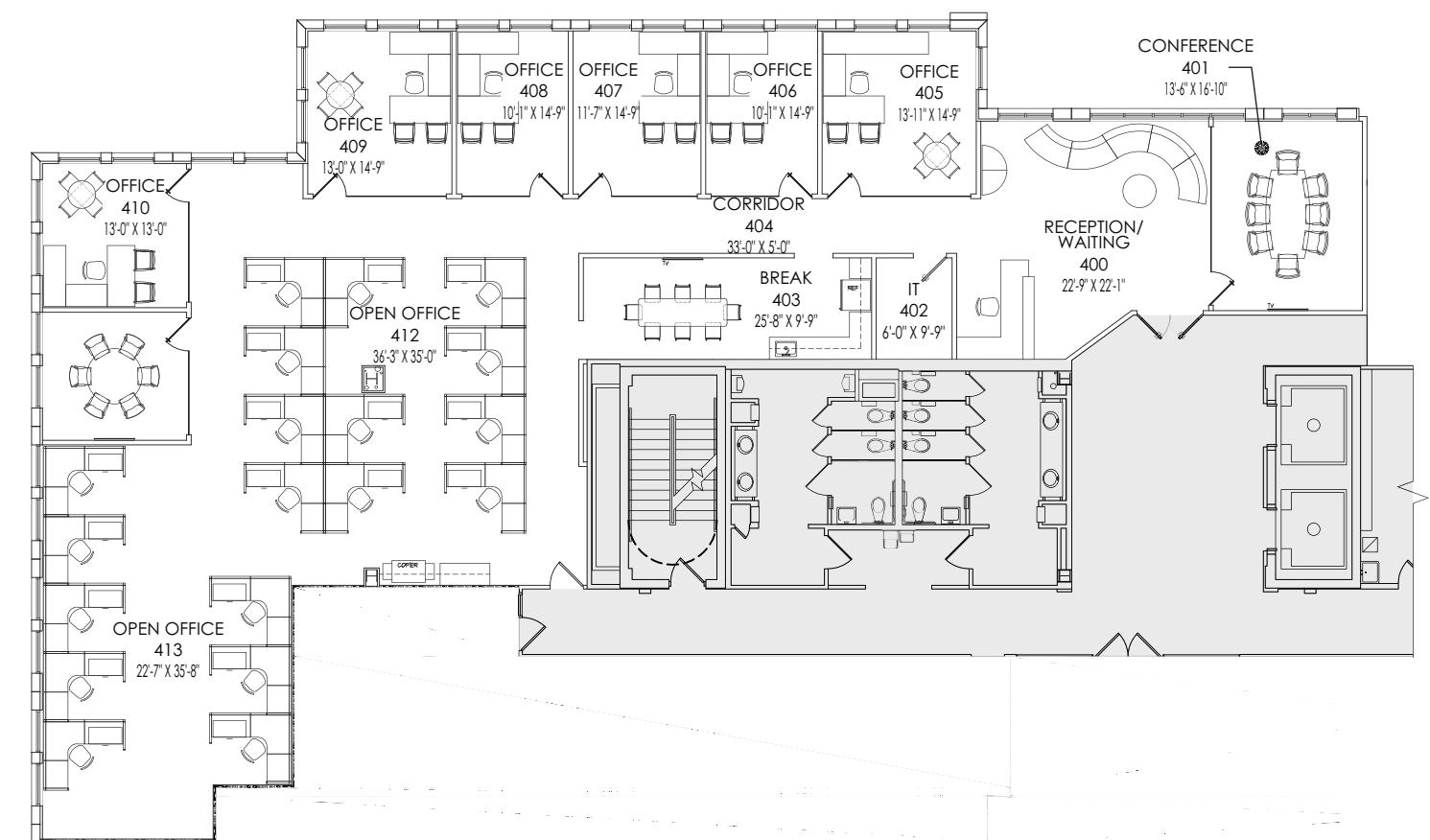
# Availabilities

TWO MOVE-IN READY SPEC SUITES CURRENTLY AVAILABLE

Suite 105 – 3,348 RSF



Suite 404 – 5,489 RSF



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#### For More Information

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CAPITAL

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