

THE  
**EDISON**

PEMBROKE — PINES



**169,000 SF**  
CLASS A OFFICE

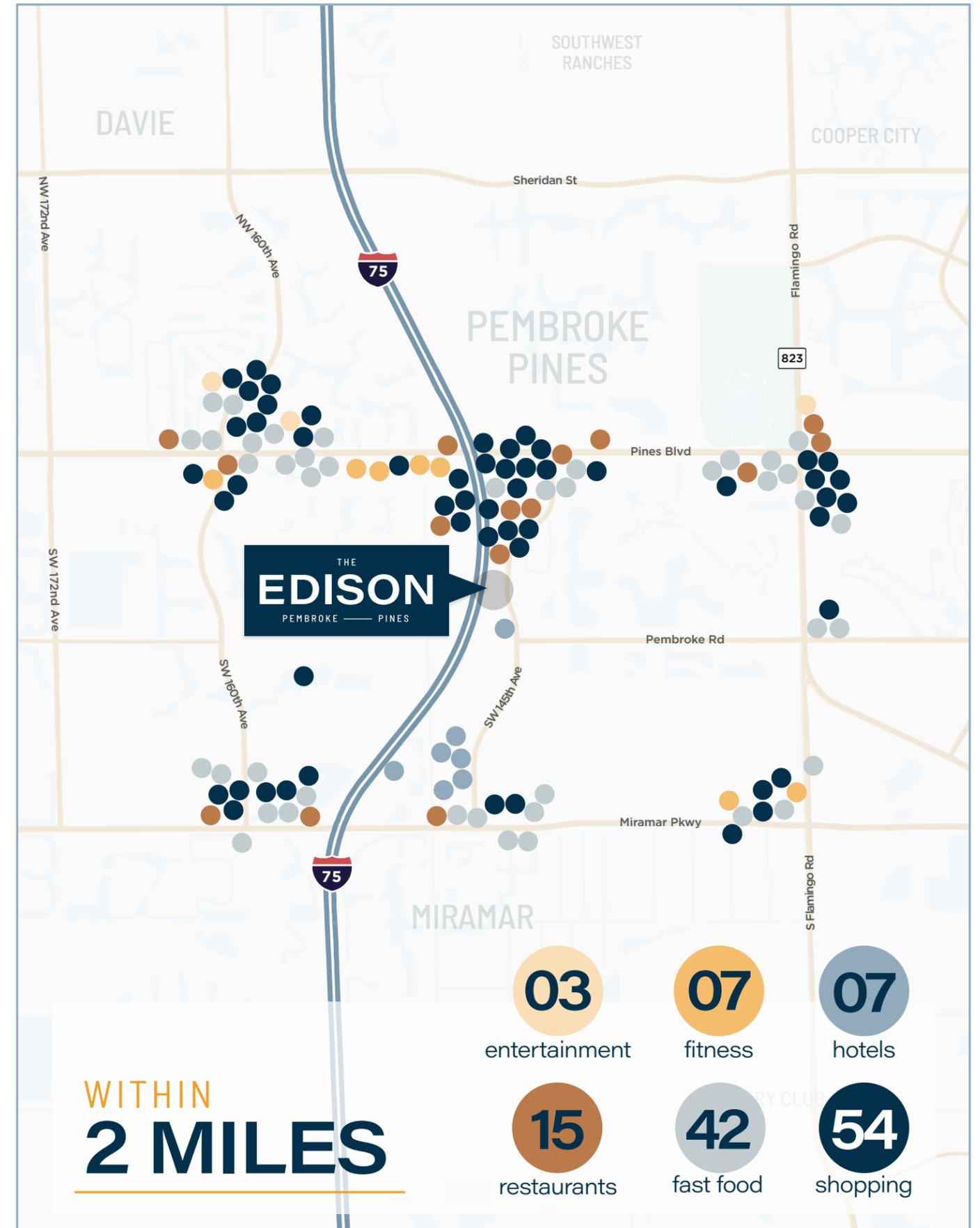
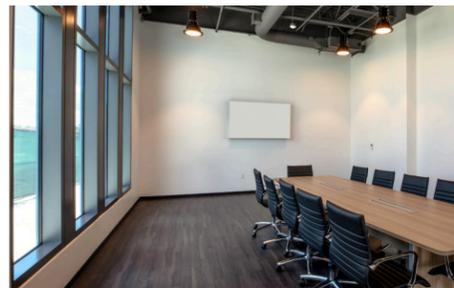
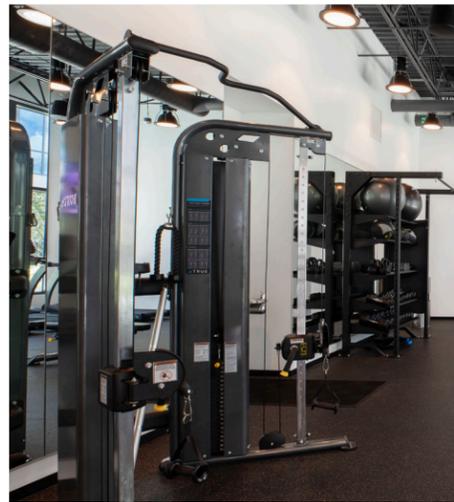
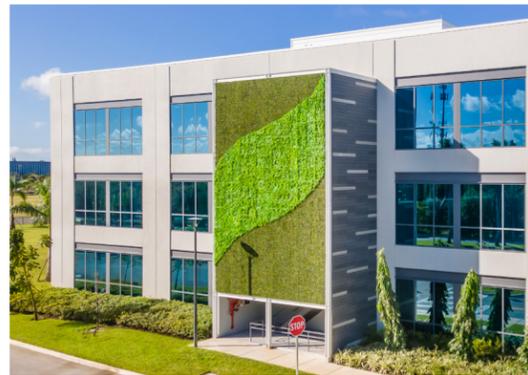
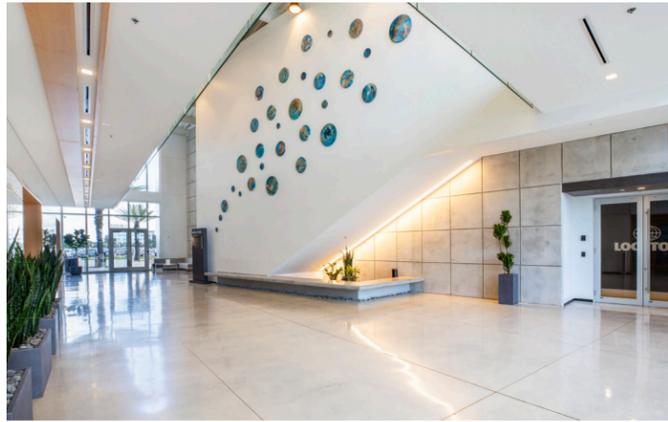


1200 SW 145TH AVENUE

PEMBROKE PINES, FL

# PROPERTY HIGHLIGHTS

- New ownership
- Class A, three-story office building
- Modern, upscale lobby and common areas
- Abundant surface parking: 4/1,000 SF
- Close proximity to vast number of restaurants and other retailers
- Dynamic indoor and outdoor collaboration spaces
- Full service, on-site property management
- Superior access to I-75 via Pines Boulevard and Miramar Parkway
- 5,000 SF central amenity: The HUB @ Edison will serve as a conference center, break area, coffee bar, and fitness center (including showers and lockers)





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