

SAWGRASS BUSINESS CENTRE

(954) 846-2434

P O Box 15241, Plantation, FL 33318

tesslercompany@gmail.com

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

Address: 543 Sawgrass Corporate Pkwy., Sunrise Fl. 33325.

Unit Size: 2,805 sq ft

Term: 5 years (60 months)

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

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

Rent / month (1st year): \$5,084.07 (includes base, CAM & tax)

Annual Increase to Base Rent: 5%

Security Deposit: The equivalent of 2 months' rent

Due on signing: Security deposit & first month's rent

Personal Guarantee: Required

Lease Commencement: upon lease execution

Space Highlights

- 2,805 SF flex space
- 3 private offices
- Large conference room
- Spacious assembly / general-use area
- Private bathroom
- Fully air-conditioned office and assembly room
- 12' x 12' overhead door
- Private grade-level loading area
- Functional rectangular warehouse layout
- Central tri-county location (Miami-Dade, Broward, Palm Beach)
- Immediate access to I-595 and I-75
- Minutes to Sawgrass Mills, IKEA, restaurants, and residential areas

Thank you for your interest,

Management
Sawgrass Business Centre