

8181 BANK OF AMERICA

8181 W BROWARD BLVD, PLANTATION, FL 33324

PROPERTY SUMMARY

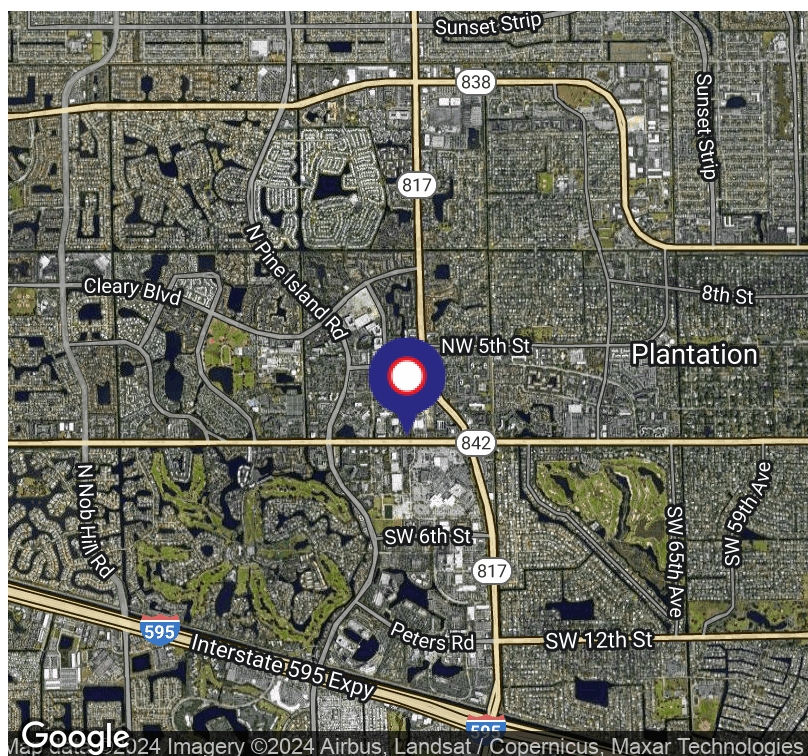


PROPERTY DESCRIPTION

The Bank of America Building was built in 1984 and is a 28,000 square foot Class B+ Professional Office building located in the heart of the Plantation Midtown District just west of University Drive and Broward Boulevard in the city of Plantation. The property has frontage on Broward Boulevard at a signalized corner with excellent access to the I-595 highway, proximity to restaurants and other amenities, such as the Westfield/Broward Mall, Planation Walk, the West Regional Courthouse, and Westside Regional Hospital. The property is a full-service building with electric and janitorial included and the office suites range in size from 1,500 square feet up to approximately 3,000 square feet. The property has a parking ratio of 4 spaces per 1,000 square feet of building area. The property is zoned M-PM for Master Plan Zoning Mixed Use.

PROPERTY HIGHLIGHTS

- First Floor: Bank of America including a drive thru
- Full Service rent includes Electrical, A/C, Janitorial and all Maintenance
- Parking: 4 / 1,000 SF
- Broward Blvd frontage, just West of University Drive
- Across from the Broward/Westfield Mall and adjacent to newly redeveloped Planation Walk
- Close to shopping, restaurants, Broward County West Regional Satellite Court House and Westside Regional Hospital



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FOR LEASE

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ADDITIONAL PHOTOS



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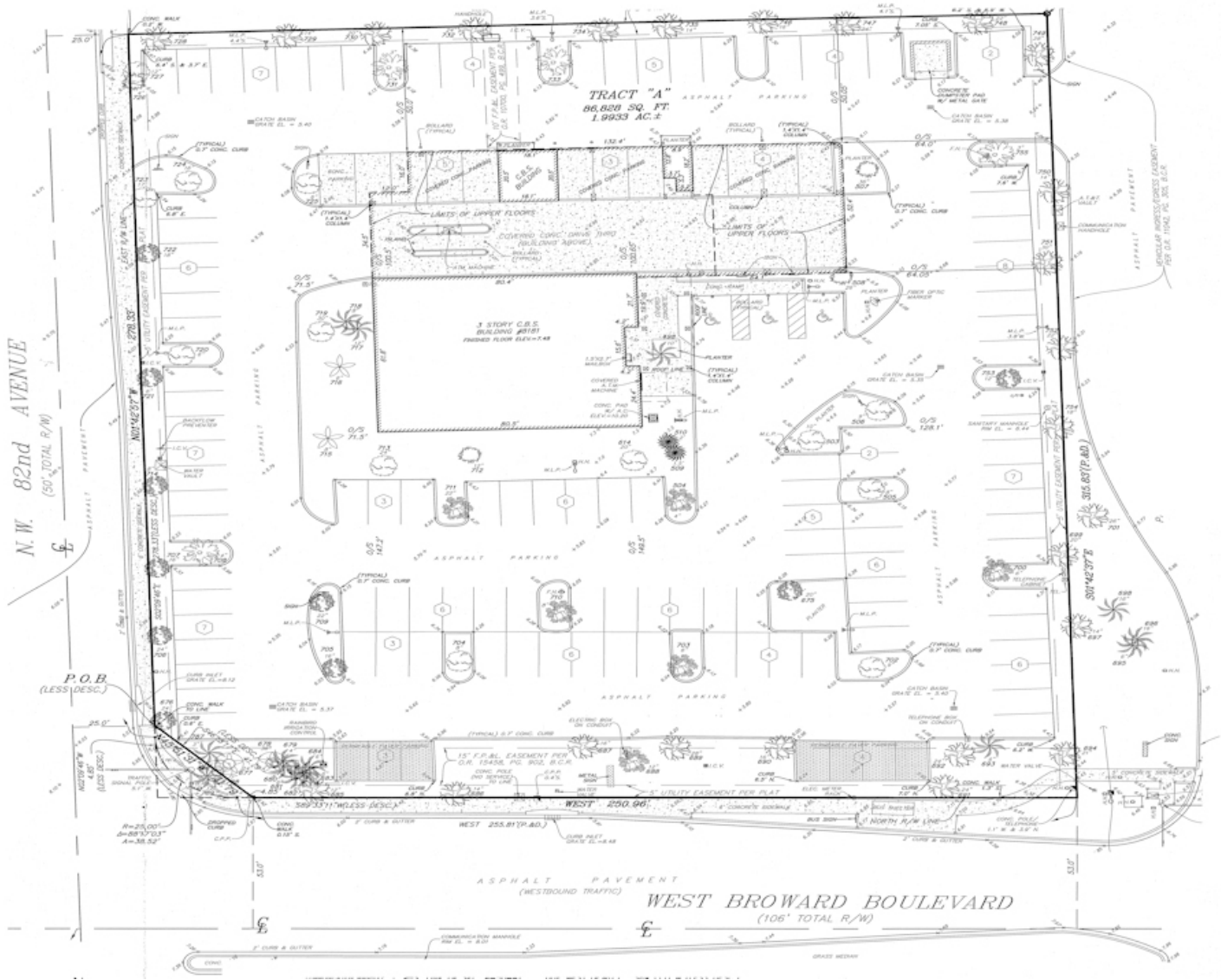


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SITE PLAN

RECORD LAND SURVEY Tract "A", L.E.G. PLAT, PLAT BOOK 96, PAGE 29, B.C.R.



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