* Building Address: 3521 W. Broward Boulevard, Lauderhill, FL 33312.
* Leasing Company: Sina Companies Realty
  + Phone: 561-627-8726
  + Email: [bryan@sinacompanies.com](mailto:bryan@sinacompanies.com)
* Building Information:
  + Total Building Size: 42,040 SF
  + Vacant Space: 38,000 SF
  + 1st and 2nd floor sizes: about 15,500 each
* Marketing Information and Features:
  + New landlord purchased building recently and is moving into half of 3rd floor. Rest of building is vacant. New tenants can pick any location in the building they would like.
  + Can accommodate a tenant up to 30,000 SF
  + Monument signage available
  + Located right on Broward Boulevard and a few blocks away from busiest intersection in all of Broward County of Broward and US 441.
  + Parking ratio over 5 per 1,000 SF including secured, private parking in rear of building.
  + Building undergoing upgrades both exterior and interior:
    - New Landscaping
    - New exterior paint
    - Upgraded common area hallways
    - Upgraded common area bathrooms
    - New security card access system for building
  + Negotiable tenant improvement allowances.
  + Competitive rental rates.
  + On-site management.
  + Can accommodate professional or medical offices.