

# DCOTA

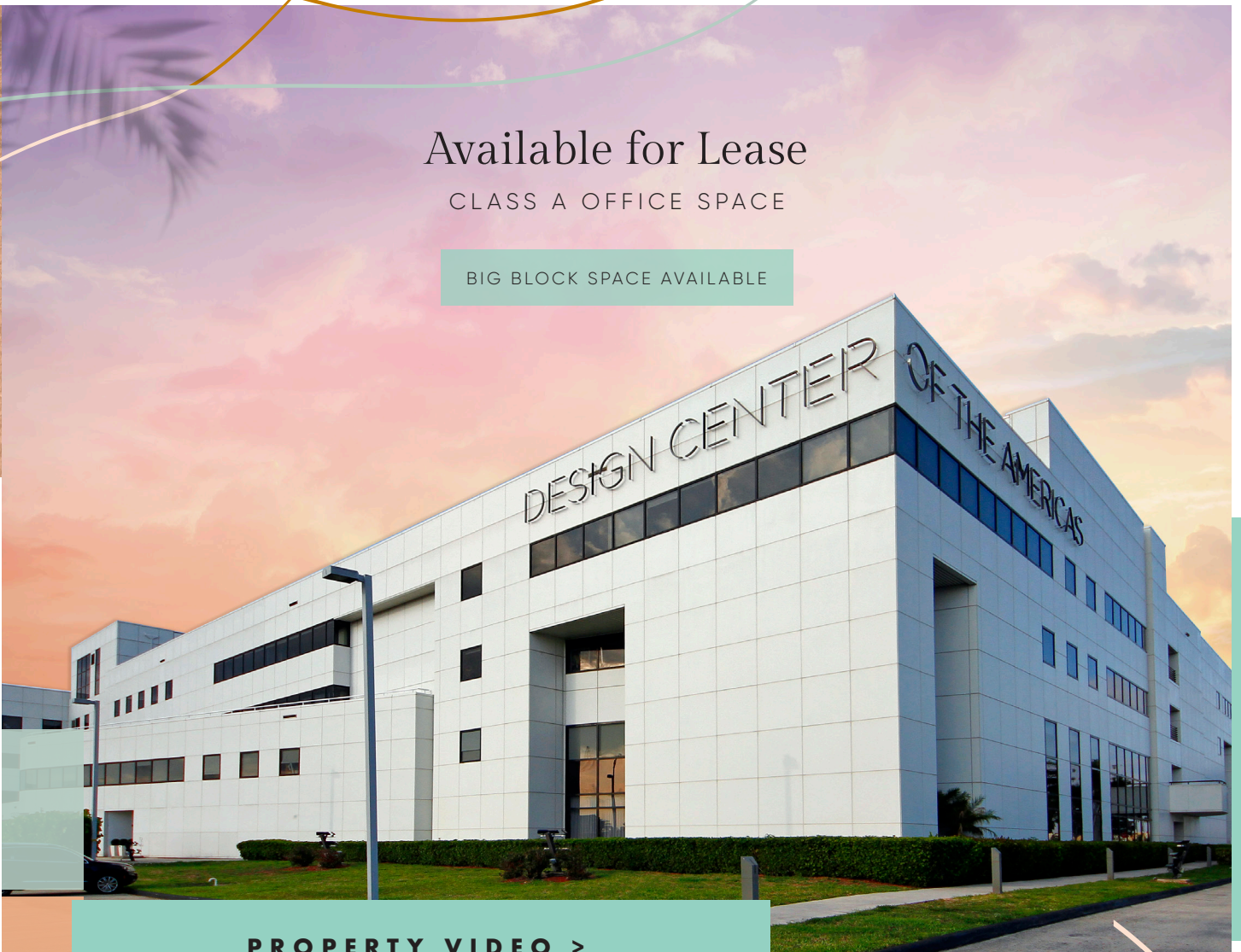
DESIGN CENTER OF THE AMERICAS

1855 Griffin Road, Dania Beach, FL 33004

Available for Lease

CLASS A OFFICE SPACE

BIG BLOCK SPACE AVAILABLE



[PROPERTY VIDEO >](#)

**CBRE**



## Join These Tenants



### LEASE RATE

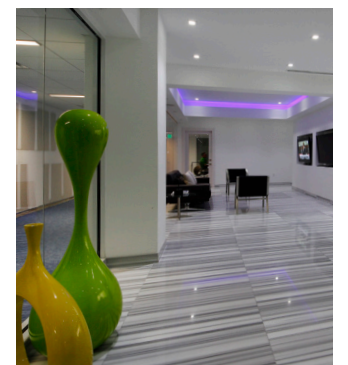
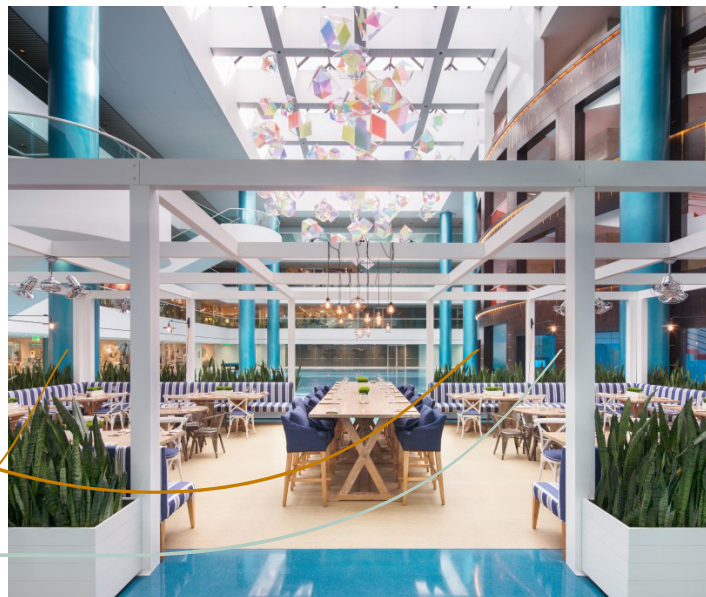
\$32.00 - \$34.00  
Gross plus electric

## Property Features

Efficient, functional and open floor plans suitable for a variety of uses, including business services, technology, medical device, healthcare, engineering, architecture firms and corporate headquarters.

## Amenities Included

- Direct access to I-95 and I-595
- Walking distance to S. Florida Tri-Rail
- Abundant free secure parking and valet service
- Le Meridien Hotel includes:
  - Conference Facility
  - Pool
  - Five Star Restaurants
  - Airport Shuttle
- On-site restaurants, coffee shops, tenant fitness center and Wi-Fi lounge



# Available Space

## 2nd Floor Availability

Contiguous	Non-Contiguous
±11,806 RSF	±14,151 RSF
±9,828 RSF	±4,529 RSF
Total Contiguous: ±21,634 RSF	Total Non Contiguous: ±18,680 RSF

**2nd Floor Total available ±40,314 RSF**

## 3rd Floor Availability

Contiguous	Non-Contiguous
	±13,410 RSF
	±7,997 RSF
	±50,000 RSF
	±5,416 RSF
Total Contiguous: N/A	Total Non Contiguous: ±76,823 RSF

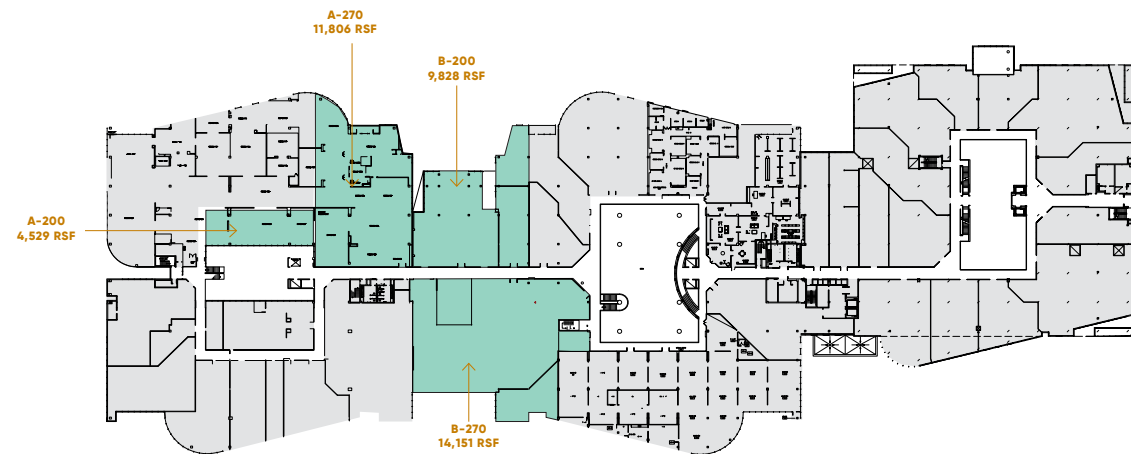
**3rd Floor Total available ± 76,823 RSF**

## 4th Floor Availability

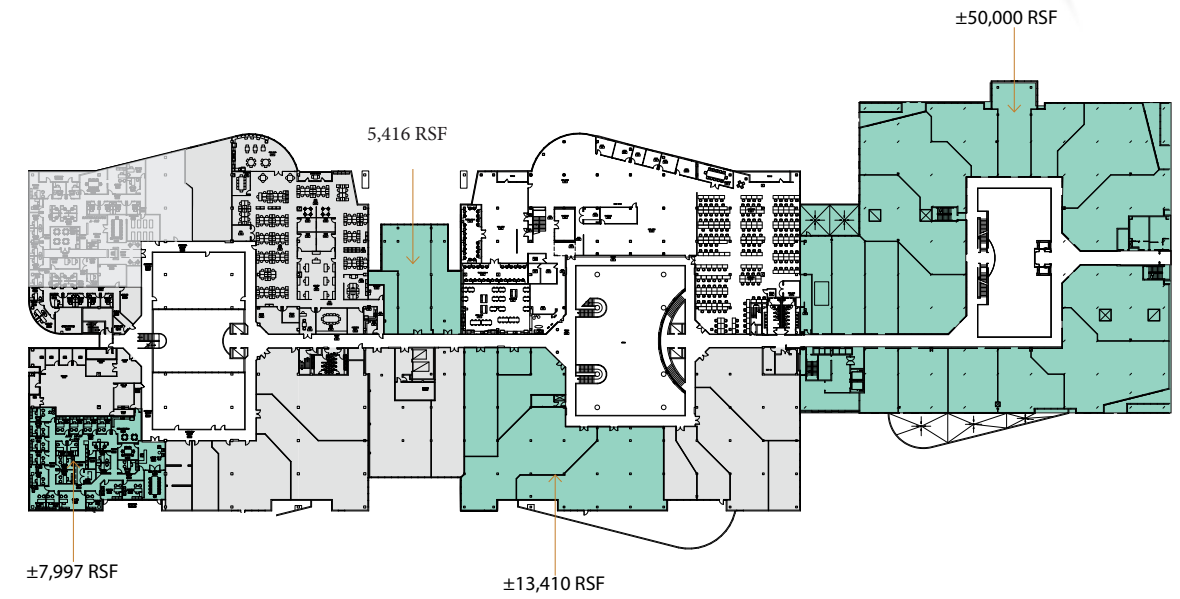
Contiguous	Non-Contiguous
±10,403 RSF	±27,197 RSF
±19,249 RSF	±11,599 RSF
±11,967 RSF	
Total Contiguous: ±41,619 RSF	Total Non Contiguous: ±38,796 RSF

**4th Floor Total available ± 80,415 RSF**

**Total Building Availability ±197,552 RSF**

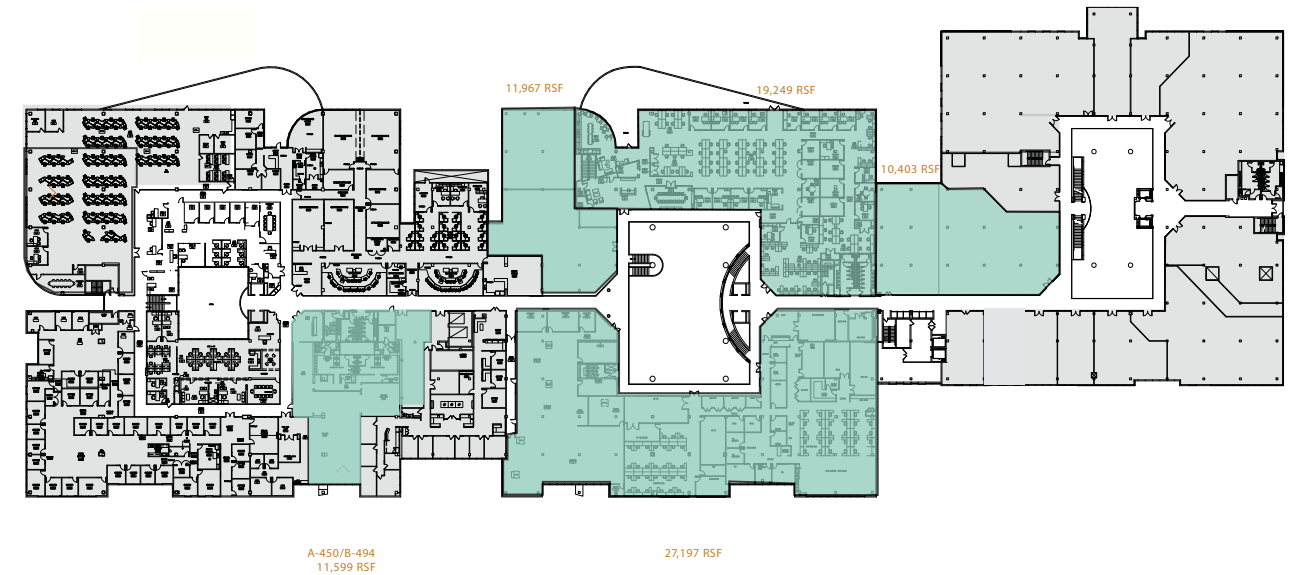


2<sup>ND</sup> FLOOR



3<sup>RD</sup> FLOOR

BIG BLOCK SPACE AVAILABLE



4<sup>TH</sup> FLOOR

BIG BLOCK SPACE AVAILABLE

Within close proximity to major highways, hotels, restaurants and three international airports, the Design Center of the Americas is a Class A office complex strategically located in the heart of the South Florida region.

Located at the intersection of I-95 and Griffin Road in Dania Beach, the Complex is just minutes from Fort Lauderdale International Airport with immediate access to I-95 and I-595. The nearby Tri-Rail Fort Lauderdale airport station can conveniently be used as a commuting alternative.



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**CBRE**

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