

Corporate Park/Coral Springs



12534 WILES ROAD

*M*ust see this beautifully finished 2700 sqft Flex Office/Warehouse space. Great location on Wiles Road located near the Sawgrass Expressway. Welcome your clients in the marble floor reception area. The space currently consists of reception area, conference room, kitchenette, break room, private bath, and multiple offices. Currently 100% of the space is office but a portion could be converted back to warehouse if tenant desires (2,000 sq ft office and 700 sq ft warehouse). There is an overhead roll-up door in rear plus front and rear parking areas. Immediate occupancy is available. The unit is partially furnished at no cost to tenant. Call the DuPree Team (954)752-1986.



30 Years Experience • Cumulative Sales In Excess of \$800 Million • Relocation Specialists



(954) 752-1986

Come visit our website:
www.DuPreeTeam.com



Information believed accurate but is not warranted.

Southeast Florida MLS

COM - COMMERCIAL / INDUSTRIAL

ML: F1045728 BC: KEYE37 OF: The Keyes Company 7 AREA: 3625 SH SALE: N REO: N STATUS: A
AD: 12534 WILES RD UN: 3&4 CITY: CORALSPR RP: LLP: LP: \$1,800
CT: BROWARD F#: 484118AH0040 ZP: 33076-2202 GEOAR: NW41
MC: TN: 4841 SE: 18 SD: PN: 0040 MAP: ST: FL PS: PU:
PR: Flex Office Warehouse ZN: COM TRAN: L #U: STYLE: CLE
BN: #BLD: #STOR: 1 YR: 1990 #FLR: TYPE: LEASE
LGL: ID 4841-18-AH-0040 PLUS 4841-18-AH-0030 CLD: 16 #I: 16
ENVAUDT: NONE

BTYPE: OFFC/WAR OWNSHP: CORP RDTYPE: TWOLANE #OFC: 9
INCL: LOCAT: INDPARK #BAY: #LDR: 1
CONST: CBS ROOF: COMPROL COL:
WATFR: FLOOR: CARPET MARBL-SL

ELEC: 101-200A FIRE:
PARK: 32 / COMMON SECUR: SECSYSTEM
ACRE#: AC: SF/FF: LT: YR ADD:
LF: MXCL:13.000 CEIL: ICEIL: DRHT: EAVE: OC%:

REM: Must see this beautifully finished 2700 sqft Flex Office/Warehouse space. Great location on Wiles Road located near the Saw-Grass Exp. The space currently consists of reception area, conference room, kitchenette, break room, private bath and multiple offices. Currently 100% of the space is office but a portion could be converted back to warehouse if tenant desires (2000 sqft office and 700 sqft warehouse). The unit is partially furnished at no cost to tenant. Immediate occupancy. Triple net lease +CAM DKHT: 1HGT: 2EXP: 2 2BCH: #TEN: 0 #MTR: #TLT: 0 AC%:

DIR: GO WEST ON WILES ROAD TO BUILDING ON YOUR LEFT. CORNER OF 125TH & WILES RD.

BRK-REM: Immediate Occupancy is available. Triple net lease. CAM is approximately \$5.28 per square foot plus sales tax.

Table with columns: UNIT, #UN, BTH, FUR, RENT(S), UNIT, #UN, BTH, FUR, RENT(S). Includes rows for 1) through 7) and various property details like TENPAY, CAMINC, INFO, LSETRM, MISC, HEAT, COOL, DEP, WTR, SWR, RAIL, REIMB SF, CAM SF, LEASE SF, PUBLIC.

ASSUME: TRMSCONS: DAV/SOH: \$180,230
TAL: TAX: \$3,873 TAXYR: FEE: DMV/ASV: \$180,230
TM: MI: \$9,502 MGMT: TRASH: ACT-LEG:
GSI: GOI: SUPPL: ADVERT: UTILS:
OTH: VAC: INSUR: MNT-RE: SERVIC:
EXP: NOI: RETAX: MISCEL: TOTEXP:
PERIOD: SOURCE:
SPEC: POSS: IDX: Y

LPID: 0201118 LS: Marta DuPree APH: 954-752-1986 OPH: 954-752-0900
2PID: 2A: 2AG: FAX: 954-845-3336
LTY: EA ON: ON#: 2PH:
URL: 2700 sqft Flex Office/Warehouse. Great location on Wiles Road located r PHOTO: 1PLUS BRD: F
EMAILA: martadupree@dupreeteam.com WD:

COBA: COTB: CONR: VAR: N JA: VT:
OCCUP: VACANT SHOW: APPT-ONLY LD: XD:
PREV STATUS: STATUS CHNG: OK ADV: N L1:
PREVS: \$21,600 PRICE CHNG: 03/17/10 ORIG\$: \$24,300 L2:

INET Y/ 2700 sqft Flex Office/Warehouse. Great location on Wiles Road located near the Saw-Grass Exp.

RMKS:
PD: CONTING: DM: CD: SP:
ECD: CB: SPID: SS: S1:
TR: SC: SPID2: SS2: S2:



INFORMATION BELIEVED ACCURATE BUT IS NOT WARRANTED



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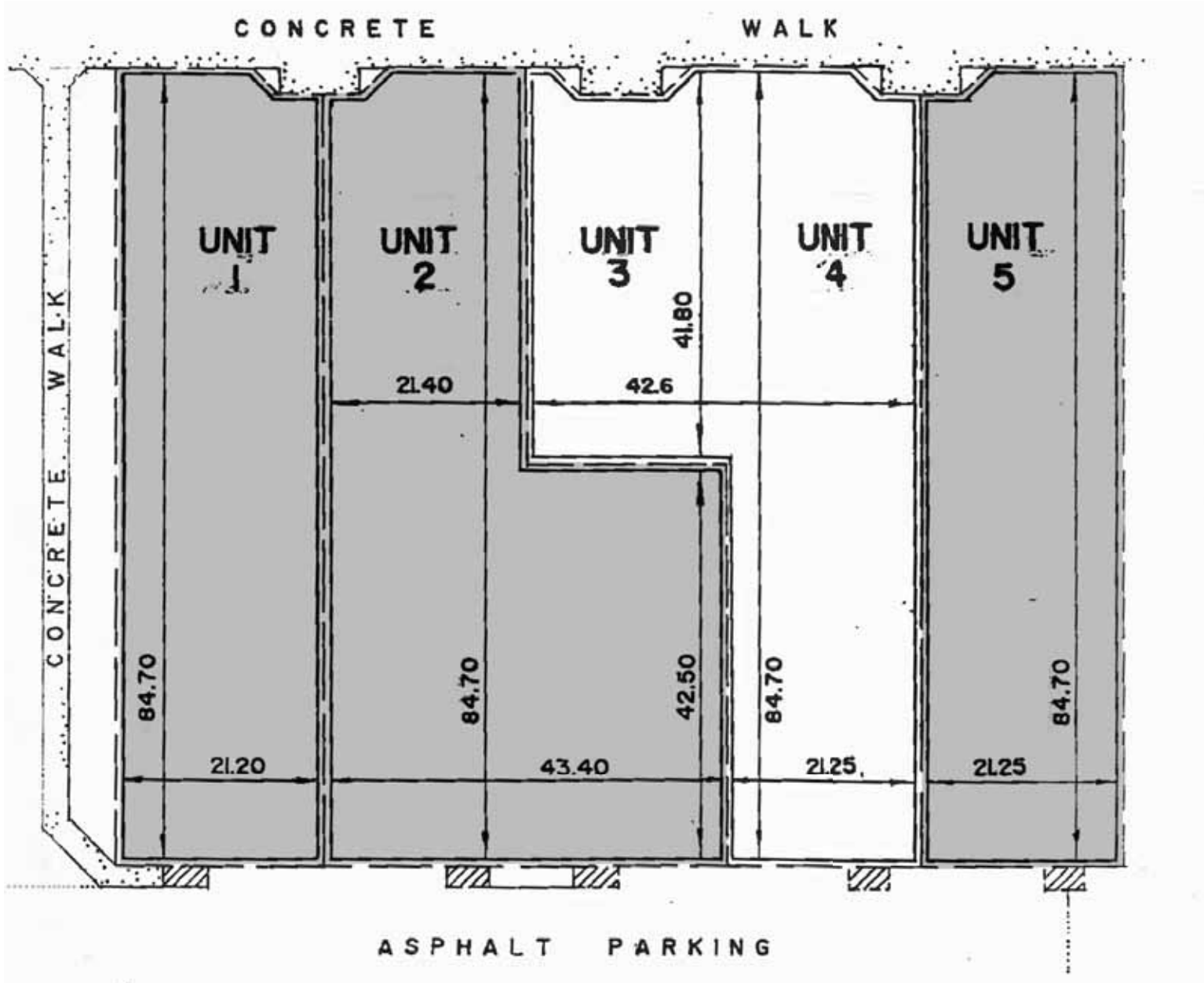
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UNIT LAYOUT



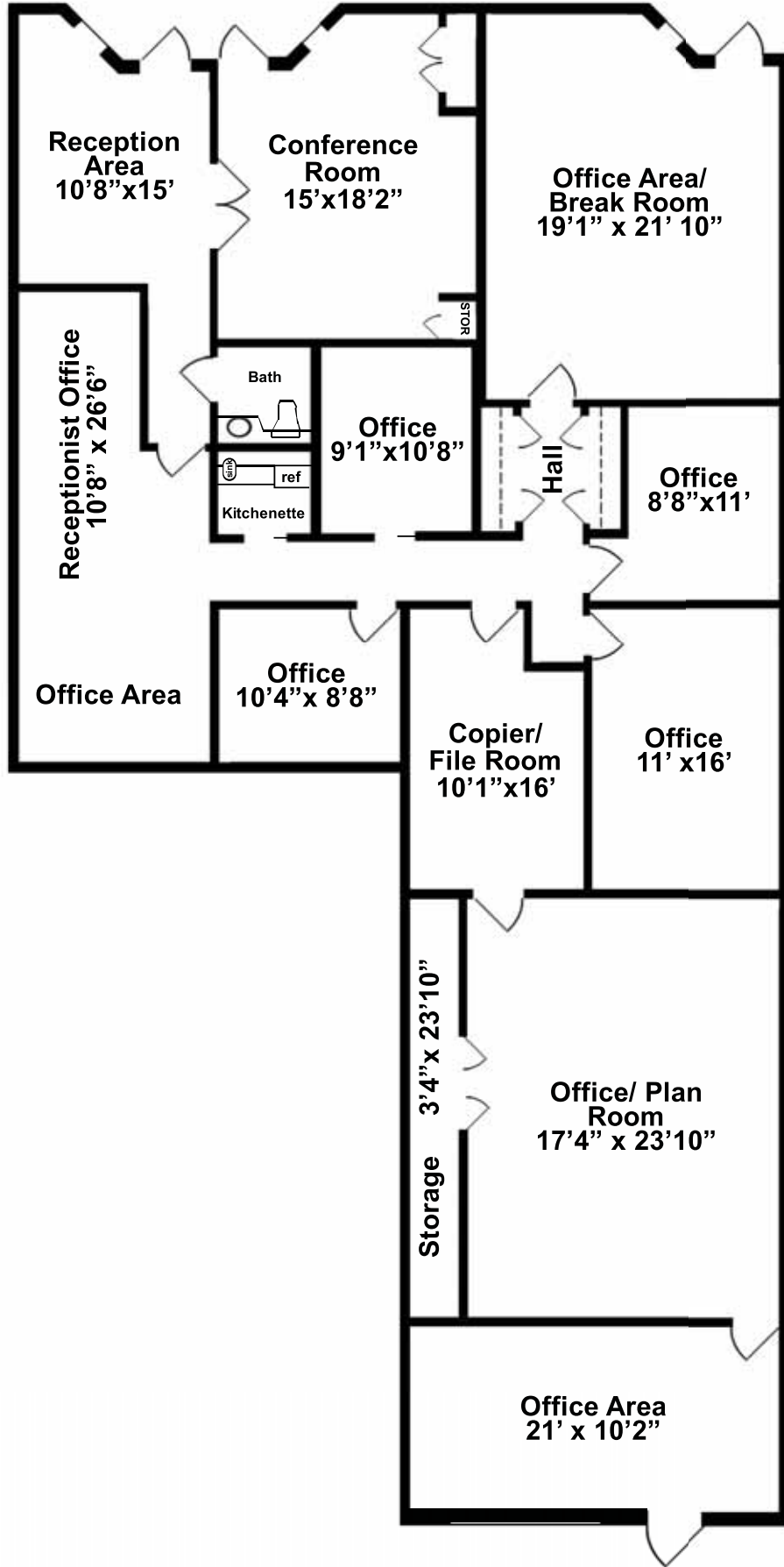
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CURRENT FLOOR PLAN



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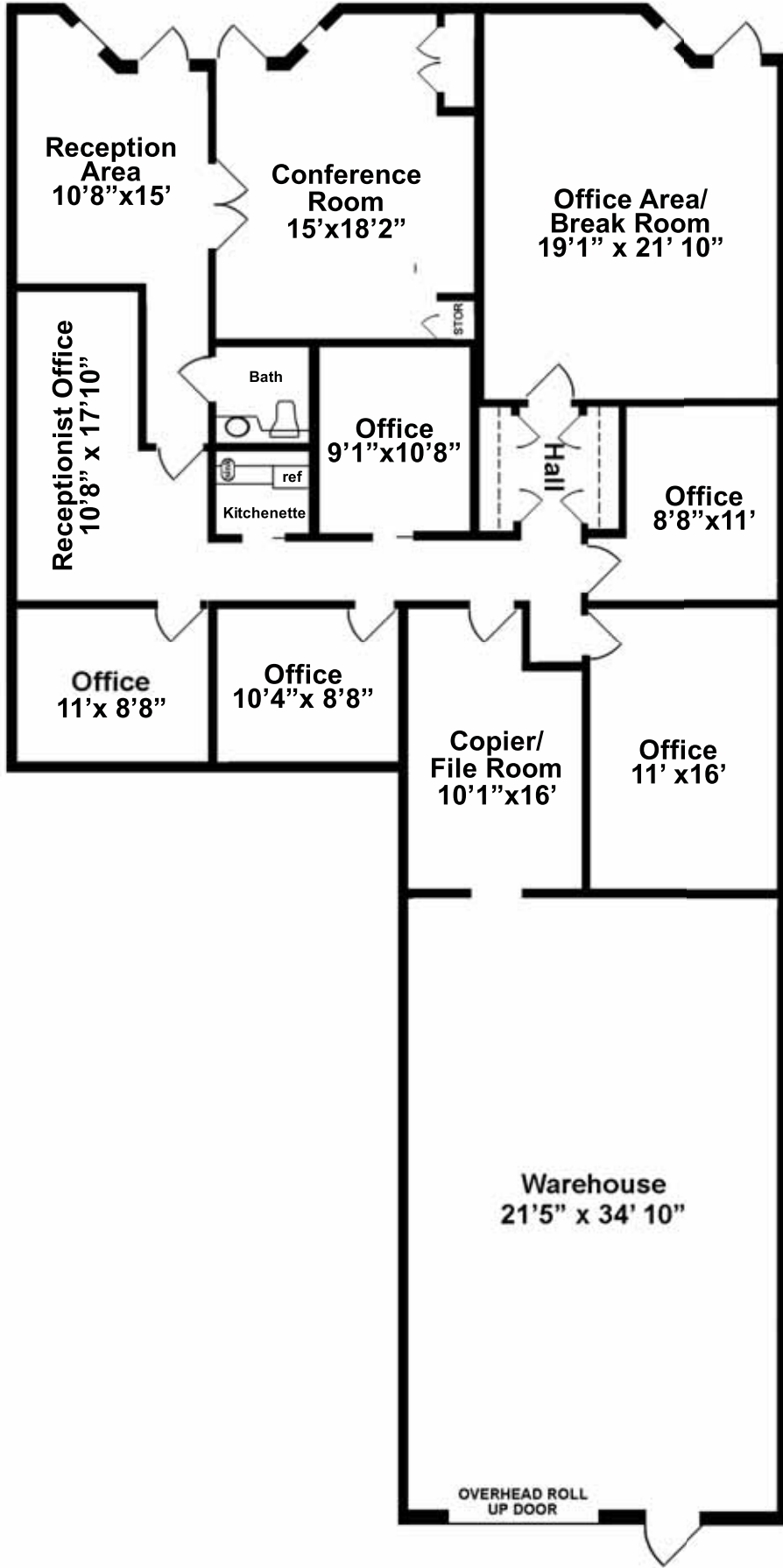
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FLOOR PLAN OPTION WITH WAREHOUSE



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