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CRA

“From retail centers and distribution facilities to mid-rise and high-rise corporate parks with LEED certified buildings, Greater Fort Lauderdale offers an attractive commercial real estate market for any business type. Whether your company is looking to expand or relocate, we have a number of real estate options readily available throughout the region.”

Real Estate

When it comes to commercial real estate, Greater Fort Lauderdale has just what you need: Class A office towers, modern corporate parks, mixed-use and retail centers, hospitality and healthcare properties, and distribution and manufacturing facilities.



110 Tower - Photo Courtesy of Transwestern

Reflecting the rising demand for “green” properties, many commercial buildings now incorporate cost-saving, energy-efficient systems that reduce the cost of occupancy for owners and tenants.

Greater Fort Lauderdale’s dynamic real estate market includes:

- “Green” buildings designed for Leadership in Energy and Environmental Design (LEED) certification from the U.S. Green Building Council
- High-rise and mid-rise Class A office buildings in Broward’s central business districts
- Suburban business parks that offer companies an appealing campus-like setting
- Industrial sites and warehouse and distribution space near major transportation arteries
- Medical and healthcare office facilities
- Resorts and hotels from the beach to the Everglades
- A wide range of regional, neighborhood and specialty retail centers
- Vibrant mixed-use developments, including synergistic “town center” projects

One of Greater Fort Lauderdale’s business assets is an abundant supply of real estate with highly competitive leasing rates. As of mid 2012, Broward County had 26.5 million square feet of office space with an overall vacancy rate of 19.9 percent, including sublease space, according to a report from CB Richard Ellis. No new office space was under construction. The average asking leasing rate was \$16.20 per square foot on a triple net basis.

Broward’s industrial market contained 93.4 million square feet of space with an

8.0 percent vacancy rate, according to CB Richard Ellis. No new space was under construction. The average asking leasing rate was \$6.63 per square foot.

Many Broward cities have also adopted permitting excellence ordinances and have been named “Platinum Cities” by the Alliance. The permitting excellence process is intended to make the development, permitting and inspections process more business friendly for targeted industry companies looking to relocate or expand.

The Alliance provides assistance with locating real estate sites, permitting, and finding sources for capital.

Visit www.gfalliance.org.

Thinking Green

Throughout Greater Fort Lauderdale, developers, builders and property owners are thinking green. One example is Stiles’ Lake Shore Plaza II, the first South Florida multi-tenant office building to receive Leadership in Energy and Environmental Design (LEED) certification. The U.S. Green Building Council (USGBC) awarded a Silver certification to the 130,000-square-foot Sunrise facility under its rating system.

Stiles and AutoNation jointly announced that the AutoNation Building in downtown Fort Lauderdale achieved LEED certification for Existing Buildings Operations Management. In addition, Stiles’ 300 Las Olas Place office property was the first in the downtown area to achieve LEED status.

Genesis Capital Partners XI, Ltd. and

Emerson is one of the many companies that found just the right space in Greater Fort Lauderdale. The diversified global manufacturing and technology company selected Sunrise as the site for its Latin American regional headquarters, initially leasing 18,000 square feet of space in Lake Shore Plaza II with an option for an additional 9,500 square feet. The office building at 1300 Concord Terrace in the Sawgrass International Corporate Park is Broward County’s first LEED-certified multitenant office building. “Latin America is a growth market opportunity for Emerson and our U.S.-based executives engage with our customers and our operations throughout Latin America,” said Leo Rodriguez, president of Emerson Latin America. “Consolidating our regional headquarters at a single site in South Florida creates cost efficiencies but just as importantly it provides Emerson with access to direct air travel, proximity to a large number of Latin America-related companies and branch offices, an opportunity to enhance collaboration among our businesses, and the availability of a multilingual workforce.”

Transwestern announced that 110 Tower received LEED Gold certification for Existing Buildings by the U.S. Green Building Council. The office tower also received an ENERGY STAR® rating for 2010, the first building in Fort Lauderdale’s Central Business District to hold this distinction.

Kaplan University, one of South Florida's largest employers, recently opened a 100,000-square-foot facility equipped with the latest in energy-saving and hurricane protection technology. The new space includes an energy-recovery unit that uses the energy from cooled air being pumped out of the building to cool incoming filtered fresh air, rooftop solar panels to heat the building's hot water, and upgraded windows and a roof structure to withstand high winds.

In 2011, TD Bank opened the first net-zero energy bank location in the U.S. in Fort Lauderdale; an energy-efficient and LEED Platinum-certified building with 400 solar panels that will produce 100 percent of the building's annual energy needs.

In 2010, key contributors delivered the findings of the Broward County Green Workforce Think Tank Innovation Project, a year-long study on the greening of Broward County that examined the use of Property Assessed Clean Energy (PACE) financing to support green objectives. The project focused on where green jobs may emerge, what job training opportunities will help the growth of these jobs and what changes in public policy are necessary to encourage the growth of a green economy. It included representatives of the Alliance, as well as other business, education, government and nonprofits who are collaborating on initiatives that encourage delivery of a green economy in Broward County. An updated report was completed in 2012 and can be viewed at www.gfalliance.org/gwtt.

Under a new program designed to reward contractors and homeowner-builders whose plans are designated "green" by a recognized certification program, the Broward County Permitting, Licensing and Consumer Protection Division has announced that it will speed those projects through the permitting process in less than five business days.

Broward Smart Growth Partnership

The Broward Smart Growth Partnership is a collaborative initiative that promotes livable and sustainable communities. Guided by Smart Growth America principles, the group fosters sustainable growth by:

- Encouraging the development of consensus driven, community based growth and redevelopment plans
- Promotion of transportation alternatives
- Identifying and promoting alternatives for school sprawl
- Providing more high quality affordable housing
- Adopting "smart" building codes
- Encouraging developers to build places with quality designs, diverse materials, and product variety
- Encouraging and educating citizens to support smart growth initiatives
- Asking citizens to locate within neighborhoods with transportation options
- Asking citizens to support neighborhood businesses



Riverside International Hotel in Fort Lauderdale

The partnership provides a forum to raise public awareness, promote smart growth best practices, develop and share information, policies, tools, and ideas and cultivate strategies to address barriers to advance opportunities for smart growth.

For more information:
www.smartgrowthpartnership.org

Luxury Hospitality Investment

Greater Fort Lauderdale has enjoyed a strong wave of hospitality-sector real estate investment. Recent upscale projects include:

- Margaritaville Hollywood Beach Resort, a \$130 million project in Hollywood that is now in the planning stage.
- B Hotels & Resorts, which opened its first hotel of its new lifestyle brand – B Ocean Fort Lauderdale with 240 oceanview rooms and 8,000 square feet of roof top conference / ballroom space. This hotel is located on the beach at the intersection of Sunrise Blvd and A1A.
- A multi-million dollar makeover of the 261-room Courtyard by Marriott Fort Lauderdale Beach.
- The 25-story Hilton Fort Lauderdale Beach Resort with 373 studios and suites, and event space consisting of banquet facilities, conference/meeting rooms, and a ballroom.
- The Hollywood Grande Resort, a 225-room boutique hotel managed by WorldHotels.
- A \$100 million renovation of The Hyatt Regency Bonaventure Conference Center & Spa in Weston.
- A \$30 million renovation of LXR Luxury Resorts' 384-room Hyatt Regency Pier Sixty-Six Resort & Spa.
- Il Lugano at the Intracoastal in Fort Lauderdale, an \$80 million 14-story project.
- The Riverside Hotel on famous Las Olas Boulevard, the only full-service hotel in downtown Fort Lauderdale with 214 rooms, event space, two restaurants, two lounges and a marina. The hotel has been privately owned and operated by the same family for 75 years.
- The \$205 million W Fort Lauderdale, a member of Starwood Hotels & Resorts' prestigious Luxury Collection.

Municipal Initiatives

In collaboration with its 31 municipalities, the Broward County Commission has made regional redevelopment and placemaking a major priority. As the county approaches property buildout, redevelopment efforts focus on well-planned projects that provide a positive return on investment, promote cost effective utilization of public resources, and attract high-quality development.

The county offers a wealth of resources to assist in making neighborhoods more aesthetically appealing and enjoyable, thereby creating a stronger "sense of place." Current programs identify ways local governments, builders and neighborhood and civic associations can improve local urban environments including architecture, design, transportation, landscape and signage.



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REVIEW



Photo Courtesy of Greater Fort Lauderdale Convention and Visitors Bureau



New York Life Building in Sunrise

Most of Broward's cities have undertaken initiatives in areas such as the preservation of parks and green space, innovation in recreation, entertainment and cultural facilities, city core redevelopment, the creation of walkable, livable communities, transportation innovation, affordable housing, public art projects, cultural tourism and historic preservation.

HERE IS A SAMPLING OF THE INNOVATION AND CREATIVITY FOUND IN BROWARD CITIES, INCLUDING RECENT BUSINESS AND ECONOMIC DEVELOPMENT INITIATIVES.

Coconut Creek

Coconut Creek is an award-winning "green" city known as "The Butterfly Capital of the World." Voted as 48th "Best Place to Live in America" by *Money* magazine in 2010, Coconut Creek is now in the process of creating a landmark green Town Center called MainStreet on one of the county's last large developable parcels. The 200+ acre MainStreet is currently home to the Seminole Casino Coconut Creek, which recently completed a \$150 million expansion, and The Promenade at Coconut Creek, the silver LEED award-winning retail, restaurant and office development. MainStreet will include 3,750 multifamily residential for-sale units, over 1000 hotel rooms, 1.2 million square feet of fashion retail, 425,000 square feet of neighborhood and big box retail, 800,000 square feet of Class A office suitable for Fortune 500 companies and regional headquarters, and a wide range of entertainment, recreational and transit amenities.

Cooper City

Construction is underway in the first phases of the 500-acre mixed-use Monterra development project, which will include

1,600 residential units and up to 270,000 square feet of office and commercial space. Along with single-family homes, multi-family units and 300 units of affordable housing, the development includes a linear park and 240 acres of open space. Approximately, 350 homes have been completed. Two additional residential subdivisions are expected to be presented for City Commission approval and the city is looking forward to prospective commercial development. Construction is expected to continue for about three more years.

Coral Springs

The city has allocated approximately \$4.2 million of Recovery Zone Economic Development Funds for its Downtown Infrastructure Master Plan, at Sample Road and University Drive. Implementation of this plan includes the construction of right-turn lanes, power and cable line burial, new traffic light mast arms, new school zone flashers, an enhanced pedestrian environment, improved landscaping, new bus shelters and the construction of public art at the Four Corners. The city looks forward to the completion of this plan as it prepares the landscape for private development in this growing and thriving "Community of Excellence." In addition, the city has partnered with a firm to complete a branding study and assist staff in developing creative strategies to market the city and attract more businesses to Coral Springs.

Dania Beach

Dania Beach has completed the first phases of its City Center project - a "green" 440-space parking garage and the Dania Beach Paul DeMaio Branch Library, which received LEED Gold certification. A new

LEED Silver Indigo-branded Intercontinental Hotel is planned as a part of the City Center project. Including the new Indigo, the city has added six new hotels with more than 1,000 rooms in recent years. In 2010, the city was awarded the prestigious Smart Growth City Award by the Smart Growth Partnership of South Florida.

Davie

The town has embarked on a 925-acre redevelopment area south of I-595, west of S.R. 7/U.S. 441, east of the Florida Turnpike and north of the Seminole Hard Rock entertainment complex. A planned urban environment is being created that will include office, industrial/flex, and commercial space plus residential and hotel property.

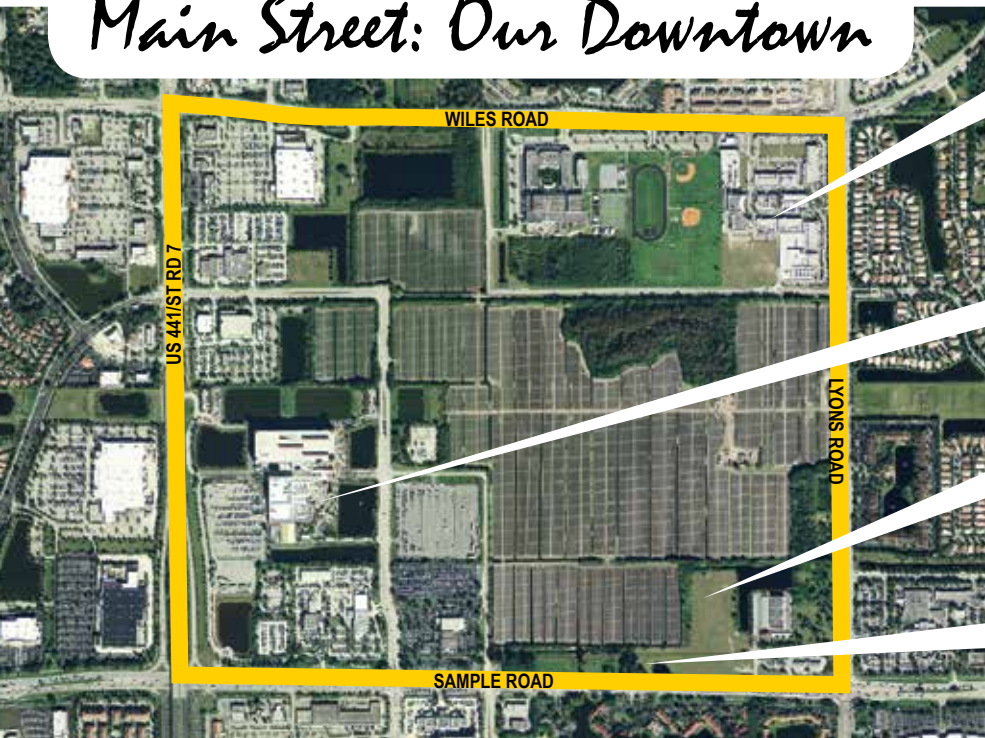
Deerfield Beach

Construction is complete on a \$40+ million flyover at the intersection of Hillsboro Boulevard and Dixie Highway, which now connects eastern Broward and Palm Beach Counties. The beautiful multi-million dollar Hillsboro Boulevard streetscape project and the reconstruction of the locally popular Cove Shopping Center have recently been completed as well. Improvements to the newly designated Scenic By-Way, A1A, are being planned and implemented section by section. The old entrance buildings to the landmark Deerfield Beach International Fishing Pier have been demolished and are being replaced with a modern \$4.5 million LEED-certified facility featuring a restaurant, bait shop, ocean rescue outpost and visitors' welcome center.

Fort Lauderdale

More than 35 headquarters already call Fort Lauderdale home, indicating its central role

Main Street: Our Downtown



Promenade of Coconut Creek



Seminole Casino Coconut Creek



Village of Marbella - Residential



Development opportunities include:

- 2 million sq. ft. commercial
- 1 million sq. ft. office space
- 6,450 residential units
- 1,300 hotel rooms
- 85,000 sq. ft. civic space
- Minutes away from 1-95, Florida Turnpike and the Sawgrass Expressway

Variety of incentive packages:

- Job Growth Incentives
- Customized Incentives: Cash Benefits, Reduced Fees and Expedited Permitting



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Life. Less taxing.



Photo by Ken Henson ken@whitehotmedia.com

With no state income tax, relocating to Greater Fort Lauderdale is like getting an instant raise. Up to 10.5%. Plus, with three major airports, three major seaports and seven executive airports in South Florida, you're at the gateway to the world. Join the over 150 corporations that have already made the move.



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- Wayne Huizenga, Chairman, Huizenga Holdings



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Photo Courtesy of City of Coconut Creek

in the economic well-being of the region. From infill availability to greenfield projects, the city offers many opportunities for real estate development. The completion of the Riverwalk district will provide a signature downtown destination to serve as a gateway to the upscale shops and restaurants lining Las Olas Boulevard and connect historical points of interest to modern museums, entertainment venues and distinctive residential neighborhoods. Near downtown, the city has invested more than \$20 million in the Northwest-Progresso-Flagler Heights CRA to enhance infrastructure and facilitate redevelopment. Numerous projects have come to fruition, including Bamboo Flats, the Alexan and Four Forty in Flagler Village, Mill Lofts and Foundry Lofts. The opening of Sixth Street Plaza marked the beginning of several new commercial projects proposed for the Sistrunk Corridor. The recently completed Midtown Commerce Center and the construction of the Shoppes on Arts Ave. indicate a new beginning for commercial and retail development opportunities for the Sistrunk Corridor.

To the east, on Fort Lauderdale Beach, the city and its Beach Community Redevelopment Agency will be investing up to \$71 million in capital improvement projects over the next eight years. The projects were specified in the Central Beach Master Plan and approved by the City Commission. The proposed projects include infrastructure improvements, new parking facilities, pedestrian amenities and other initiatives that will make the Beach an even more desirable destination for residents, visitors and investors alike.

Master plans are underway in the Downtown New River area, north U.S. 1 corridor, South Andrews Avenue, Central Beach

and numerous other areas to ensure smart growth and enhance quality of life.

Hallandale Beach

The Hallandale Beach City Commission recently approved the city's first economic development strategy, which focuses on incentivizing hotel development, CRA Class A office space and various entertainment/retail-related projects. To help capture new Class A office development and hotel investment both for select-service and full-service properties, the City Commission approved a multi-million dollar pool of funds to spur redevelopment of key parcels throughout the city. The time-limited nature of the pool is designed to accelerate decisions by property owners and development partners in a timely fashion. Requirements for projects should include a demonstrated need for the funds, site control, and project description so the city can determine if the project is indeed of a catalytic nature, and if a Certificate of Occupancy can be obtained within 36 months of the award of the funds. Once proposals for use of pooled funds are received, the City/CRA would negotiate the terms of the City/CRA investment in the project.

Hollywood

With an ideal location on the South Florida coast between Fort Lauderdale and Miami, opportunities abound in Hollywood. The city has more than 15 linear miles of commercial corridors primed for redevelopment, with innovative land use categories such as Transit Oriented Corridor and Transit Oriented Development. Hollywood is part of the Broward County Enterprise Zone offering tax incentives and economic benefits to businesses and property owners located in the zone.

The historic oceanfront Broadwalk on Hollywood Beach offers a 2.5-mile pedestrian walkway lined with shops, restaurants and accommodations to fit every taste and budget attracting visitors from around the world. The Hollywood Beach Community Redevelopment Agency has invested in public improvements including parks, streetscapes and burying utility lines. Plans are underway for the Margaritaville Hollywood Beach Resort, which is slated to open in 2014.

The city has more than 60 parks with a wide variety of recreational amenities including ArtsPark at Young Circle with a state-of-the-art outdoor amphitheater hosting weekly concerts and events.

Lauderdale-By-the-Sea

A seaside village nestled between the ocean and the Intracoastal Waterway, the town offers quaint bed and breakfast motels and good restaurants. Anglin's Pier and the near-shore coral reef are popular with anglers, divers and snorkelers. With an active nightlife, the low-rise downtown district embodies a small-town, tropical Florida charm.

Lauderdale Lakes

Businesses in the City of Lauderdale Lakes enjoy the benefit of a central location that puts them at the heart of South Florida. Within a 15 minute drive is a labor force of nearly one million workers and a consumer market of more than 500,000 households. More than 100,000 vehicles pass through the city's boundaries each day. Nearly 550 acres of prime development opportunities are available within the city of Lauderdale Lakes Community Redevelopment Agency area boundaries. One example is Bella Vista at Lauderdale Lakes, a large-scale new urbanism redevelopment project on the S.R. 7/U.S. 441 corridor that incorporates the traditional neighborhood design of walkable, livable cities. The city also has more than 200,000 square feet of supportable retail space throughout the commercial district.

Lauderhill

The City of Lauderhill has more than 100 acres of planned redevelopment projects within its central and S.R. 7/U.S. 441 redevelopment districts. The new 45-acre Lauderhill City Center Mall, formerly the Lauderhill Mall, will maintain retail uses along with surrounding residential, office, entertainment and additional retail spaces. In celebration of Lauderhill's cultural diversity, Caribbean Falls is planned for the S.R. 7 corridor. Caribbean Falls will consist of 45,000 square feet of

restaurant, banquet halls, conference rooms, outdoor dining, office, indoor and outdoor live entertainment. Other planned redevelopment projects include the expansion of the Community Blood Centers of South Florida to a 75,000 square foot office building and the Lauderhill Performing Arts Center, which will include a state-of-the-art auditorium and 10,000-square-foot public library.

Lighthouse Point

Lighthouse Point is a small town with a leisurely lifestyle that appeals to its residents who have no need to be concerned about future expansion. Characterized by informal affluence and a leisurely pace, the attractive neighborhoods are safe, quiet, tree shaded, and water-laced. Eighty percent of the residences are single-family homes, many of which front on the city's 18 miles of waterways. The city continues to grow and flourish with ongoing enhancements to the bridges, landscaping, waterway vistas, and parks.

The east door of Lighthouse Point opens to the Intracoastal Waterway, sitting under the beam of the famed Hillsboro Lighthouse. Federal Highway, with its shopping centers, restaurants, and other business establishments, is the west door. The full-service city achieved a Standard & Poor's financial rating of AA+ and has the county's third lowest tax rate, an indicator of a strong and vibrant community.

Margate

The Margate City Center is planned for the intersection of Margate Boulevard and S. R. 7/ U.S. 441. The Margate Community Redevelopment Agency, which now controls 38 acres of land, envisions the City Center as a mixed-use development that will include retail, office and residential uses giving Margate an identifiable downtown. The City Center will feature restaurants and retail

businesses representing an international village, similar to San Antonio's Riverwalk.

Miramar

Miramar's planned corporate campuses, designed expressly to meet the needs of clean industry, have made the city a desirable locale for Fortune 500 companies and other major corporations. Now, a 54-acre Miramar Town Center (MTC) has become the city's focal point. It is designed as a traditional downtown with pedestrian-oriented streets, Mediterranean-style architecture, main street storefronts, and waterfront views. Conveniently located in the center of Miramar, it contains a Cultural Center/ Arts Park and the Miramar Educational Center, which houses a Broward County library and educational facilities for Broward College and Nova Southeastern University. Construction has been completed on the first privately developed office-retail-residential phase of the MTC campus, with tenants occupying space since 2008. Once completed, MTC will include businesses, retail space, restaurants, cafes and a transportation hub, as well as condominiums and townhomes, garden apartments and live-work units, all joining the award-winning City Hall.

North Lauderdale

In keeping with the S.R. 7/ U.S. 441 redevelopment efforts, a 220-unit residential apartment complex is to be completed. Also, Hampton Pines Park was renovated to include a fitness trail and preserve.

Oakland Park

The city has completed several construction projects, including a \$4 million reconstruction of N.E. 12th Avenue and the addition of the first phase of the 7-acre Jaco Pastorius Downtown Park with community center. These projects have incorporated

decorative lighting, lush landscaping, sidewalks and several plazas to encourage the revitalization of the downtown area.

Parkland

Awarded five stars by Grey House Publishing for its highest values, highest educational attainment and most beauty, Parkland has begun a master plan of 1,900 acres, known as the Wedge Piece, that was transferred from Palm Beach County to Broward County and Parkland in the last year. The area will include both residential and commercial components. Parkland Reserve, a residential project, has sold its final single-family dwelling unit within 17 months from its first building permit. The developer is now constructing townhouses within the same project. Adjacent to Parkland Reserve, the Broward County School District has completed construction of its first "green" school, known as Heron Heights Elementary School, the third elementary school located within the Parkland city limits.

Pembroke Pines

Pembroke Pines has begun to redevelop its east side in concert with its future multi-use City Center project at Pines Boulevard and Palm Avenue. This location provides easy access to I-75 as well as Florida's Turnpike and will feature more than 130 acres of residential, commercial, office and municipal uses. Development has already begun on 700 residential units within the project and future commercial projects will be underway soon.

On the city's western edge, activity is brisk in the 300-acre Bergeron business and industrial park. Additionally, development continues along the I-75 corridor, just south of Pines Boulevard. The corridor is home to the Shops at Pembroke Gardens, one of South Florida's first lifestyle centers, and is slated for the future development of up to 600,000 square



Photo Courtesy of City of Plantation

feet of environmentally friendly office park. A hotel and additional retail uses are also under consideration for this desirable location.

Plantation

Plantation Midtown, with more than 860 acres, is the largest commercial district in the City of Plantation. This district is slated for a renaissance as a live, work and play Town Center for Plantation and central Broward. Phase I of two new redevelopment projects, Midtown 24 and Veranda provide luxury for more than 450 residential units within walking distance of Class A office space, retail shopping and services, dining options and entertainment. Phase II plans are moving forward, along with One Plantation Place, another mixed-use project at I-95 and University Drive.

Pompano Beach

With its multimodal transit links, the city has evolved into the industrial/ warehouse/ distribution center of Broward County with an inventory of more than 30 million square feet of space. It is also home to some of the most affordable housing in South Florida. The city has targeted two primary Community Redevelopment Areas: East Atlantic Boulevard and the main public beach area in the east and the City Hall, Old Downtown and Dr. MLK Jr. Boulevard corridor in the west. With 3,000+ acres, the western CRA is the largest in the state and encompasses industrial, commercial and residential areas.

Sunrise

Sunrise is known for its business, residential, retail, hospitality and entertainment offerings, including Broward’s largest office park, Sawgrass International Corporate Park. Major new projects approved for development include Westerra (1.6 million square feet of office, 400,000 square feet of retail, and 1,500 residential units), Metropica (600,000 square feet of office) and Flagler Plaza (850,000 square feet of office).

Tamarac

The city has created a 133-acre mixed-use district to allow for future development and redevelopment opportunities, in an effort to provide a pedestrian friendly destination for residents, and to encourage a live/work/shop destination.

West Park

The city is expecting major changes over the next few years with the development of a quality, mixed-use district on S.R. 7/U.S. 441. Plans include 575,000 square feet of office/flex space, 500,000 square feet of commercial space, 1,000 high-rise units, 450 garden apartments, 50 townhouses and a 200-room hotel.

Weston

Located at the crossroads of I-75, I-595

Office Market

	Rentable Area	Vacancy Rate %	YTD Net Absorption SF	Under Construction SF
Commercial	1,994,497	17.4%	(5,182)	0
Cypress Creek	4,048,835	19.1%	50,048	0
Deerfield Beach	925,142	20.0%	(6,928)	0
Downtown (CBD)	5,186,382	21.6%	(42,231)	0
Ft. Lauderdale	1,934,519	23.4%	(58,298)	0
Hollywood	2,196,788	17.0%	35,000	0
Northwest Broward	1,224,886	33.1%	53,344	0
Plantation	2,995,386	21.0%	16,447	0
Pompano Beach	901,974	21.8%	117,880	0
Sawgrass	2,475,180	16.8%	11,547	0
Southwest Broward	2,569,668	13.8%	(4,650)	0
TOTAL Downtown	5,186,382	20.3%	(19,947)	0
TOTAL Suburban	21,266,875	19.4%	32,520	0
TOTAL Broward	26,453,257	19.9%	(9,711)	0

Second Quarter 2012 CB Richard Ellis, Inc.

Industrial Market

Market	Rentable Building Area	Vacancy Rate %	YTD Net Absorption SF	Under Construction SF
Central Broward	15,951,958	8.5%	124,584	0
Coral Springs	5,185,243	8.3%	(8,378)	0
Northeast Broward	10,051,951	10.6%	(125,067)	0
Pompano Beach	22,440,526	9.0%	73,378	0
Southeast Broward	18,854,644	6.1%	58,133	0
Southwest Broward	15,143,798	6.7%	105,803	264,074
West Sunrise	5,794,629	6.7%	36,313	0
TOTAL	93,422,749	8.0%	264,766	264,074

Second Quarter 2012 CB Richard Ellis, Inc., including industrial/flex properties, multi/single tenant, owner-user, 10,000 SF and greater

and the Sawgrass Expressway, Weston has the lowest ad valorem tax rate of any Broward city. The city has more than 7 million square feet of first class industrial, office and commercial space that is easily accessible to Florida’s east and west coasts, airports and seaports. Weston’s lush appearance, outstanding public safety and associated low crime rate, “A” rated public schools, vast parks and recreational system, world class healthcare and a housing stock ranging from estate homes to town homes, appeal to executives, managers and their families. A hometown, family-oriented community, secure in its financial strength with AAA bond ratings, Weston has an involved community of residents who take great pride in calling the city home.

Wilton Manors

Wilton Manors is a vibrant city that provides a pedestrian-friendly environment for affordable living, shopping, dining, arts, culture, entertainment and special events. This two-square mile city is surrounded by waterways and home to eleven parks which boasts butterfly gardens, boat ramps, historic buildings and tennis courts to name a few. In recent years, Wilton Manors has maintained its stable residential environment while attracting young families and secure retirees. Additionally, Wilton Manors has become a nationally known destination for the LGBT community and the diversity and acceptance of diverse lifestyles in the city is unparalleled in South Florida.