

## SAWGRASS BUSINESS CENTRE

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The following is a proposal on behalf of Sawgrass Business Centre for your consideration to lease the property referenced below under the terms and conditions outlined herein.

Address: 599 Sawgrass Corporate Pkwy., Sunrise Fl. 33325.

Unit Size: 5,015 sq ft

Term: 5 years (60 months)

Minimum Base Rent (1<sup>st</sup> year): \$16.50 / sq ft / Year

Common Area Maintenance: \$5.25 / sq ft / Year

Rent /month (1<sup>st</sup> year): \$9,089.69 (includes base, CAM & tax)

Annual Increase to Base Rent (not CAM): 5%

Security Deposit: \$18,179.38 (The equivalent of 2 months' rent)

Due on signing: \$27,269.07 (Security deposit & first month's rent)

Lease Commencement: upon lease execution

Unit Description:

- Corner Unit with lots of natural light.
- **100 % A/C, including warehouse.**
- 4 private offices. Some glass partitioned. 1 with windows.
- 1 warehouse bathroom and 1 office bathroom with shower.
- Kitchen.
- Conference room with storefront windows.
- Large open general office / bullpen area.
- 2, 12'x12' overhead bay doors with street level loading zones.
- Minutes away from I 595, I 75 & Sawgrass Expressway
- Minutes away from Sawgrass Mills Mall, Ikea, and surrounding amenities
- Water included in CAM (Standard use)

Thank you for your interest,  
Sawgrass Business Centre  
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