

# OFFICE SPACE AVAILABLE FOR LEASE

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INNOVATION CENTRE  
AT FLORIDA ATLANTIC R&D PARK



Your Company Name Here

## INNOVATION CENTRE

1501 SW 11th WAY  
DEERFIELD BEACH, FL 33442

FOR MORE INFORMATION, CONTACT:

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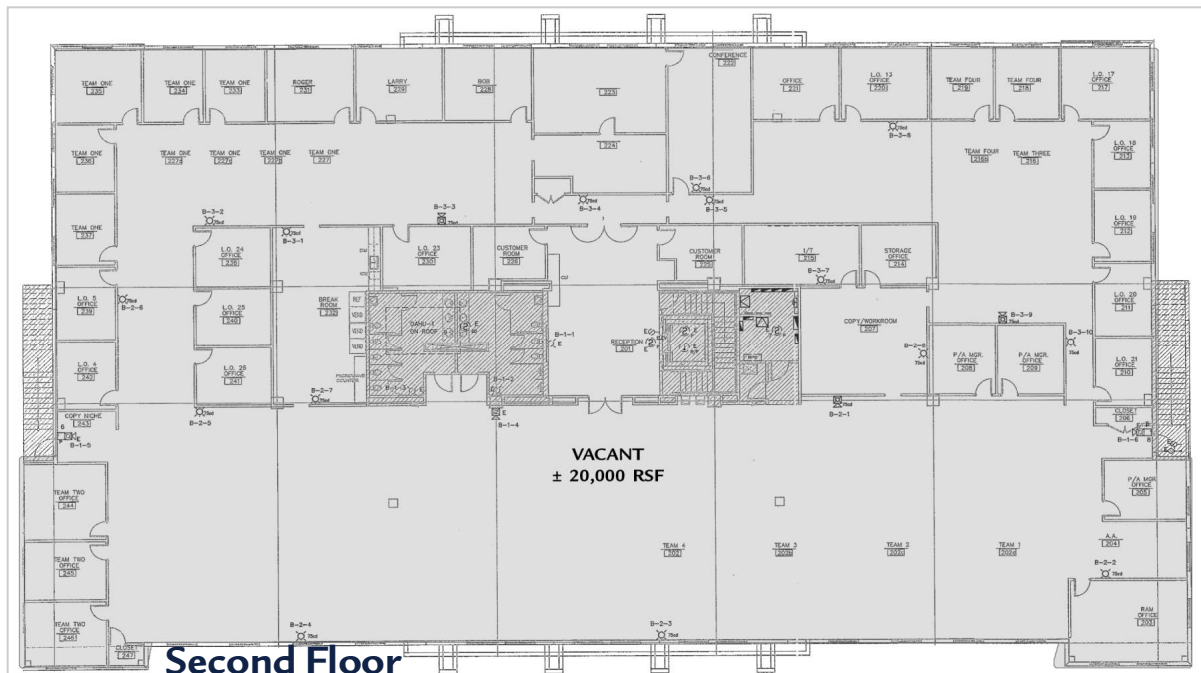
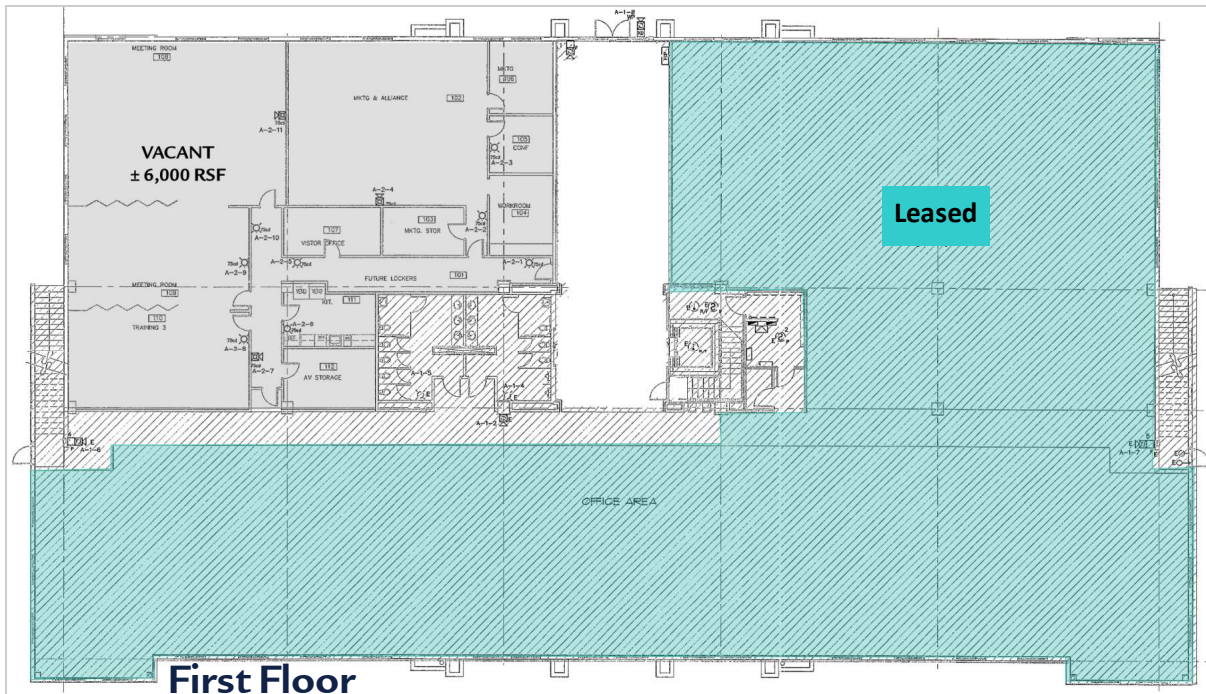
### PROPERTY HIGHLIGHTS

- › I-95 frontage and building signage available
- › Tilt-wall concrete panel roof with all hurricane impact resistant glass (including doors)
- › High tech collaboration with Florida Atlantic University
- › Midway between Fort Lauderdale International Airport (19 miles) and Palm Beach International Airport
- › SW 10th Street connects with Sawgrass Expressway (2 miles) and Florida Turnpike
- › APPROXIMATELY 26,528 SF available
- › BASE RENTAL RATE: \$17.00 NNN
- › OPERATING EXPENSES:  
Estimated 2011 \$10.04 per SF
- › Suite 100: ±6,000 SF  
2nd Floor: ±20,000 SF  
*Landlord willing to subdivide larger spaces*



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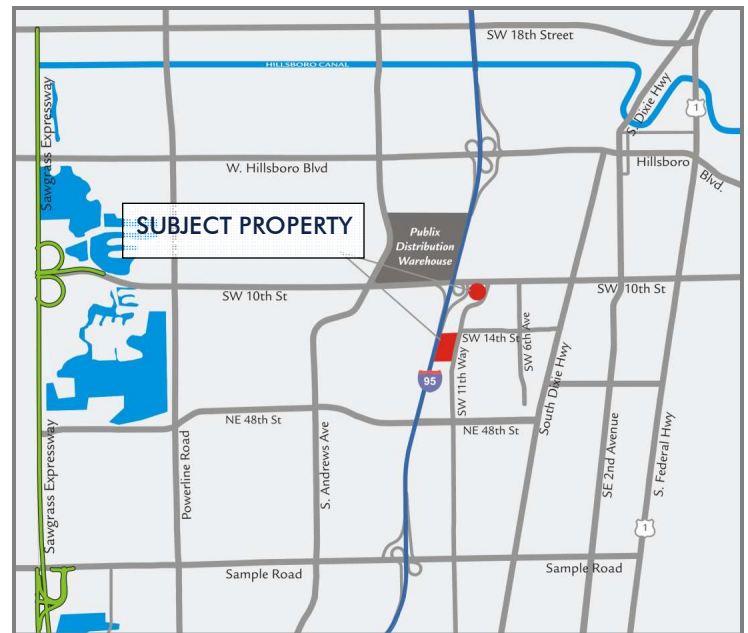
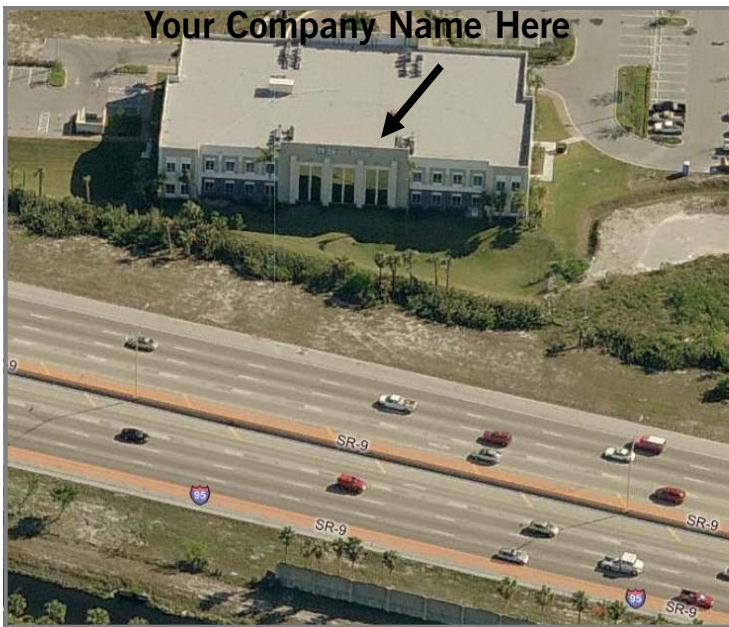
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# LOCATION



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