



# OFFICE SPACE FOR LEASE 300 SOUTH PINE ISLAND

300 S PINE ISLAND RD | PLANTATION, FL 33324

# ABOUT THE BUILDING

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**GORGEOUS TROPICAL LANDSCAPING  
MAKES 300 S PINE ISLAND  
FEEL LIKE A GETAWAY**

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**A GRAND, MARBLE LOBBY WITH  
TWO-STORY ATRIUM THAT'S  
IMPRESSIVE AND WELCOMING**

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**TENANTS ENJOY AFTER-HOURS  
ACCESS VIA KEYCARD ACCESS**

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- Three-story 46,496 SF "Class B" office building
- Beautiful, Grand Marble Lobby with Two-Story Atrium
- Immediate Occupancy Available
- Can Accommodate Office Users
- Parking ratio 4.00/1,000 SF
- Individual HVAC Systems for Flexible Working Hours
- Key Card Access for After Hours Access
- Close Proximity to Restaurants & Retail Establishments
- Convenient Access to the Sawgrass Expressway, Florida Turnpike, I-595 & I-95



# Location

## 1 Plaza at Davie — 7 min.

Lowe's  
Winn-Dixie  
Wallgreens  
CJ Blacks Restaurant

Cilantro Asain Bistro  
Palace Indian  
McDonald's  
Deli-Boy Subs

## 2 Ridge Plaza — 4 min.

Dunkin'  
Char-Hut  
Round Up Night Club  
Rob's Family BBQ  
Dollar Tree  
UPS Store

Burlington  
Publix  
Wingstop  
Zabb Thai & Suchi  
Marion Latin Craft  
Bealls

## 3 Promenade West — 8 min.

Wholefoods  
Esposito's Pizza Bar  
Moe's Southwest Grill  
Chicken Kitchen  
Sunrise Pita & Grill

Tower Deli and Diner  
Dunkin'  
LongHorn Steakhouse  
KOGO Grill  
Ushio Sushi

## 4 Tower Shops — 10 min.

Costco Wholesale  
Chick-fil-A  
Twin Peaks  
Miller's Ale House  
Chipotle Mexican Grill  
Flanagan's

Tacobell  
Office Depot  
Ross  
T.J. Maxx  
Best Buy  
Home Depot

## 5 Westport Plaza — 9 min.

Publix  
Dunkin'  
Smoothie King  
Wendy's

Waffle House  
Yoga Connection  
China House  
The UPS Store

## 6 The Shops at One Plantation — 9 min.

FedEx Office  
Vigneto's Italian Grill  
Otoro Sushi

Tijuana Flats  
IHOP  
McDonald's

## 7 Market on University — 9 min.

Publix  
LA Fitness  
Zona Fresca

Burtos Grill  
Padrino's Cuban  
Tropical Smoothie Cafe

## 7 The Fountains — 8 min.

Marshalls & Homegoods  
Total Wine  
DICK'S  
Dollar Tree  
Kohl's  
Red Lobster  
Olive Garden

Sicilian Oven  
Smokey Bones  
Duffy's Sports Grill  
TooJay's Deli  
Firehouse Subs  
Chili's Grill & Bar  
KIKO Japanese and Thai

## 8 Broward Mall — 8 min.

107 Taste Asian  
Aldo  
Avis  
Brio Tuscan Grille  
Buffalo Wild Wings  
Cajun Boil  
Chanps  
Charleys Philly Steaks  
Chick-fil-A  
Dillard's

Express  
Foot Locker  
H&M  
JCPenny  
Jerk Grill  
Macy's  
Panda Express  
Regal  
Starbucks  
The Whole Enchilada

## 9 Vizcaya Square Shopping Center — 7 min.

Winn-Dixie  
Einstein Bros. Bagels  
Rob's Family BBQ

Starbucks  
Smoothie King  
Golden Wok



INTERSTATE 595  
±0.6 MILES

869

SAWGRASS  
EXPRESSWAY  
±4.6 MILES



FLORIDA'S  
TURNPIKE  
±5 MILES



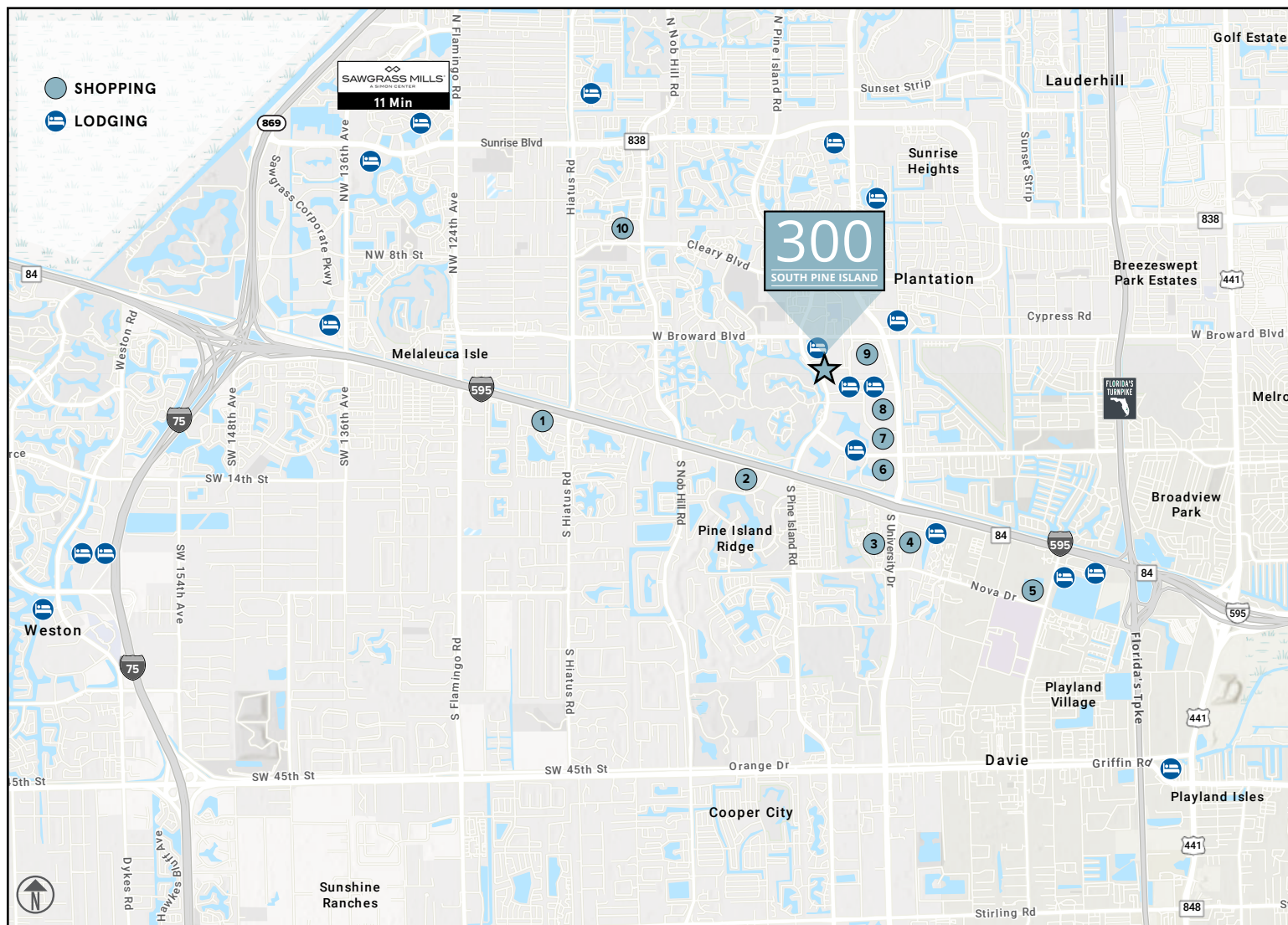
INTERSTATE 95  
±8 MILES

DOWNTOWN

FORT  
LAUDERDALE  
±13 MILES



FT. LAUDERDALE-HOLLYWOOD  
INTERNATIONAL AIRPORT  
±11 MILES



# Outstanding visibility with 45,000 vehicles passing per day

# 300

SOUTH PINE ISLAND

## FOR MORE INFORMATION CONTACT:

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