



# RADICE

CORPORATE CENTER



**RADICE III**  
1000 Corporate Drive



**RADICE I**  
600 Corporate Drive



**RADICE II**  
800 Corporate Drive

*Class A Office Available for Lease*

New Spec Suites Completed

VISIT OUR WEBSITE AT: [WWW.RADICECORPORATECENTER.COM](http://WWW.RADICECORPORATECENTER.COM)



# RADICE III

1000 Corporate Drive



HIGHLIGHTS	
<b>TOTAL SQUARE FEET</b>	129,000 SF
<b>FLOOR SIZE</b>	18,400 SF
<b>ASKING RATE</b>	\$23.50 NNN
<b>PARKING</b>	4:1,000/SF surface parking Limited canopied parking available

## PROPERTY FEATURES

- Renovated common areas
- 7 story Class "A" office building located in the heart of Cypress Creek just east of the Interstate 95/ Cypress Creek Exchange
- New landscaping and monument signage
- Atrium lobby with marble accents
- Floor to ceiling windows
- Visible from I-95
- On-site property management and roaming 24/7 security
- Westin Hotel - on-site cafe located in Corporate Park
- Starbucks coming 2024



## NEW SPEC SUITES COMPLETED





# RADICE II

800 Corporate Drive



# RADICE I

600 Corporate Drive

HIGHLIGHTS	
<b>TOTAL SQUARE FEET</b>	122,625 SF
<b>FLOOR SIZE</b>	18,000 SF
<b>ASKING RATE</b>	\$22.50 NNN
<b>PARKING</b>	4:1,000/SF surface parking Limited canopied parking available

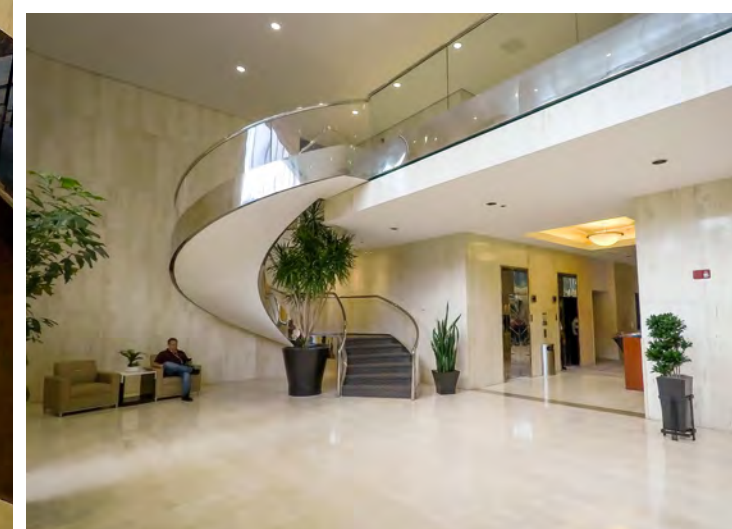
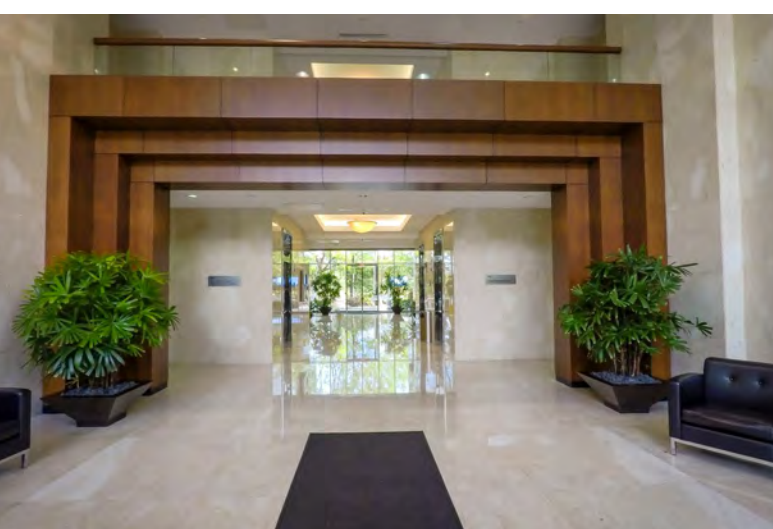
## PROPERTY FEATURES

- 7 story Class "A" office building located in the heart of Cypress Creek, just east of the Interstate 95/Cypress Creek exchange
- Renovated common areas & bathrooms
- New landscaping and monument signage
- New elevator systems & HVAC
- Prominent building signage available
- Westin Hotel - on-site cafe located in Corporate Park
- Korner Cafe (Delivery & Catering) located in building
- Visible from I-95
- On-site property management and roaming 24/7 security
- 5 1/2 acre nature preserve and a jogging trail

HIGHLIGHTS	
<b>TOTAL SQUARE FEET</b>	102,350 SF
<b>FLOOR SIZE</b>	18,000 SF
<b>ASKING RATE</b>	\$22.00 NNN
<b>PARKING</b>	4:1,000/SF surface parking Limited canopied parking available

## PROPERTY FEATURES

- 6 story Class "A" office building located in the heart of Cypress Creek, just east of the Interstate 95/Cypress Creek exchange
- Renovated common areas & bathrooms
- New landscaping and monument signage
- Westin Hotel - on-site cafe located in Corporate Park
- Dominant I-95 building signage available
- Korner Cafe (Delivery)
- On-site property management and roaming 24/7 security
- 5 1/2 acre nature preserve and a jogging trail
- Starbucks coming 2024





# AREA INFORMATION

## Cypress Creek Submarket

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### SHOPPING CENTERS

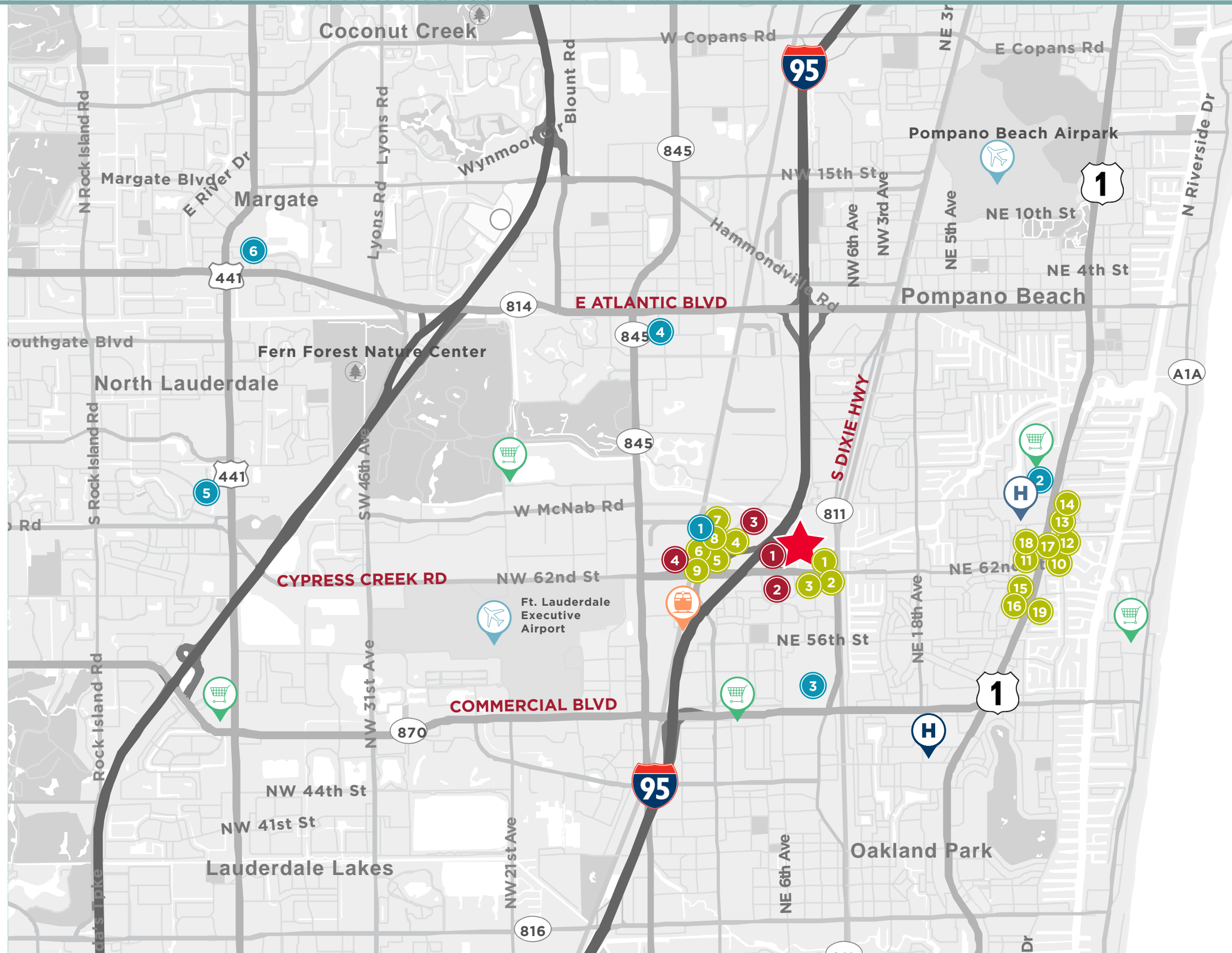
- 1 Cypress Creek Station
- 2 Pompano Marketplace
- 3 Northridge Shopping Center
- 4 Palm Aire Plaza
- 5 Cypress Lakes Town Center
- 6 Lakewood Mall

### RESTAURANTS

- 1 Fat Boyz BBQ
- 2 Boston Bagel
- 3 Lazo Empanadas
- 4 Beehive Kitchen
- 5 Blaze Pizza
- 6 Chipotle Mexican Grill
- 7 Five Guys
- 8 Gyroville
- 9 LongHorn Steakhouse
- 10 Black Rock Bar & Grill
- 11 Outback Steakhouse
- 12 Bonefish Grill
- 13 McDonalds
- 14 Smokey Bones
- 15 Tee Jay Thai & Sushi
- 16 Panera Bread
- 17 Einstein Bros. Bagels
- 18 Subway
- 19 Dairy Queen Grill & Chill

### HOTELS

- 1 The Westin
- 2 Hampton Inn
- 3 Fort Lauderdale Marriott
- 4 Sheraton Suites





# RADICE CORPORATE CENTER



## LOCATION ADVANTAGES

- Easy access to all major South Florida roadways
- Corporate location and identity
- Prominent I-95 building signage available
- Westin Hotel located within Corporate Park
- On-site cafe and a two minute drive to many national restaurant chains

For more information, please contact:

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