



**Iconic Class A
office building**

**FOR
LEASE**

PRESIDENTIAL CIRCLE
4000 HOLLYWOOD BLVD.
HOLLYWOOD, FL



Building highlights



24/7 lobby attendant

On-site conference facilities

Fiber optics available

On-site cafe and property management

4.0/1,000 s.f. parking ratio, 1/3 covered

Midway between I-95 and Florida Turnpike access ramps

\$25.00 p.r.s.f. NNN + \$16.59 p.r.s.f. operating expenses inclusive of electric and janitorial)



Nearby amenities

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 FedEx Office and UPS Store

Convenient to buses and Tri-Rail



Available Space

2nd Floor Contiguous Available North Tower
5,295 to 18,068 RSF

Suite	RSF
164-N	4,929
200-N	7,764
220-240-N	3,240
270-N	5,294
320-N	4,339
465-S	4,163 (Available 5/31/23)
475-S	3,181



LEASING CONTACT



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