

FOR LEASE

DEERFIELD OFFICE CENTER

1400 E Newport Center Drive, Deerfield Beach, FL 33442

SPEC SUITES COMING SOON!



Modern Office Environment with Exceptional Access

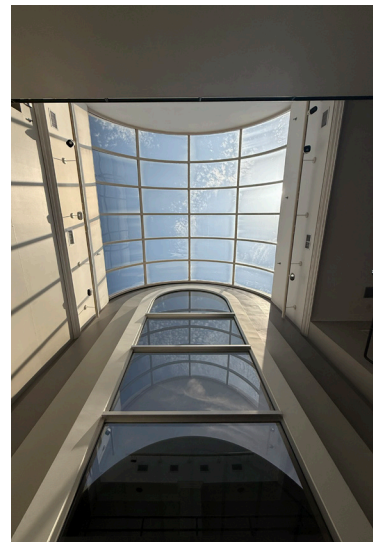
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PROPERTY HIGHLIGHTS

Position your business at 1400 E Newport Center Drive, a fully renovated office building located within the well-maintained Newport Center Business Park in Deerfield Beach. The property features modernized common areas, brand-new spec suites, and a professional environment designed to support productivity and growth.

The property provides immediate access to South Florida's major highways, abundant parking, and a campus environment that enhances both employee experience and client impressions.



DEERFIELD OFFICE CENTER

- *Fully Renovated Office Building with Modern Common Areas and Upgraded Finishes*
- *Brand-New, Move-In Ready Spec Suites*
- *New Tenant Conference Facility Coming Soon*
- *Prominent I-95 Frontage with Building Signage Opportunities*
- *Located Within the Newport Center Business Park Featuring Beautiful Landscaping, 6-Acre Lake, Walking Trails, and Two On-Site Hotels*
- *Excellent Access to I-95, Sawgrass Expressway, and Florida's Turnpike*
- *Flexible Suite Sizes to Accommodate a Wide Range of Users*
- *On-Site Backup Generator Ensuring Business Continuity*

AVAILABILITY

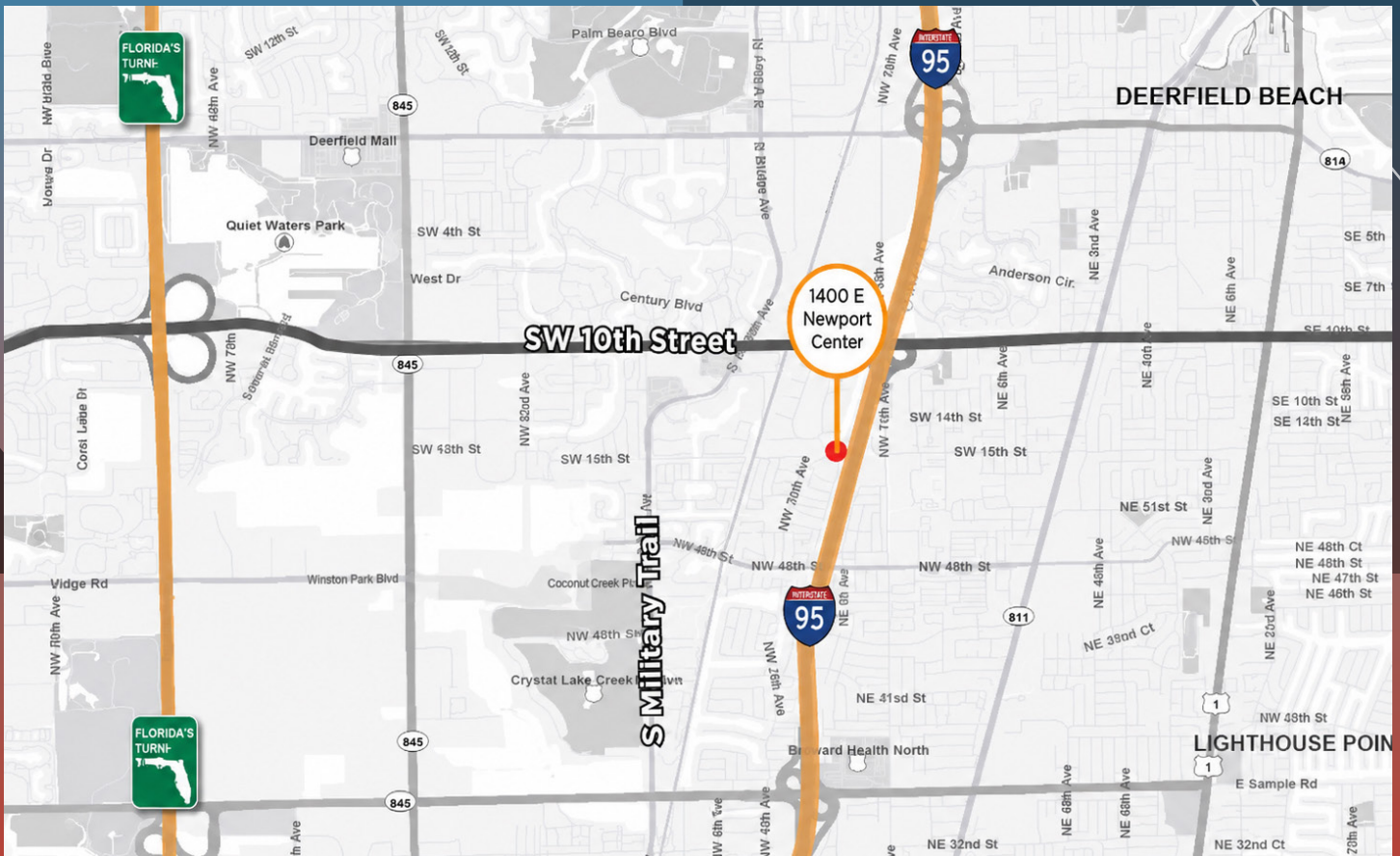
| SUITES AVAILABLE | AVAILABLE SF |
|------------------|----------------|
| Max Contiguous | 22,625 SF |
| Suite 101/105 | 3,000-10,065SF |
| Suite 102 | 5,113 SF |
| Suite 106 | 9,772 SF |
| Suite 107 | 3,557 SF |
| Suite 202 | 12,853 SF |
| Suite 205 | 2,965 SF |



\$19.00 NNN
Rate

\$9.75
Opex
Net of Electric

6/1,000
Parking



DEERFIELD OFFICE CENTER

PLEASE CONTACT:

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