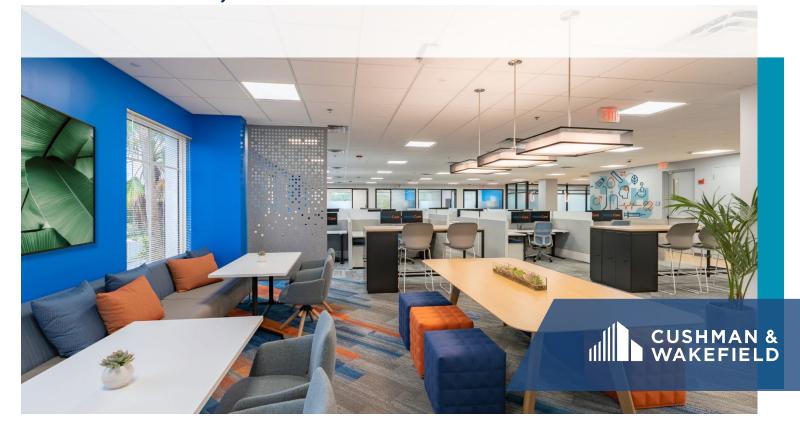
# FOR SUBLEASE - HERON BAY I



11575 Heron Bay Blvd, Coral Springs, FL 33076

6,865 RSF | 15,238 RSF

#### 22,103 RSF COMBINED











ASKING RENT: NEGOTIABLE OPEX: \$15.05 PSF



SUBLEASE EXPIRES July 31, 2032

TERM FLEXIBLE



FULLY FURNISHED
WITH BRAND NEW
FURNITURE



FOR SUBLEASE

6,865 RSF | 1st FLOOR

15,238 RSF | 2<sup>ND</sup> FULL FLOOR

22,103 RSF | 1<sup>ST</sup> & 2<sup>ND</sup> FLOOR

#### **Property Highlights**

- Turnkey Class A Office Space
- 1st and 2nd Floors combined or separate
- Efficient layout of private offices, open areas and 1<sup>st</sup> floor training room facilities
- Building signage available
- Brand new buildout
- Fully furnished with the latest systems
- Creditworthy sublandlord
- Abundant 4.3/1,000 parking & reserved spaces
- Immediately accessible from the Sawgrass
   Expressway and minutes from Florida's Turnpike





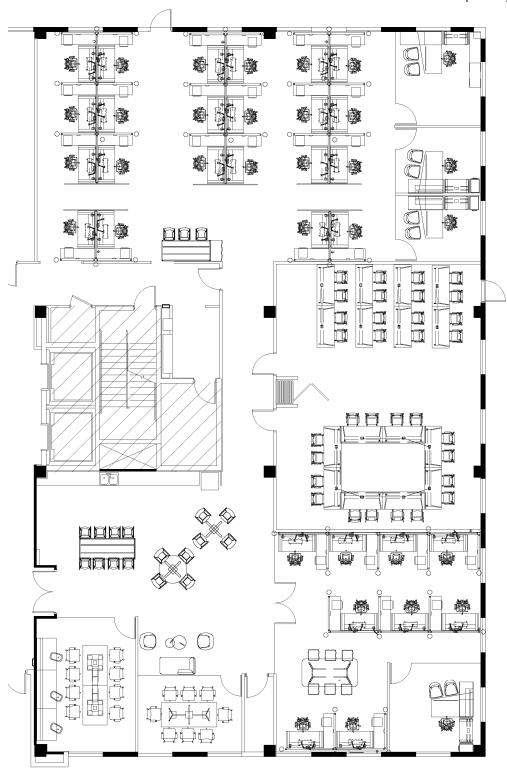






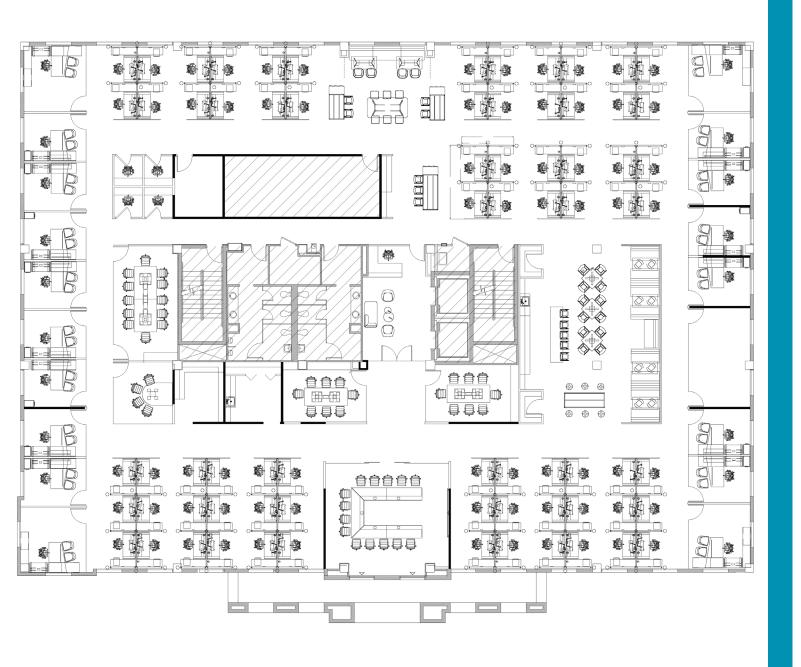
# **FLOORPLAN**

1st FLOOR | 6,865 RSF



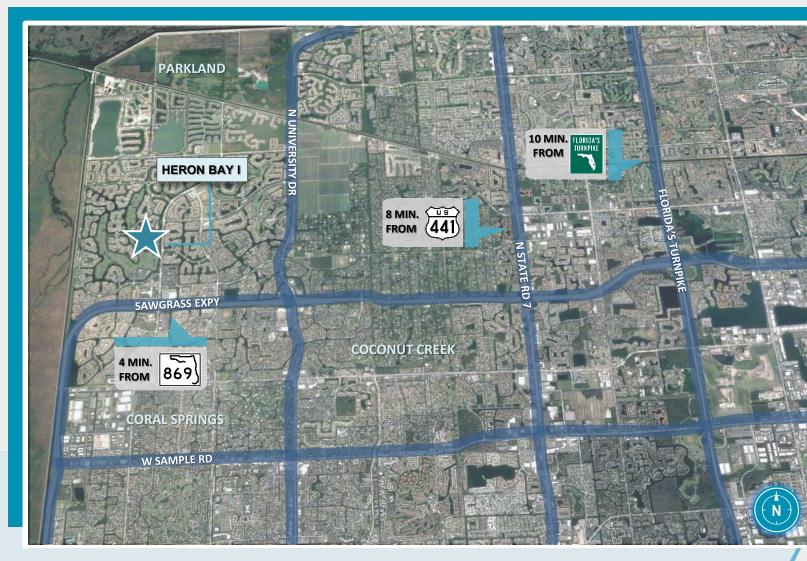
# **FLOORPLAN**

2<sup>nd</sup> FLOOR | 15,238 RSF





#### **AERIAL MAP**



11575 Heron Bay Blvd. Coral Springs, FL 33076

Sublease Opportunity | 6,863 - 22,103 RSF Available

For more information please contact:

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Managing Director
954 377 0505
jacqueline.blake@cushwake.com



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