



CORNERSTONE

CORPORATE CENTER II

Fort Lauderdale, FL

100% Leased to DHL Express American Headquarters through 2037



THE OPPORTUNITY

Jones Lang LaSalle Americas Inc. ("JLL") is pleased to exclusively offer the opportunity to acquire Cornerstone Corporate Center II (the "Property" or the "Building"), a 109,659 square foot, Class A office building 100% leased to DHL Express (USA), Inc, a division of DHL Group (Deutsche Post AG - Moody's: A2). The Property is located in the highly amenitized Cornerstone Corporate Park in Plantation, FL and has served as the U.S. corporate headquarters for DHL Express since it was built in 2005. DHL recently renewed their commitment to Cornerstone II and extended their lease out to May 31, 2037.

Cornerstone II is strategically positioned at a prominent gateway to Plantation, a dynamic live-work-play community supported by strong office market fundamentals, affluent surrounding demographics, and an extensive array of nearby amenities. Benefiting from \$838K of recent capital improvements including a new cooling tower, and coupled with immediate access to I-595, covered executive parking, electric vehicle charging stations, and scenic lake views, the offering represents a compelling opportunity to acquire a premier suburban office asset in South Florida. In addition, the tenant's long-standing occupancy and recent lease extension provide investors with stable cash flow in the medium term, along with future upside potential as current rental rates align with market conditions over time.

109,659

RENTABLE
SQUARE FEET

100%

OCCUPANCY

4.48

ACRES

10.4 Years

REMAINING
LEASE TERM

Moody's: A2

DHL GROUP
CREDIT RATING

21+ Year

COMMITMENT

4.0/1,000 SF

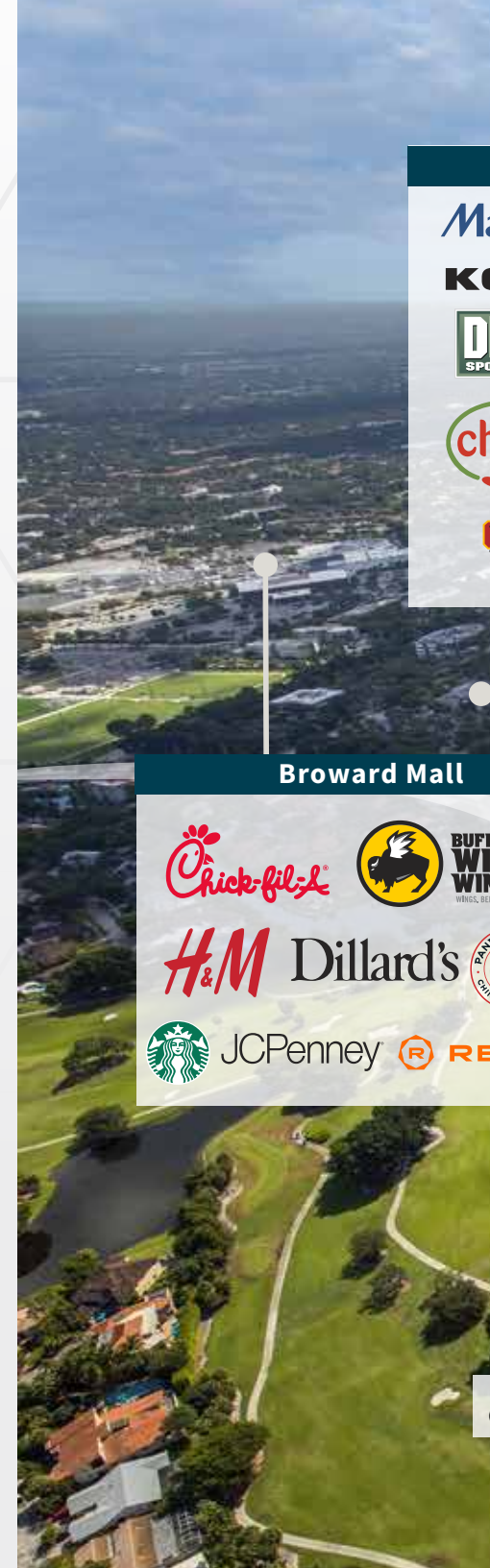
PARKING RATIO

\$838K

RECENT CAPITAL



CORNERSTONE
CORPORATE CENTER II



The Fountains

Marshalls. Total Wine & More. OHL'S. DUFFY'S. SMOKEY BONES. WICK'S. TOO JAY'S. Bar & Fire Grill. Chili's. Olive Garden. Red Lobster. FIREHOUSE SUBS. LIME Fresh Mexican Grill.

Downtown Fort Lauderdale
20-25 Min Drive

Fort Lauderdale International Airport



Market on University

LA FITNESS. Publix. WELLS FARGO. charles SCHWAB. fitlife x foods

CORNERSTONE
CORPORATE CENTER II

Midtown Plantation
315 Units
Delivered 2022

Baptist Health Medical Complex

PETERS ROAD

Cornerstone I
170,172 SF

Windsor Cornerstone
330 Units
Delivered 2020

Renaissance Fort Lauderdale
250 Rooms

Cornerstone V
52,424 FS

S PINE ISLAND ROAD



150,000+ VPD

PAOLO LD NG. DA EXPRESS. LEGAL

Jacaranda Country Club

INVESTMENT HIGHLIGHTS



INSTITUTIONALLY MANAGED CLASS A ASSET

Built in 2005, the Property features institutional-quality construction with efficient floorplates, a 4.0/1,000 parking ratio including covered executive parking, and \$838K of recent capital improvements including a new cooling tower



COMMITTED TENANT WITH INVESTMENT GRADE PARENT

DHL Express has maintained their U.S. corporate headquarters at the property since it was completed 21 years ago and recently renewed their commitment to Cornerstone II by extending their lease out to May 31, 2037



MISSION CRITICAL OPERATION AT PROPERTY

Cornerstone II includes a large national training facility for DHL employees, CEO of America's and the CEO of North America office, as well as a retail store in the parking lot



STRATEGIC LOCATION WITH PREMIER ACCESSIBILITY

The property has market-leading access and visibility at the gateway to the Plantation market, located just off I-595, Broward County's arterial East-West expressway



PARK IS NOW FULLY DEVELOPED WITH COMPLEMENTARY USES

Following the recent completion of Baptist Health's \$30M Medical Campus in 2023 and the 2020 delivery of the 330 Unit Windsor Cornerstone apartments, there are no remaining office development parcels in Cornerstone Corporate Park or the surrounding Plantation market



ABUNDANT AMENITY BASE

The property is within walking distance of the 4-star Renaissance hotel and a 330-unit apartment community. It is a short distance from Plantation's most popular retail destinations including The Fountains, Market on University, Plantation Commons, and the Broward Mall





COMMITTED INVESTMENT GRADE TENANCY ON A NNN LEASE

DHL Express has maintained their **U.S. corporate headquarters at the property since it was built 21 years ago** and recently renewed their commitment to Cornerstone II through May 31, 2037.



DHL EXPRESS CORPORATE
HQ SINCE 2005

MOODY'S : A2 (STABLE)

PLANTATION MIDTOWN

HIGH GROWTH MARKET WITH OUTSTANDING DEMAND DRIVERS



STRATEGIC LOCATION WITH EXCEPTIONAL NEIGHBORING AMENITIES

Including established Residential, Retail and Lodging alternatives

The Property is strategically located in Cornerstone Corporate Center, a highly amenitized corporate park that has grown to include over 300k SF of office space, a 250-room hotel, 330-Unit Class A apartment complex, a full-service restaurant, and a \$30M+ Baptist Health Medical Campus. This location in the surging Plantation submarket offers unparalleled regional connectivity with immediate access to I-595 (~1,000ft.) and Florida Turnpike (3 mi.) for both executives and the general workforce.

The surrounding area has an abundant amenity base that includes numerous retail, dining, hotel and entertainment options. Neighboring amenities include the Jacaranda Country Club, Nova Southeastern University, A-rated public schools, award winning private schools, parks, and numerous nature and bike trails. The Property's location provides easy access to an abundance of retail centers including The Fountains, Market on University, Plantation Commons, and the Broward Mall.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	ZIP CODE (33324)
2026 Population	13,930	124,499	378,889	51,773
Historic Population Growth (2021 - 2026)	19.0%	5.1%	2.2%	10.3%
Projected Population Growth (2026 - 2031)	3.1%	1.9%	1.4%	1.6%
Average Household Income (2026)	\$124,450	\$131,832	\$116,515	\$129,510
Median Home Value (2026)	\$358,004	\$507,750	\$449,843	\$465,857
% College or Higher	72.7%	73.9%	64.3%	76.6%
% White Collar Employed	75.3%	70.7%	62.9%	75.2%
Projected Housing Value Growth (2026 - 2031)	47.8%	17.2%	22.2%	25.6%

SALE PROCESS

Cornerstone II is offered on an “as-is, where-is” basis without any representations or warranties. Investors are encouraged to proactively review all offering materials, including tenant leases, and building information, prior to submitting a proposal.

All offering materials are available in the online document center. We will send you an e-mail with personal access information. If you do not have the access information or need assistance, please contact Ms. Bernie Thornton at 305-421-6559.

Preference will be given to those investment offers that reflect the most comprehensive underwriting and the fewest due diligence requirements or other conditions to close.

A date for offers will be announced in due course.

KEY BUSINESS TERMS

We respectfully request that offers be submitted to our Miami office in the form of a letter of intent outlining all key business terms, including:

- Purchase price
- Confirmation that the offeror has reviewed all offering information in this memorandum and in the online document center.
- Explanation of due diligence completed to date.
- Amount and timing of deposits.
- Length of due diligence and closing periods.
- Allocation of closing costs between buyer and seller.
- Description of the availability and source of both equity and debt funds for the acquisition.
- Explanation of acquisition approval process by pertinent individuals, boards, or committees if selected as buyer.
- Background information on the purchasing entity.





CORNERSTONE

CORPORATE CENTER II

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