

### Building Features

- Built in 1979
- Single story professional office park consisting of three (3) buildings totaling 38,891 sq. ft.
- Spaces are ideal for professional office and personal services.
- Suites range from 162 sq. ft. up to 2,300 sq. ft.
- Individual suites with restrooms
- Mini suites for single person users with common area restrooms.
- Ample parking
- 1 block west of I-95 and walking distance to the Sheridan Tri Rail Station
- Centrally located between Miami and Ft. Lauderdale
- Close to restaurants and hotels to include Denny's, McDonalds, Cali Coffee
- Comcast cable

### For Leasing Information:

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### Location Overview

95 Office Park is a single story, 3 building professional office park located in the South Florida Design & Commerce Center in the prestigious Emerald Hills neighborhood in Hollywood. Sitting on 3 acres of land, the building enjoys a generous parking ratio which is above average for office buildings at 4.52 space per 1,000 sq. ft. leased.

95 Office Park is well located just west of I-95 on N 29<sup>th</sup> Avenue and just north of Sheridan Street for easy access from Dade and Broward. It is in walking distance to Best Western Plus Ft. Lauderdale, Holiday Inn Ft. Lauderdale, Denny's, McDonald's, Cali Coffee and the Sheridan Tri Rail Station and Greyhound Bus Stop.

With 95 Office Park's easy access to I-95, it is minutes to the Fort Lauderdale Hollywood International Airport and Port Everglades.

