TAMARAC BUSINESS CENTER

6801 & 6901 NORTH HIATUS ROAD, TAMARAC, FLORIDA

CUSHMAN & WAKEFIELD

358,652 SF
AVAILABLE FOR LEASE
OCCUPANCY 2020



TAMARAC BUSINESS CENTER

CUSHMAN & WAKEFIELD



NEW CONSTRUCTION

- Geographically central to the Tri-County area of Miami-Dade, Broward and Palm Beach Counties
- Tamarac is a very business-friendly city with an active economic development board
- Immediate access to the Sawgrass Expressway, with I-595, I-75, Florida's Turnpike and I-95 just minutes away.

PROPERTY HIGHLIGHTS

- 32' clear ceiling height
- ESFR sprinkler system
- T-5 lighting
- 1:1,000 parking
- Dock high and drive-in Loading
- Column Spacing: 54' x 43'.9"
- Zoned LI-1
- Will build-to-suit

View Property Video



NEW CONSTRUCTION



BUILDING ONE

6901 N. Hiatus Road

- 178,240 total SF
- 235’ building depth
- 1:1,000 parking

BUILDING TWO

6801 N. Hiatus Road

- 180,412 total SF
- 230’ building depth
- 1:1,000 parking spaces

LEASE RATE

$8.75 NNN

$3.37 OPEX

TAMARAC BUSINESS CENTER

6801 & 6901 NORTH HIATUS ROAD

GEOGRAPHICALLY CENTRAL TO THE TRI-COUNTY AREA

Palm Beach International Airport	43 Miles
Port of Palm Beach	51 Miles
Ft. Lauderdale/Hollywood Int. Airport	18.3 Miles
Port Everglades	19.6 Miles
Miami International Airport	36.5 Miles
Port of Miami	36.2 Miles



CUSHMAN & WAKEFIELD

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Developed by

BUTTERS

Butters Construction and Development is one of South Florida's leading commercial developers.

Over the past 28 years Butters has built over 16 million square feet for clients such as FedEx, Amazon, and Starbucks. In addition, they have received numerous awards for their professional accomplishments including South Florida N.A.I.O.P Developer of the Year five times.

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