



# Iconic Class A office building

Presidential Circle 4000 Hollywood Blvd Hollywood, FL

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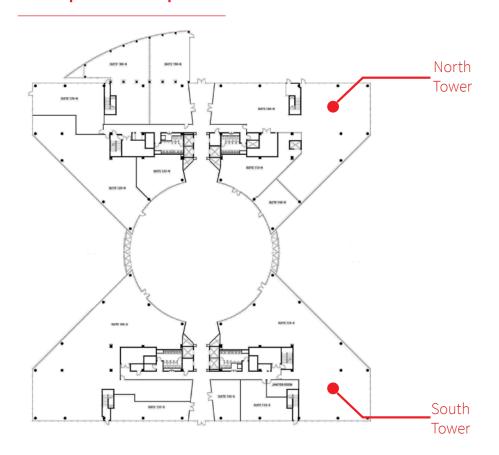
## **Building highlights**

- Tenant ready suites available
- 24/7 Lobby attendant
- On-site conference facilities
- Fiber optics and ComCast available
- On-site cafe and property management
- 4:1,000 parking ratio 1/3 covered
- Midway between I-95 and Florida Turnpike entrances
- \$23.00 p.s.f., NNN
- \$13.87 operating expenses (inclusive of electric and janitorial)





# Sample floor plan





n-site property management



24/7 lobby attendant



On-site cafe -Cafe Nosh Le Petit Paris



Courtyard seating

## In the area



- Over 40 restaurants, many within walking distance, including Jimmy Johns, Picadilly, Sub City, Wendy's, Capones Italian, Il Posto, Sebastianos, and many more
- On-site banking as well as multiple bank options within walking distance
- Shopping close-by including Target, CVS, Publix, Walmart, and other retail
- Shipping and office service stores such as Fed-Ex Office and UPS Store
- Hotels nearby
- Convenient to buses and Tri-rail





# Available space

Suite	RSF	Comments
677-S	3,041	
220-N	1,763	Available 4/2020
240-N	1,480	
270-N	5,294	
320-N	4,398	
650-N	5,479	

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