

OFFICE FOR LEASE

Plantation, FL 



# Crossroads Business Park

8201 Peters Road  1

8151 Peters Road  2

8050 SW 10th Street  4



Easy Access  
to I-595



Ample Parking with  
Select Canopy Spaces



5:1,000 SF  
Parking Ratio



Nearby Hotels,  
Restaurants & Banks



Water  
Views

## Greg Martin

Principal, Managing Director

(954) 903-1815

[greg.martin@avisonyoung.com](mailto:greg.martin@avisonyoung.com)

## Justin Cope, SIOR

Principal

(954) 903-3701

[justin.cope@avisonyoung.com](mailto:justin.cope@avisonyoung.com)

## Lisa Blumer, CCIM

Principal

(954) 903-3703

[lisa.blumer@avisonyoung.com](mailto:lisa.blumer@avisonyoung.com)

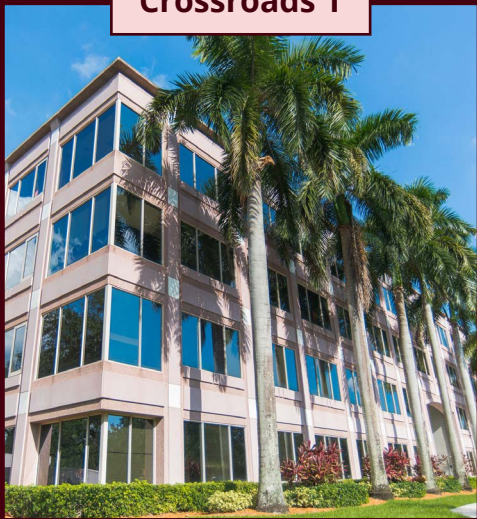
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# Availability

## Crossroads 1



### Rental Rate

\$**27**.50 | \$**14**.94  
NNN psf Op. Exp. psf

Suite 3500  
**2,241 sf**

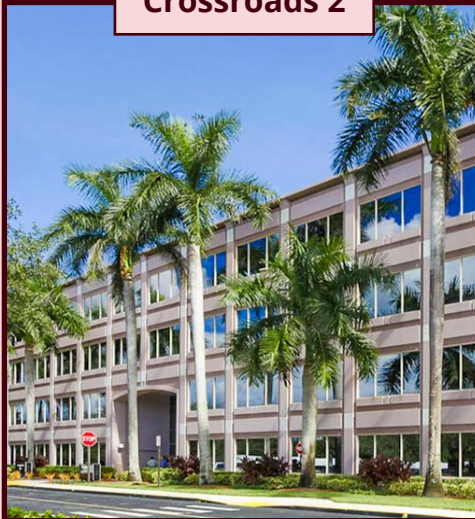
*\*Spec Space*

Suite 3700  
**3,518 sf**

*\*Spec Space*

Suite 4100  
**11,805 sf**

## Crossroads 2



### Rental Rate

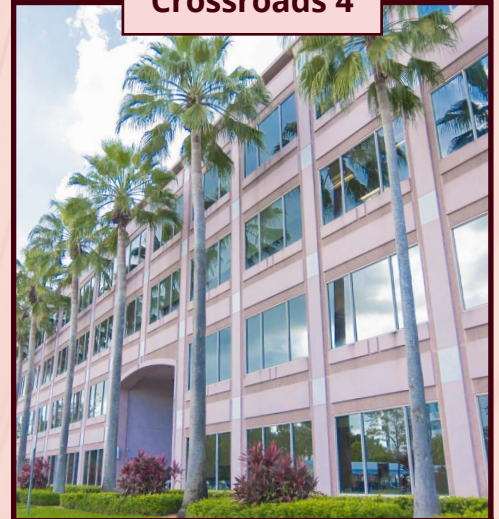
\$**27**.50 | \$**14**.52  
NNN psf Op. Exp. psf

Suite 2004  
**7,093 sf**

*First Generation*

Suite 3500  
**3,533 sf**

## Crossroads 4



### Rental Rate

\$**27**.50 | \$**16**.48  
NNN psf Op. Exp. psf

Suite 1800  
**5,996 sf**

*\*Under Construction*

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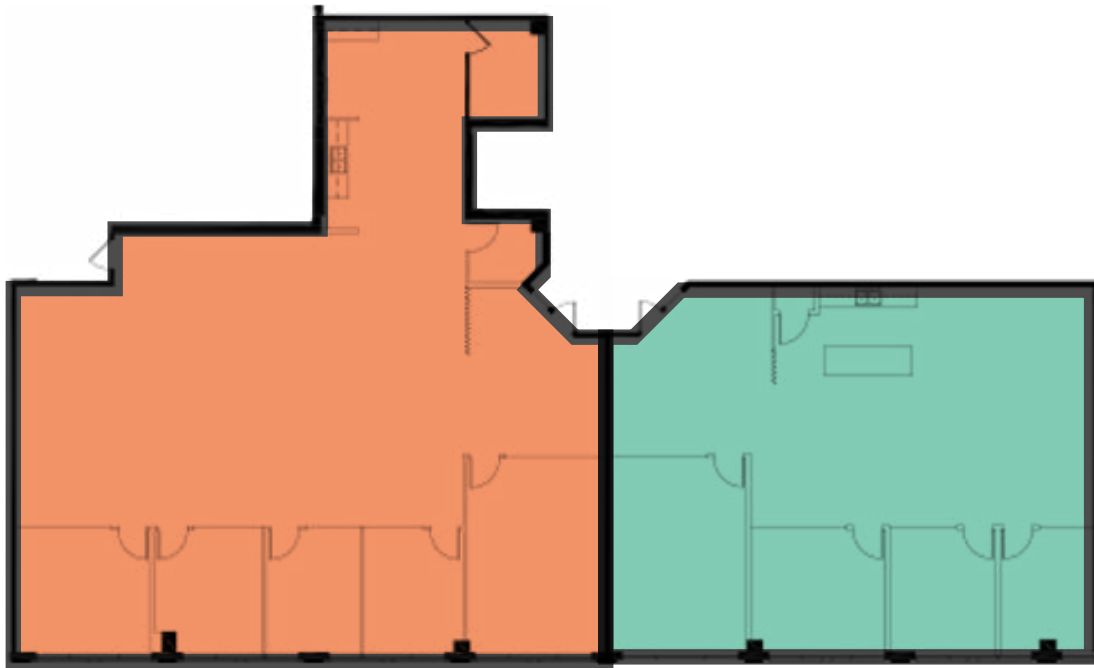
### Lisa Blumer, CCIM

Principal  
(954) 903-3703  
lisa.blumer@avisonyoung.com

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## Crossroads 1

### 3rd Floor Spec Spaces 3,518 sf | 2,241 sf



**Suite 3700**  
3,518 sf

**Suite 3500**  
2,241 sf

*Brand New*

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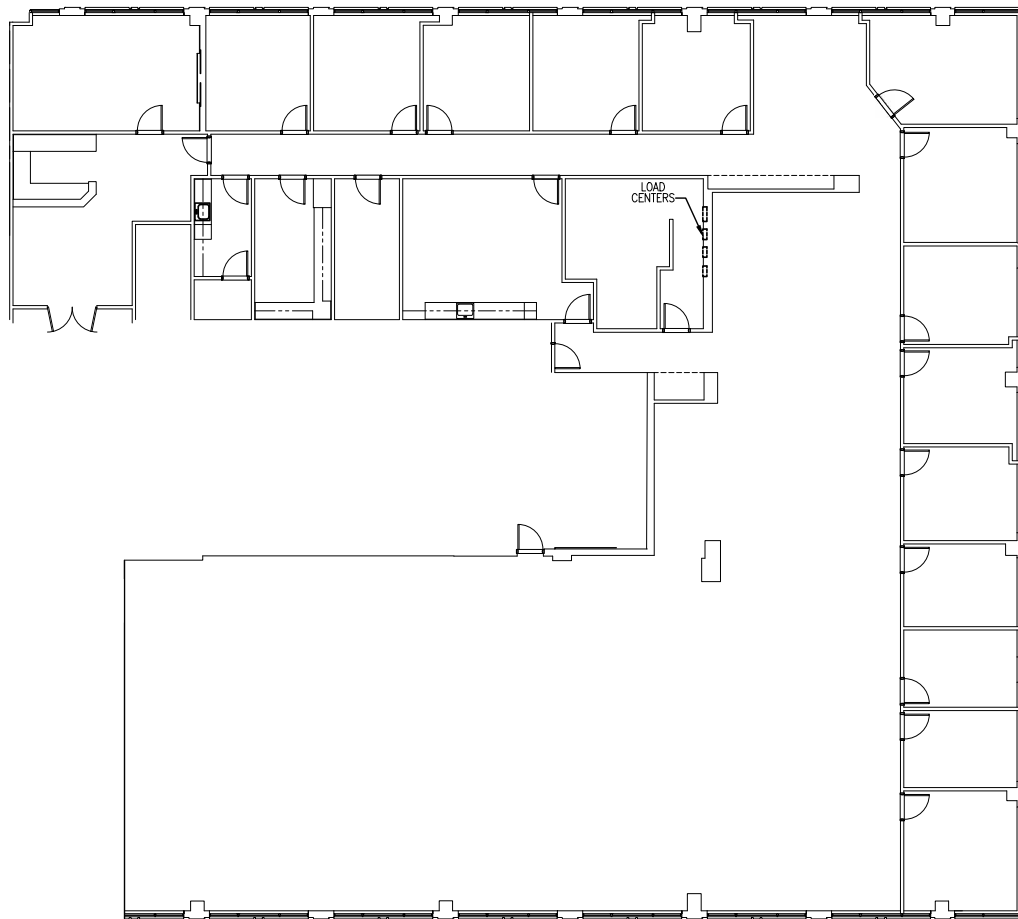
[lisa.blumer@avisonyoung.com](mailto:lisa.blumer@avisonyoung.com)

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YOUNG**

Crossroads 1

## Suite 4100

11,805 sf



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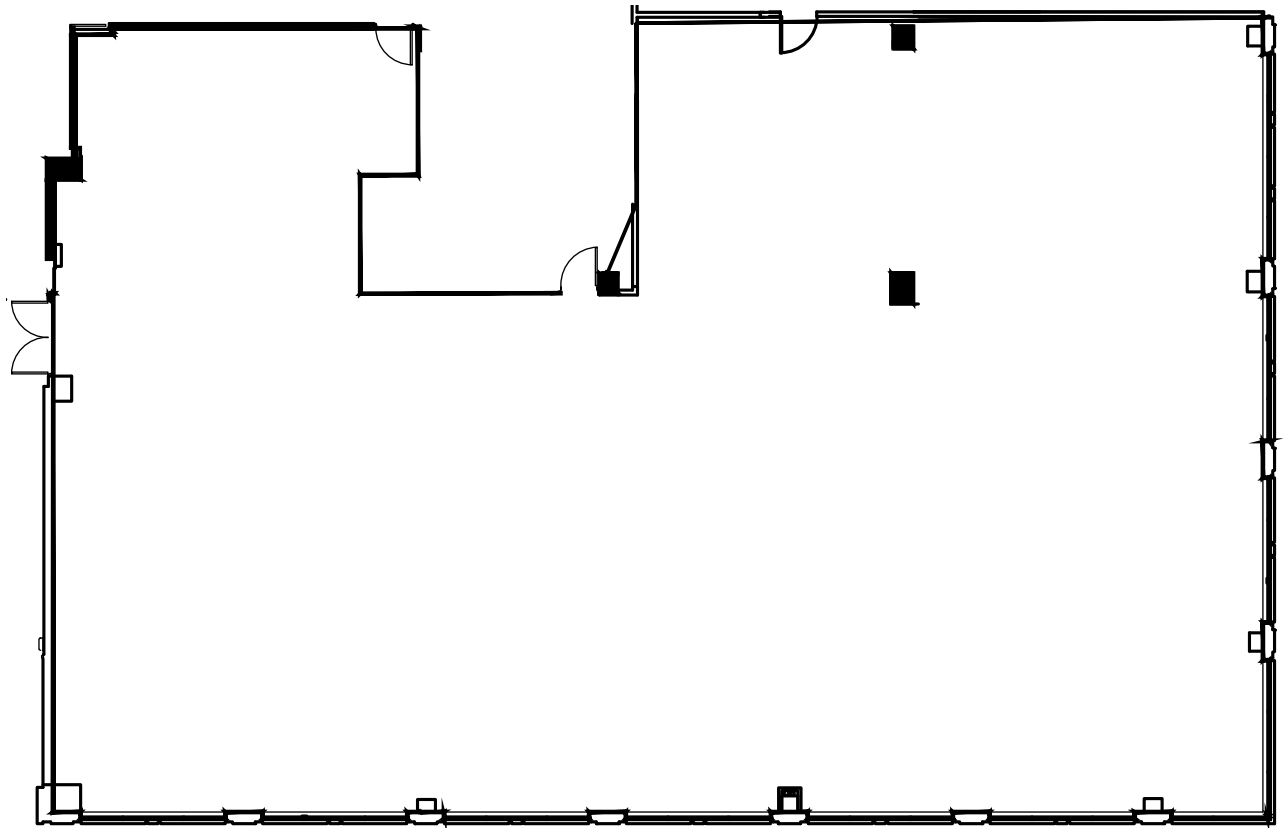
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Crossroads 2

## Suite 2004

7,093 sf



First Generation

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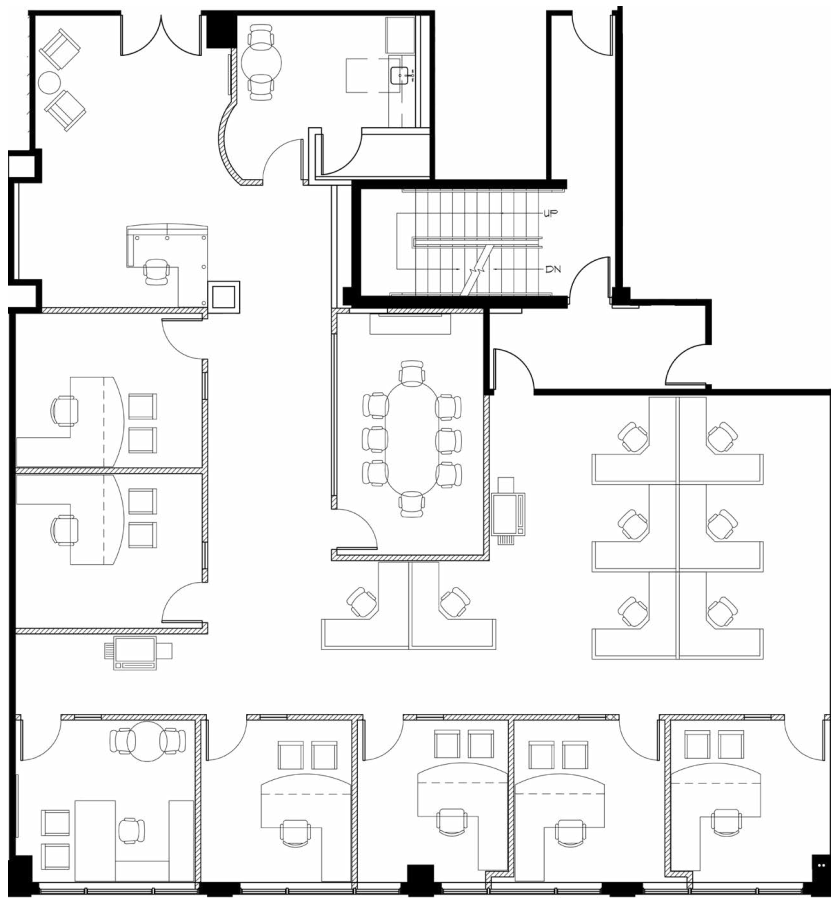
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## Crossroads 2

# Suite 3500

3,533 sf



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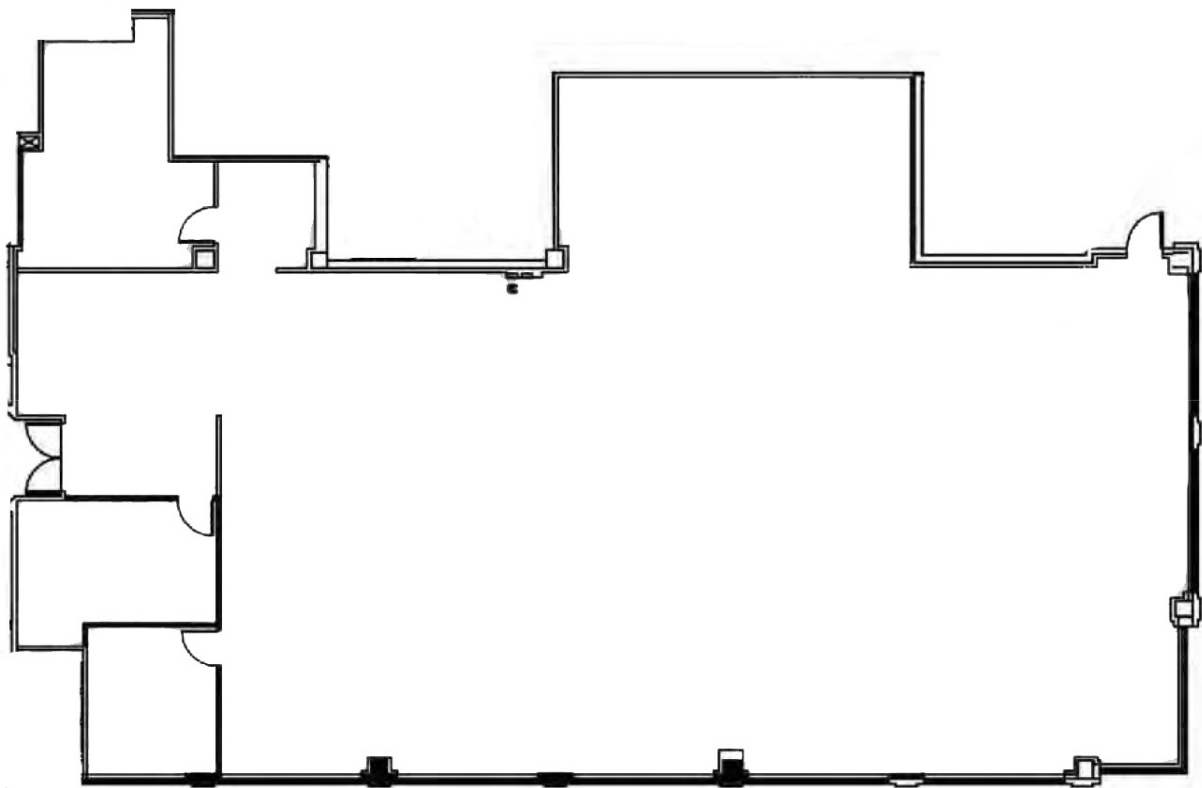
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Crossroads 4

## Suite 1800

5,996 sf



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## Premium Office Complex with Exclusive Amenities



### Prime Location:

Easy access to I-595 ensures convenient commutes



### High Parking Capacity:

With a 5:1,000 SF ratio, the property offers ample parking to support tenant comfort



### Scenic Views:

Boost morale and work environment with water views



### Convenient Amenities:

Walking distance to hotels, restaurants, and banks for business meetings and daily errands



### Convenient On-Site Parking:

Ample surface parking available, including select covered canopy spaces for added comfort and protection

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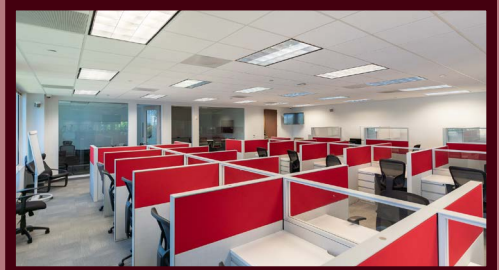
(954) 903-3703

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# Gallery



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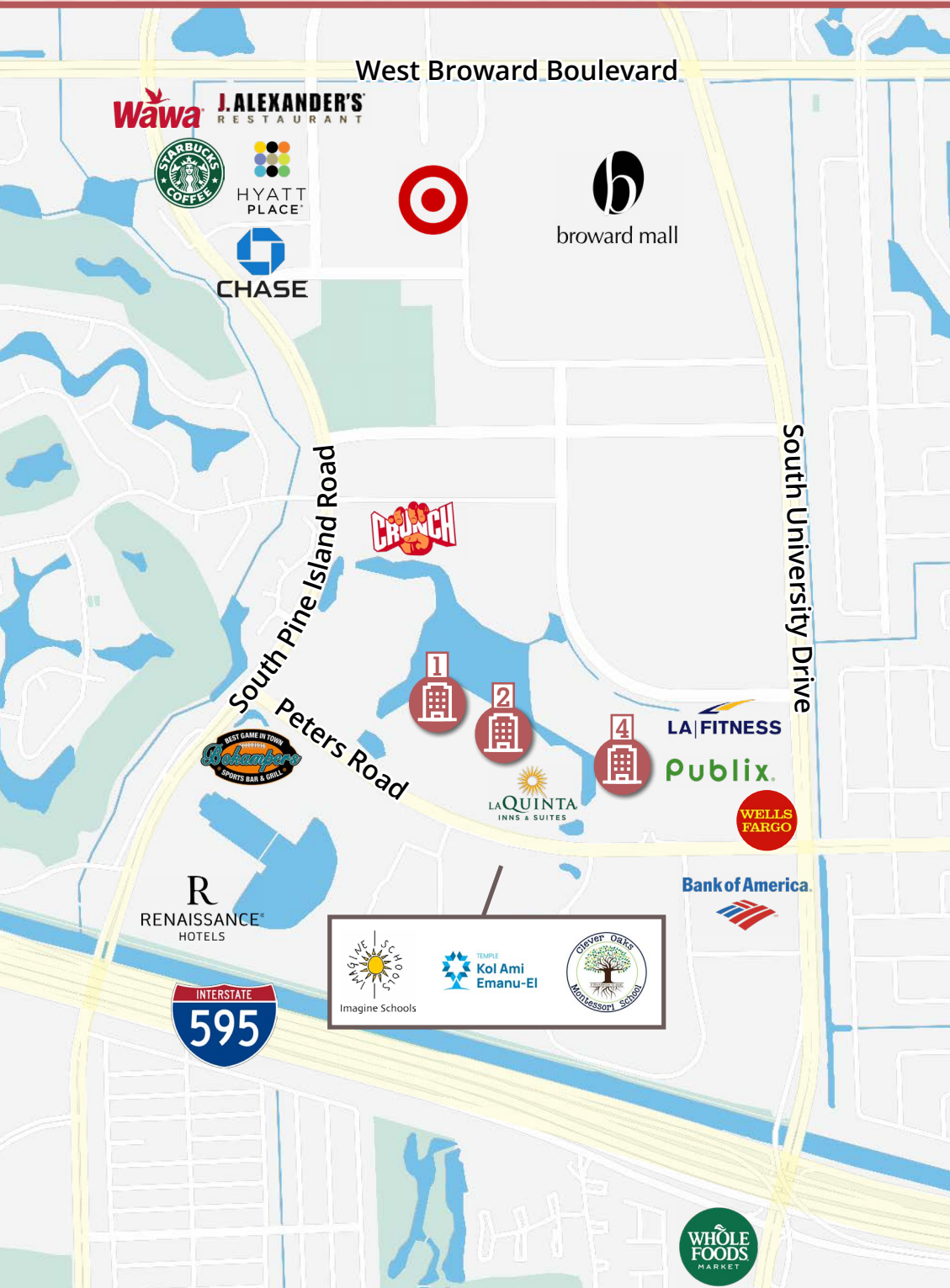
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# Property Location



## Crossroads Business Park

- Crossroads ①
- Crossroads ②
- Crossroads ④

## Restaurants

- J. Alexander's Restaurant
- Bokamper's Sports Bar & Grill
- Starbucks

## Financial

- Chase
- Wells Fargo
- Bank of America

## Schools

- Imagine Schools Plantation
- Temple Kol Ami Emanu-El
- Clever Oaks Montessori School

## Misc.

- Broward Mall
- Whole Foods
- Crunch Fitness
- LA Fitness
- LaQuinta Inns & Suites
- Publix
- Renaissance Hotels
- Wawa
- Hyatt Place
- Target

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