

LEASE

DEER RUN II

3200-3226 West Hillsboro Boulevard Deerfield Beach, FL 33442



LEASE RATE

\$23 - 28 SF/yr

Elvis A Amor, PA MSIRE
(754) 248-8979

Ricardo Carrera
(954) 434-0501

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,300+
Professionals

Presence in
40 COUNTRIES

OVER 12,500
Transactions

\$6.34 BILLION
Sales Volume

\$1.77 BILLION
Lease Volume

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BACKGROUND

Totally committed to quality results through conscientious attention to detail and service, Coldwell Banker Commercial is one of the leading full service commercial real estate companies. We offer brokerage, leasing, property management and consulting services for owners, investors, and tenants of office, industrial, retail and multi-family residential properties.

SERVICES

- Acquisition and Disposition Services
- Brokerage and Transaction Management
- Design and Construction
- Investment Analysis
- Market Research and Analysis
- Project Management
- Property Development
- Property Management
- Facilities Management
- Relocation Services
- Asset Services

AWARDS

- Commercial Elite, 2011
- Top Office in Region, 2011
- Top Broker in State - John Doe, 2011
- Top Office in State, 2011

SAMPLE OF RELEVANT PROJECTS

Sold 30,000 SF building in Any town

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WHY COLDWELL BANKER COMMERCIAL

CAPTURING UNREALIZED VALUE

Often property owners are not aware of the many intrinsic values their asset may hold. We have an intimate understanding of the market and its trends. We know what the current demand is and what the market seeks.

DIRECT CONTACT WITH MARKET PLAYERS

Our ability to access active market players is key, and the market is constantly shifting. We have built a long list of direct contacts and strong relationships from years of marketing and ongoing involvement in the market.

VALUATING & MARKETING YOUR PROPERTY

We feel that it is critical to work closely with our clients to formulate a specific marketing plan for each transaction, one that the market would respond to. We have access to a marketing and technology platform that was built for the successful marketing of your property.

CONNECTED TO A GLOBAL BRAND

CBC has one of the largest domestic footprints in commercial real estate with 161 offices in primary, secondary and international markets and over 3,300 professionals

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THE PROPERTY

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SCOPE OF SERVICE

Coldwell Banker Commercial to announce the lease of Deer Run II

MARKET INFO

An exceptional location both for business and life after-hours, Deer Run II is directly across the street from the ballpark. This venue also hosts concerts, collegiate sports and other entertainment events throughout the year. Dining in is easy with a full-service grocery store located one block from the campus. Choose from the many restaurants that cater equally to the weekday and weekend crowds, with outdoor decks, weekend brunch, and a sizzling night scene. Outdoor recreation is a highlight of the area.

MARKETING THE PROPERTY

Coldwell Banker Commercial has a unique marketing platform that allows us to easily market properties through a variety of mediums and to select target audiences. The goal of the marketing plan is to quickly expose your property to the maximum number of qualified purchasers and cooperating brokers and to obtain the highest sales price, in the shortest amount of time. The complete marketing plan is discussed in this document.

RECOMMENDATION

Based on the information we have acquired about the South Florida Market, we recommend the property be lease for 28 NNN PSF +\$12 NNN PSF OE .

ABOUT COLDWELL BANKER COMMERCIAL

Coldwell Banker Commercial is one of the most respected leaders in commercial real estate. Over the years the firm as been actively involved in the facets of commercial and industrial real estate from full service brokerage to the development of several Chicago area landmarks.

ABOUT THE COLDWELL BANKER COMMERCIAL® ORGANIZATION

With a collaborative network of independently owned and operated affiliates, the Coldwell Banker Commercial organization comprises 161 offices and 3,300 professionals throughout the U.S.

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PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty is pleased to announce the availability of a prime leasing opportunity at 3256-3264 W Hillsboro Blvd, Unit 3212, Deerfield Beach, FL 33442. The previous business use was an accessories store in a 2,054 SF space.

This location benefits from strong retail rent growth in the area, supported by the thriving local economy and increasing consumer demand. With an average daily traffic count of 39,005 vehicles and proximity to national tenants such as Chipotle, Panda Express, Jimmy John's, Target, PDQ, and Walgreens, this space offers excellent visibility and high foot traffic.

The unit is well-suited for a variety of potential users, including specialty retail stores, boutique clothing shops, beauty salons, or service-oriented businesses looking to capitalize on the vibrant commercial environment. Don't miss the opportunity to establish your business in this highly sought-after location.

OFFERING SUMMARY

Lease Rate:	\$23 - 28 SF/yr (NNN)
Number of Units:	6
Available SF:	2,054 - 4,208 SF
Lot Size:	32,727 Acres
Building Size:	12,576 SF
NOI:	\$0.00
Cap Rate:	0%

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	724	2,309	8,132

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PROPERTY HIGHLIGHTS

- - Prime location with high visibility
- - Versatile layout for various business concepts
- - Ample parking for customers and employees
- - Modern building with attractive curb appeal
- - Proximity to major roadways and transportation hubs



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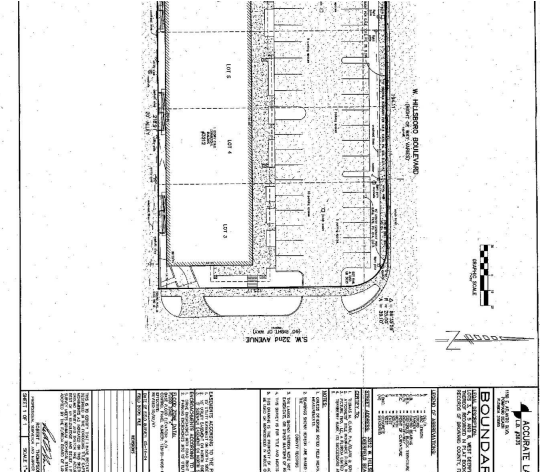


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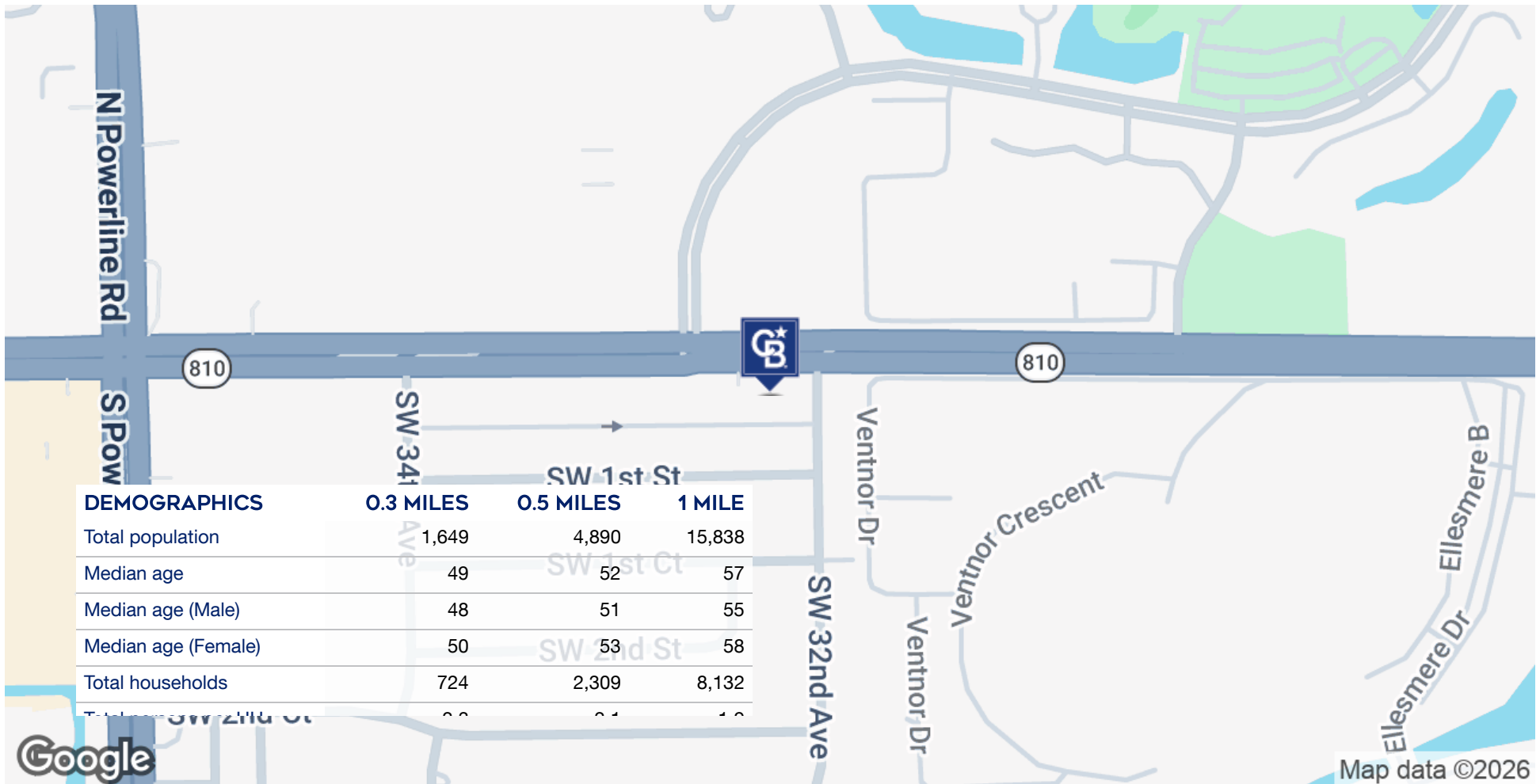


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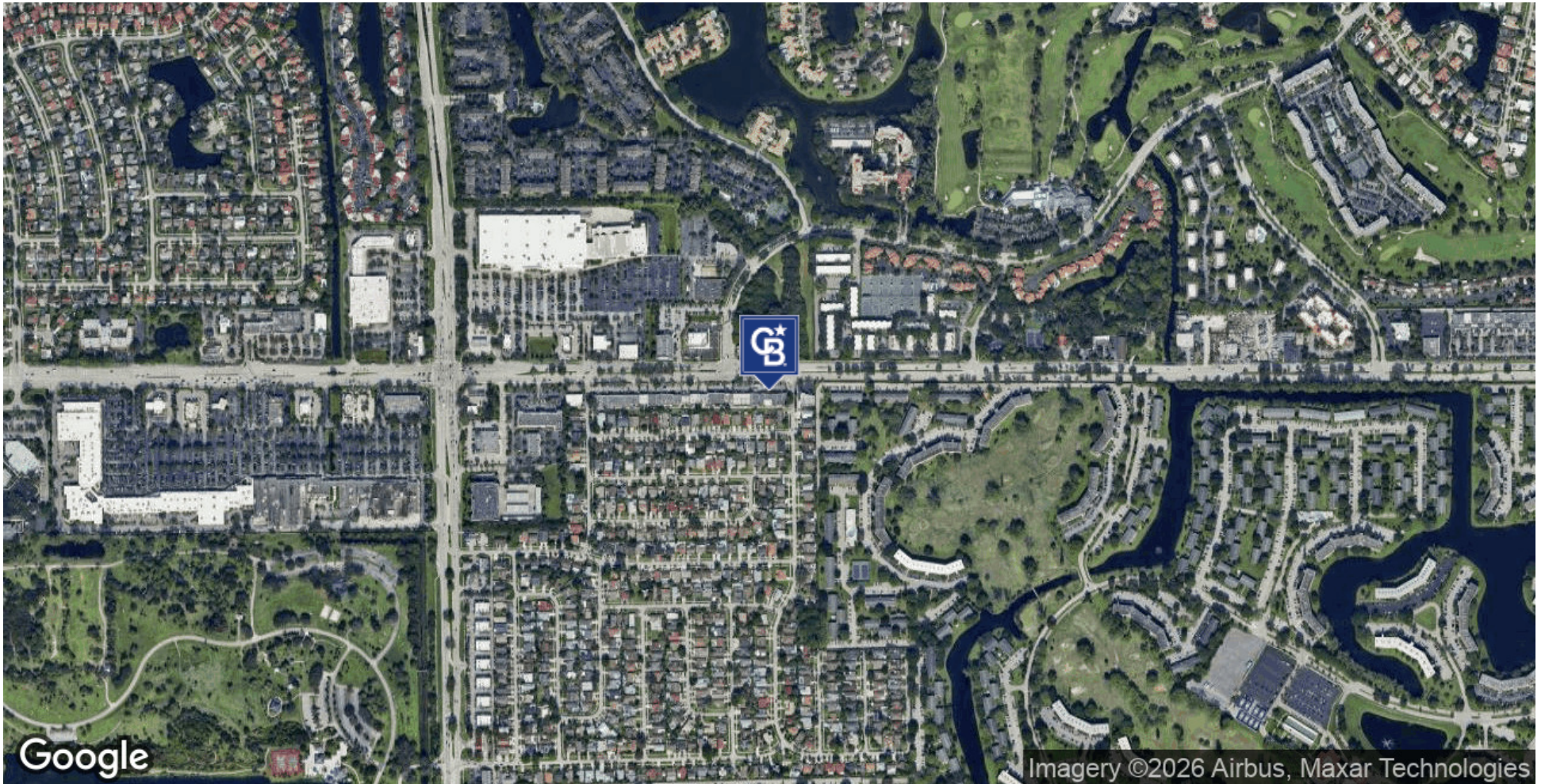


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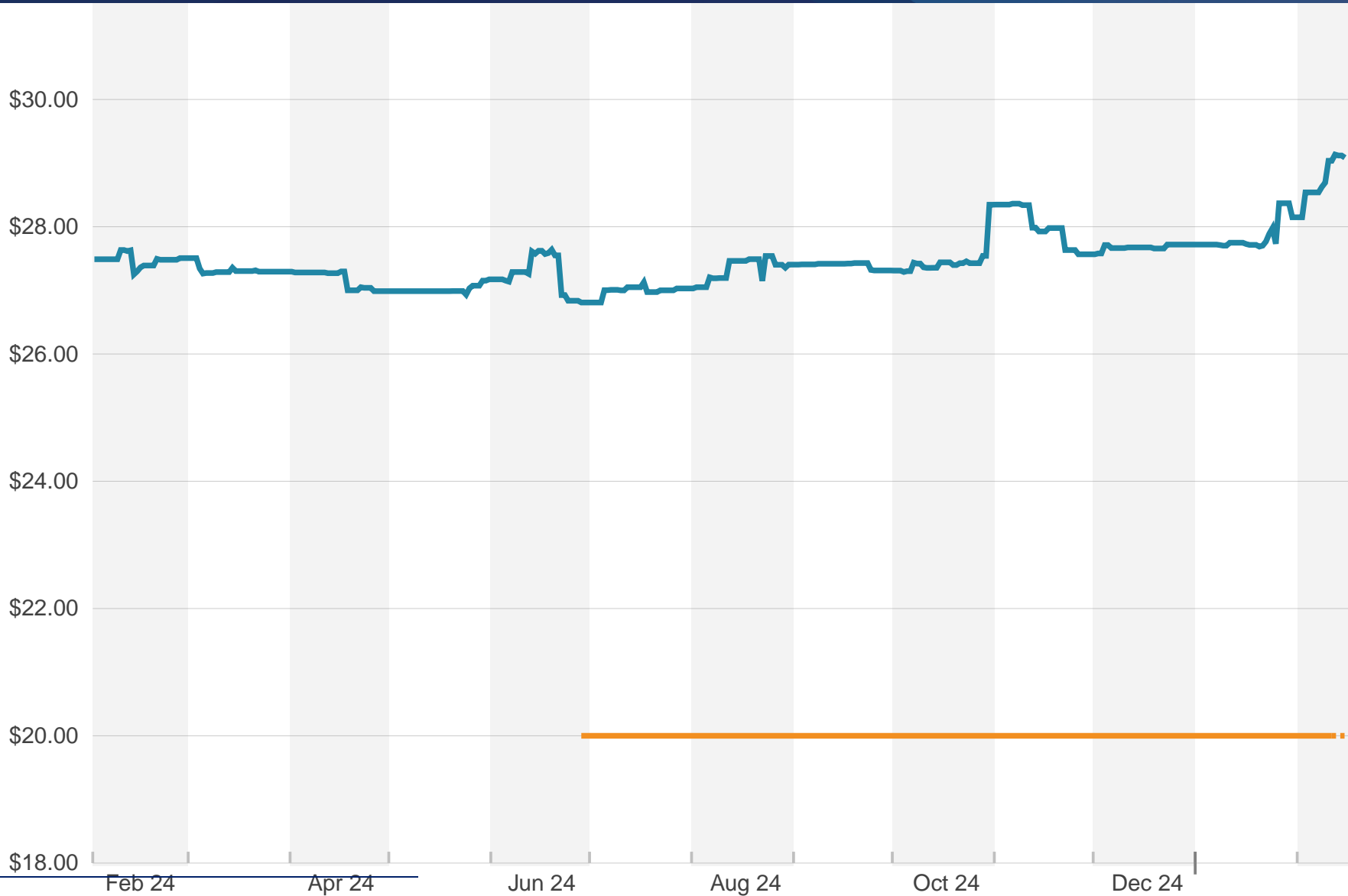


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Property Pompano Beach



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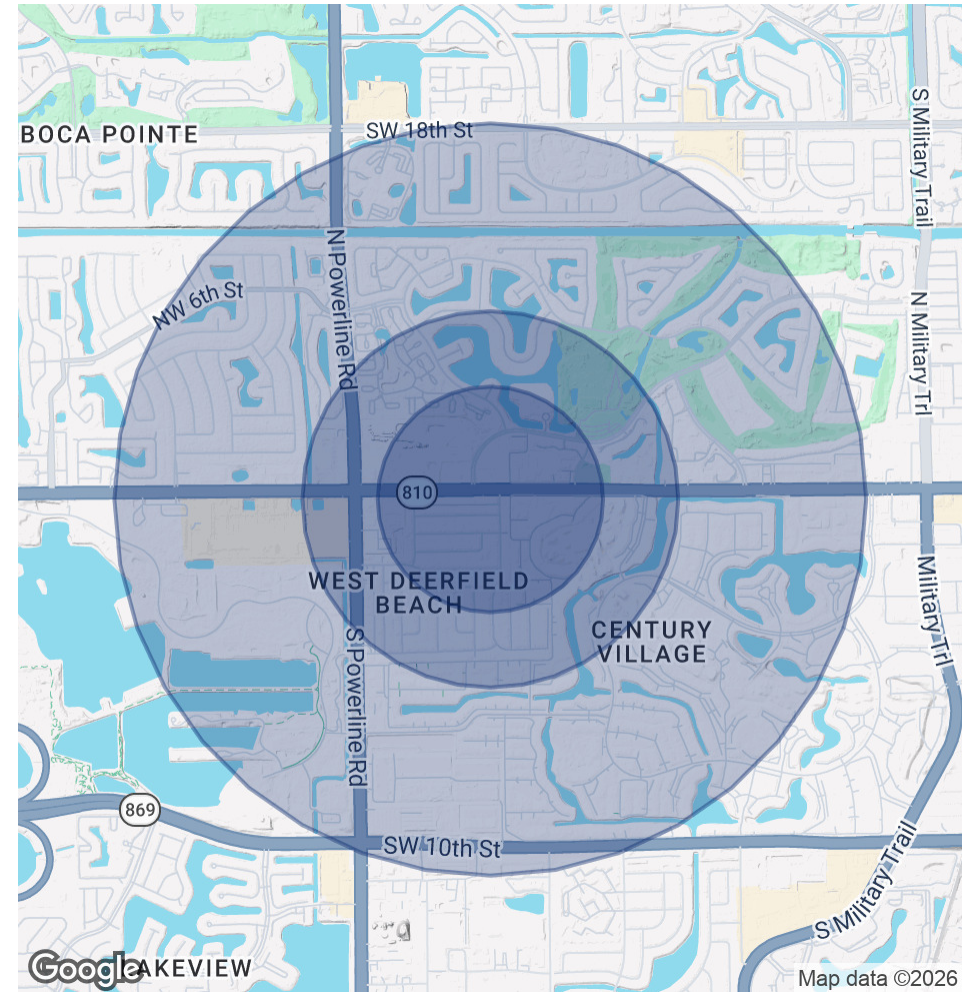
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,649	4,890	15,838
Average Age	49	52	57
Average Age (Male)	48	51	55
Average Age (Female)	50	53	58

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	724	2,309	8,132
# of Persons per HH	2.3	2.1	1.9
Average HH Income	\$90,496	\$85,481	\$87,577
Average House Value	\$213,437	\$198,069	\$300,230

2020 American Community Survey (ACS)



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ELVIS A AMOR, PA MSIRE

Commercial Real Estate Investment Sales Advisor

elvis.amor@cbcnrt.com

Direct: (754) 248-8979 | Cell: (754) 248-8979

FL #SL3468786

PROFESSIONAL BACKGROUND

Elvis A. Amor is a Commercial Real Estate Investment Sales Advisor at Coldwell Banker Commercial Realty, dedicated to helping corporations, investors, and developers maximize returns through strategic acquisitions, dispositions, and leasing.

With a Master of International Real Estate from Florida International University and a proven record of success, Elvis leverages data-driven strategies, underwriting expertise, and deep market insight to help clients build wealth and long-term legacy through commercial real estate investments.

As a trusted Commercial Advisor, Elvis focuses on identifying high-performing opportunities, analyzing market trends, and negotiating deals that deliver exceptional results. His mission goes beyond transactions; he partners with clients to expand portfolios, preserve capital, and achieve sustainable growth.

Elvis approaches every relationship with transparency, insight, and a commitment to helping clients make informed, profitable decisions in today's competitive commercial real

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RICARDO CARRERA

Sales and Leasing Advisor

ricardo.carrera@cbrealty.com

Direct: (954) 434-0501

FL #3315205

PROFESSIONAL BACKGROUND

Professional Highlights:

Extensive Real Estate & Finance Expertise:

Ricardo Carrera is a highly accomplished real estate professional with deep experience in real estate financing, investment sales, and commercial lending. His career began at Bank of America, where he served as Vice President of Commercial and Business Banking, advising businesses and investors on sophisticated financing strategies.

Entrepreneurial Leadership:

Ricardo later co-founded a mortgage lending firm specializing in both residential and commercial real estate financing. Under his leadership, the company achieved significant growth and generated substantial annual sales volume. Although market conditions ultimately led to its closure, the experience strengthened Ricardo's expertise and passion for the industry.

Strategic Sales & Marketing Approach:

Following his entrepreneurial venture, Ricardo continued guiding sellers and investors through a strategic, results-driven selling process supported by a highly effective marketing

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