

FOR LEASE

2050 Spectrum

2050 SPECTRUM BOULEVARD. FORT LAUDERDALE, FL

2050
SPECTRUM



- › ±128,830 sf of Class A office space
- › Corporate Headquarters Building
- › Available spaces from ±75,000 sf to ± 128,830 sf with amenities
- › Up to 7:1,000 rsf parking
- › AT&T and FPL FiberNet wired with full building redundancy
- › 900 kW Cummins Onan generator with 10,000-gallon diesel tanks for full building operations, with robust operating systems and building structure.
- › Existing Data Bunker with UPS System to provide 24/7 full building backup
- › New HVAC systems & renovations underway
- › \$17.50 NNN psf plus Operating Expenses of \$10.00 psf net of electric & janitorial
- › Located off Commercial Boulevard, less than a mile west of I-95 and two miles east of Florida's Turnpike
- › Close proximity to Fort Lauderdale Executive Airport and Fort Lauderdale Hollywood International Airport, with excellent public transportation servicing the property.



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2050 Spectrum > Class A Office

2050 Spectrum offers 128,830 square feet of Class A Office space in a campus setting, conveniently located close to I-95 at the corner of NW 44th Street (Spectrum Boulevard) and NW 21st Avenue, in the Commercial Boulevard corridor.



Visit this property at www.2050spectrum.com



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North Building
Approximately 75,240 rsf
1st Floor: 37,620 rsf
2nd Floor: 37,620 rsf

South Building
Approximately 46,336 rsf
1st Floor: 9,653 rsf
2nd Floor: 11,698 rsf
3rd Floor: 12,453 rsf
4th Floor: 12,532 rsf

Atrium

Data Bunker
Approximately 7,254 rsf

2050 Spectrum > Class A Office Campus

Description

Conceived as a corporate headquarters campus and initially occupied by Randstad, a Fortune Global 500 company whose relocation out of Florida creates the opportunity for South Florida tenants to enjoy a sustainable, 24/7 mission-critical operation, unique to South Florida. 2050 Spectrum was designed to mitigate the impact of severe weather events, including hurricanes, by providing redundant power underpinning communication and operational systems custom-designed to reduce the risks associated with uncontrollable weather events.

2050 Spectrum's technologically-advanced office building boasts two sources of power redundancy, multiple communication services (including FPL FiberNet, Comcast, and AT&T) and an extraordinary data center: **the Data Bunker**. Designed to withstand up to a Category 5 hurricane, the Data Bunker can also be utilized as a command center.

2050 Spectrum also provides two (2) 100% battery backup/UPS systems with wiring to every workstation and office. Additionally, a 1250 kW Cummins Onan generator with a 10,000 gallon diesel tank helps ensure the seamless operation of 2050 Spectrum's unique infrastructure, regardless of the availability of electricity.

The two-story North Building (immediately available) has approximately 37,600 square foot floor plates, serviced by two elevators. The 46,000 square foot South Building is a four-story facility with approximately 10,000 square foot floor plates, that can be available with 12 months' notice. The buildings are connected by a three-story atrium featuring two glass elevators. Building amenities include on site fitness center and cafeteria.



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