



**Iconic Class A
office building**

**FOR
LEASE**

PRESIDENTIAL CIRCLE
4000 HOLLYWOOD BLVD.
HOLLYWOOD, FL









Welcome to Presidential Circle

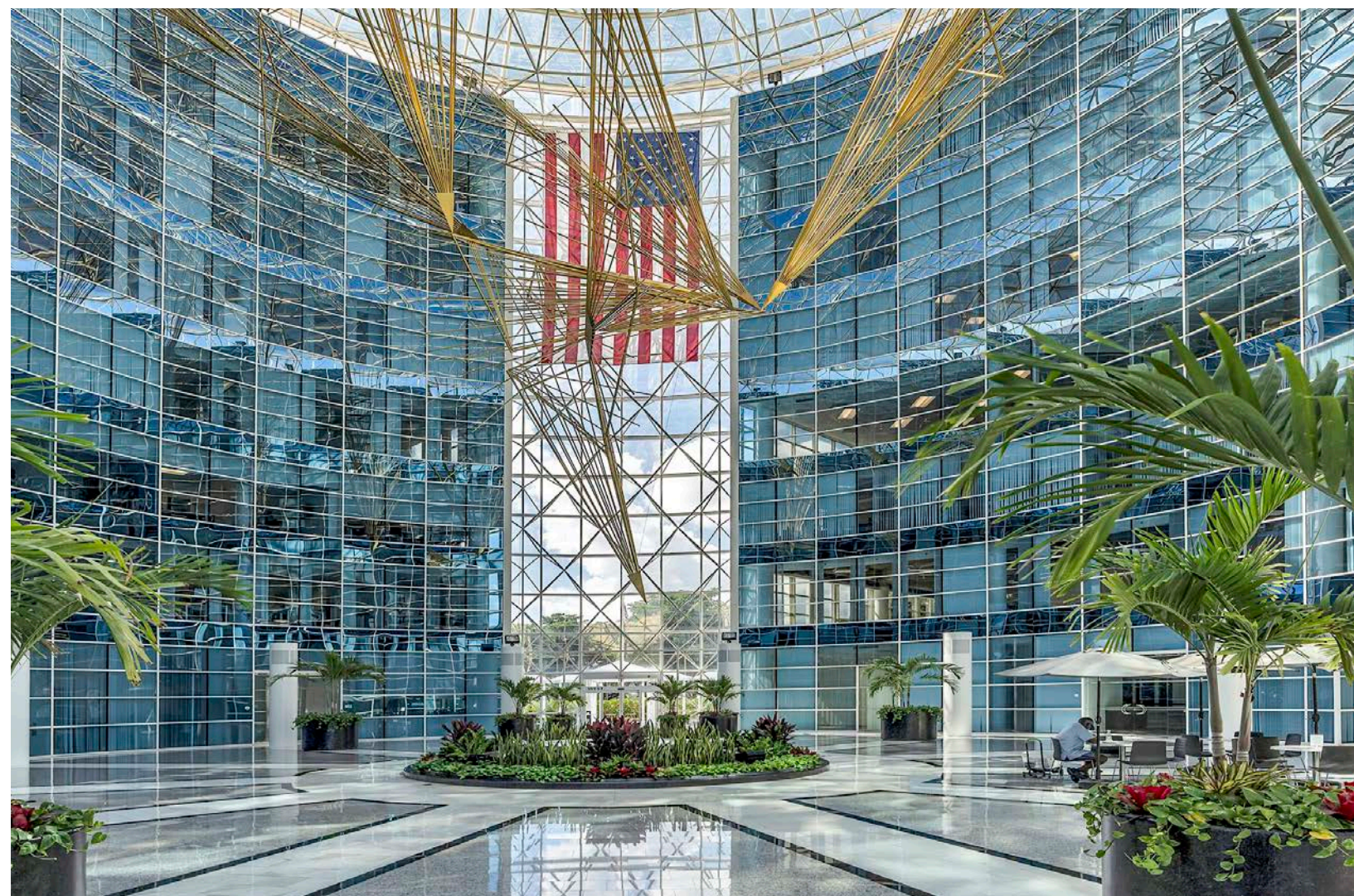
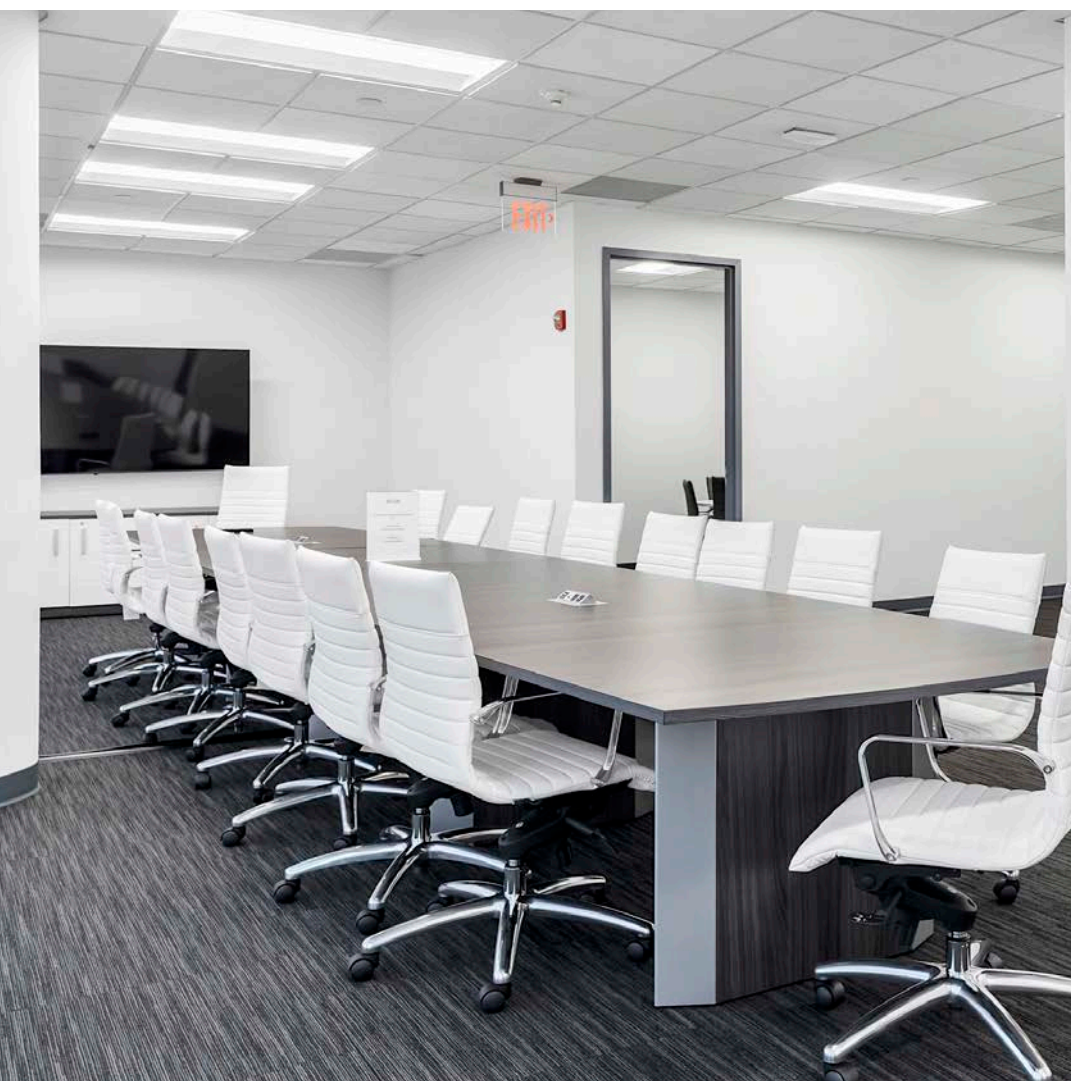


Building highlights

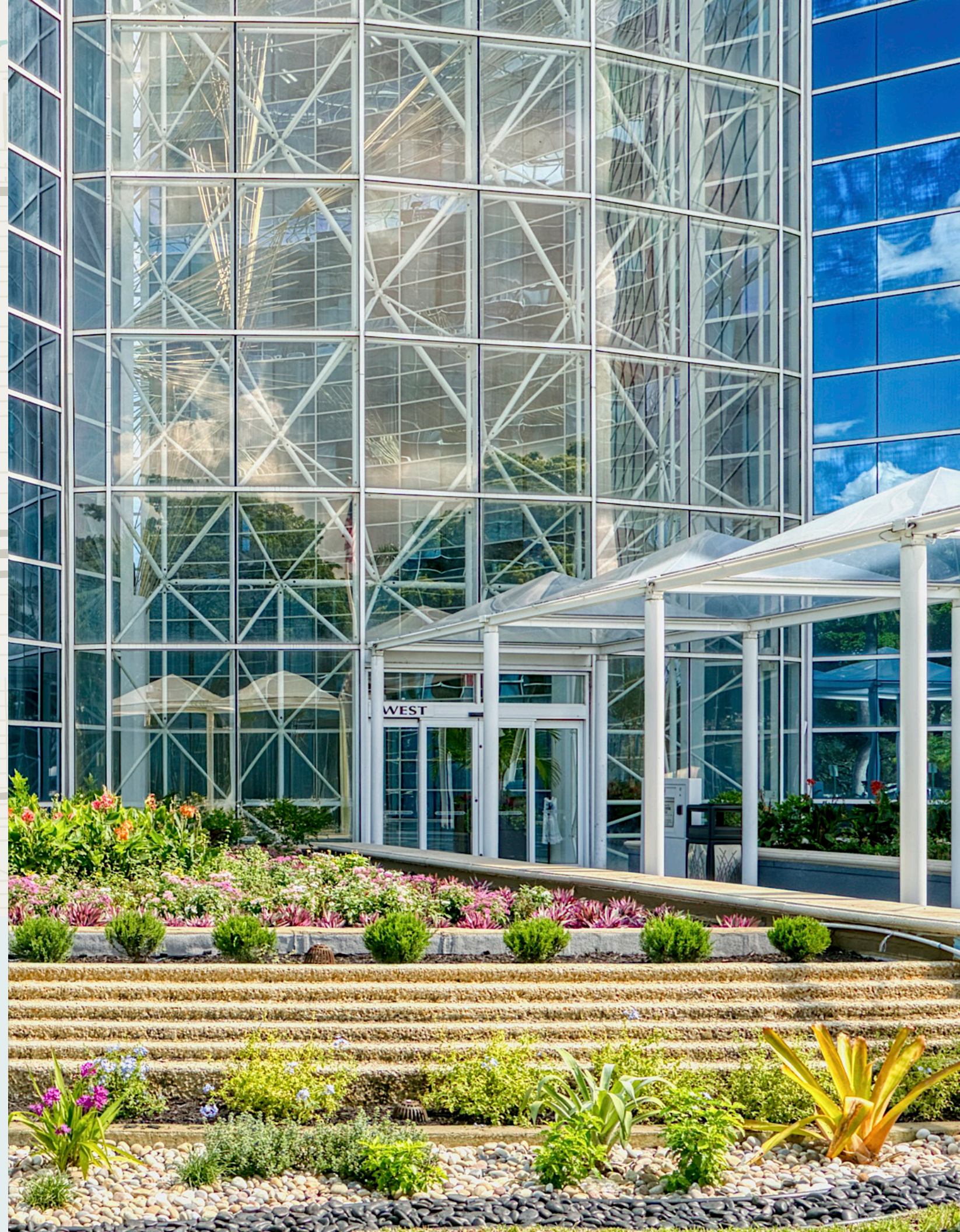


-  Tenant ready suites available
-  On-site security 7 days a week
-  On-site conference facilities
-  Fiber optics and Comcast available
-  On-site cafe and property management
-  4.0/1,000 s.f. parking ratio, 1/3 covered
-  Midway between I-95 and Florida Turnpike access ramps
-  \$46.31 p.s.f., FS (\$28.00 NNN + \$18.31 p.s.f. operating expenses inclusive of electric and janitorial)





Endless Amenities Just Moments Away



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



LEASING CONTACT



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