

FOR SUBLEASE – HERON BAY I



11575 Heron Bay Blvd, Coral Springs, FL 33076

6,865 RSF | 15,238 RSF

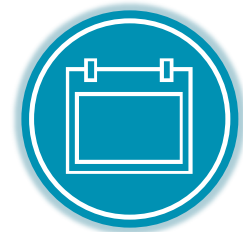
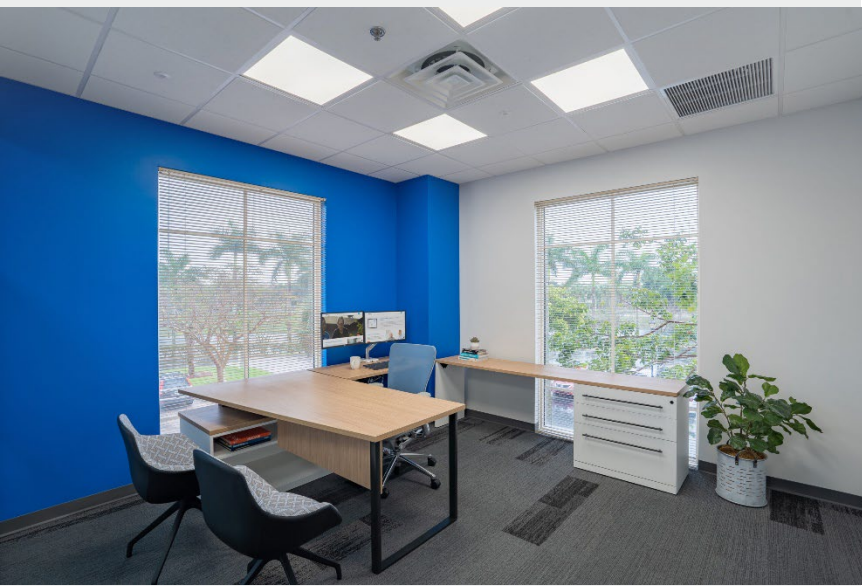
22,103 RSF COMBINED



 CUSHMAN &
WAKEFIELD



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 | 2ND FULL FLOOR

22,103 RSF | 1ST & 2ND FLOOR

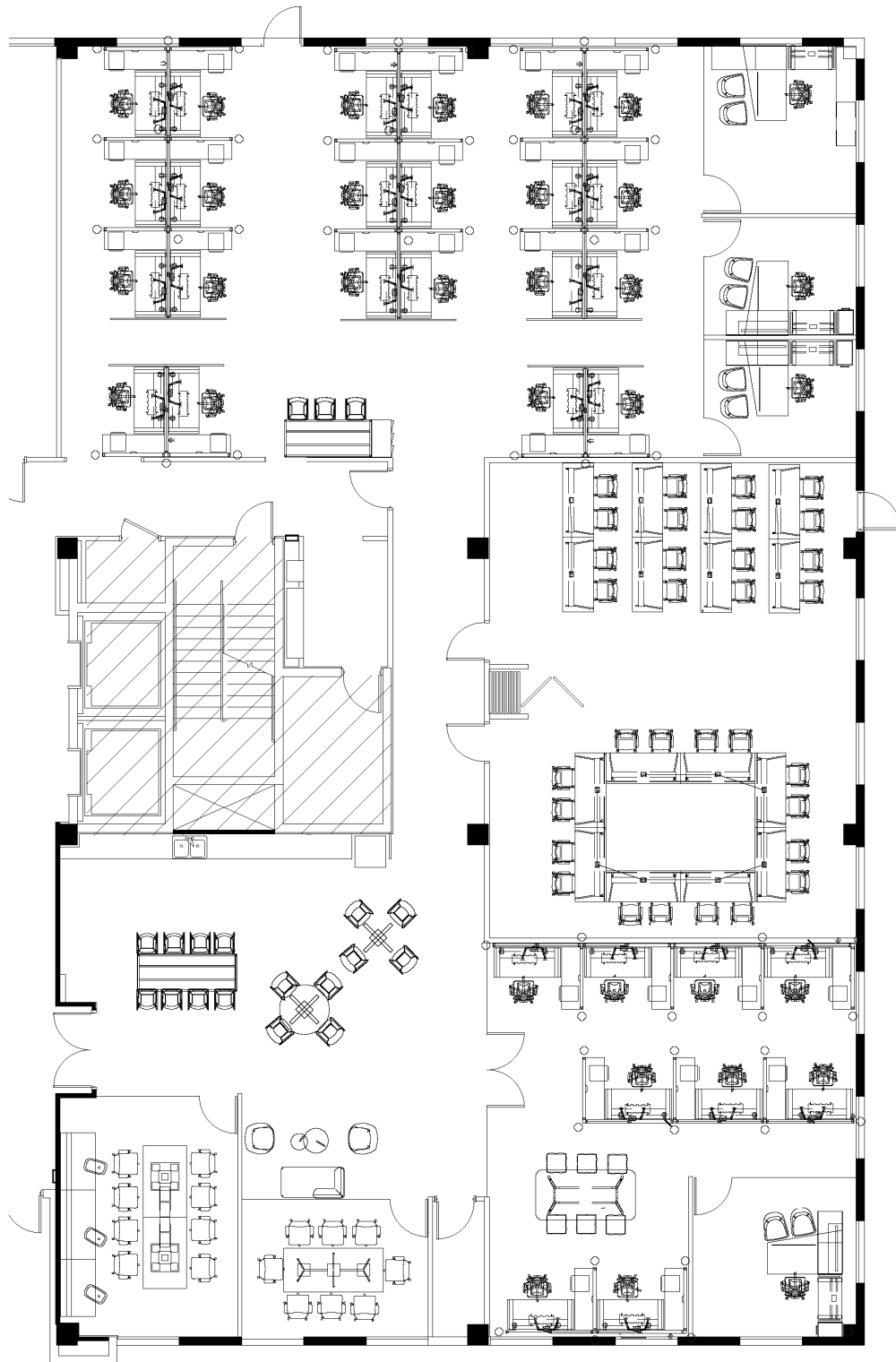
Property Highlights

- Turnkey Class A Office Space
- 1st and 2nd Floors – combined or separate
- Efficient layout of private offices, open areas and 1st 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



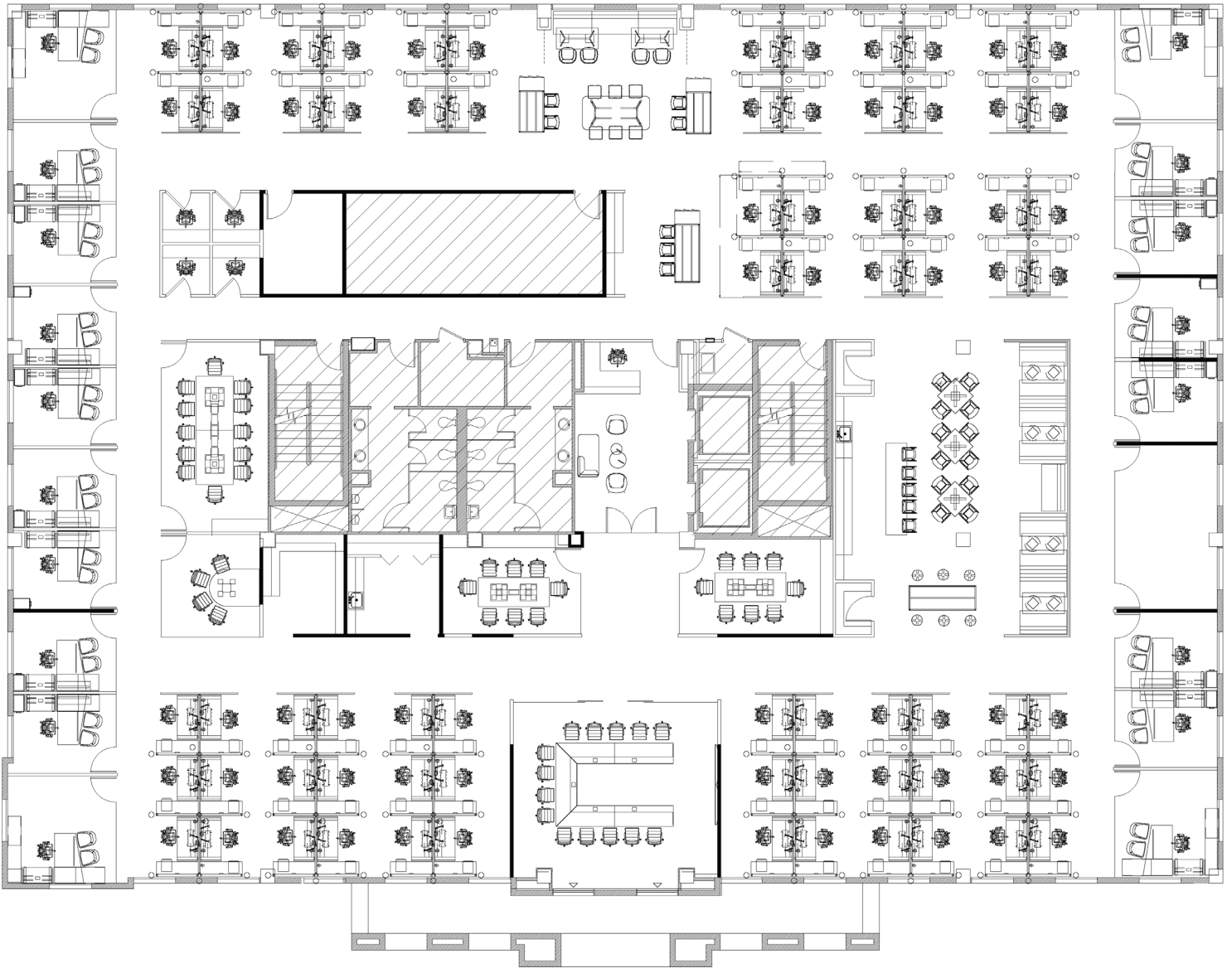
FLOORPLAN

1st FLOOR | 6,865 RSF

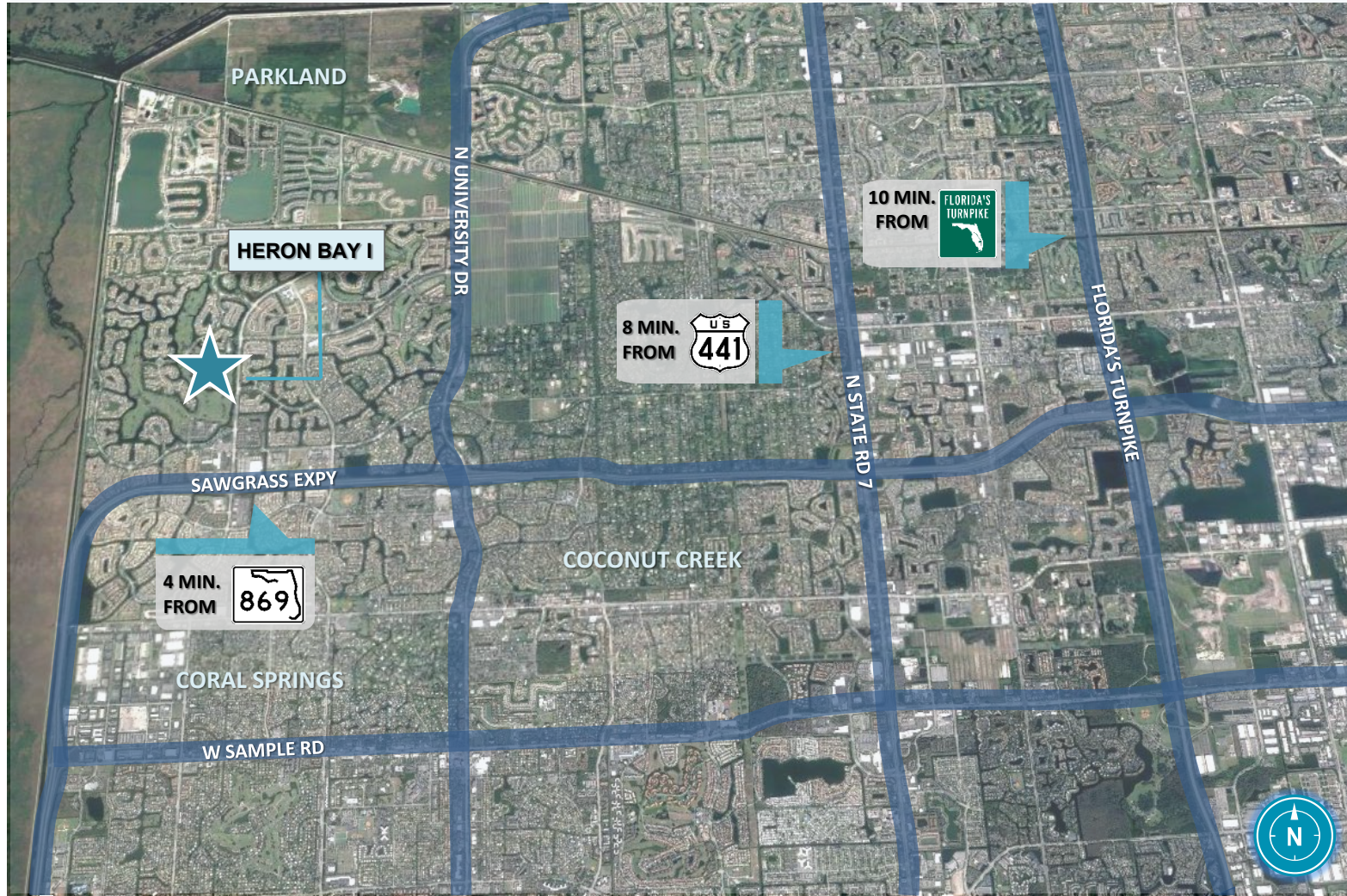


FLOORPLAN

2nd 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:

JACQUI BLAKE

Managing Director

954 377 0505

jacqueline.blake@cushwake.com

