

## OFFICE/FLEX/SHOWROOM SPACE AVAILABLE/I-95 SIGNAGE & VISIBILITY



SUBJECT SPACE

# QUADRANT BUSINESS CENTER

DEERFIELD BEACH, FL

**378-380 SW 12th Ave  
Deerfield Beach, FL**

## Contact Us

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## Space Features/Highlights

- › 8,800 – 11,500 SF office/flex/showroom space available
- › Space also suitable for manufacturing/light assembly/storage
- › New custom build out available (*see optional layouts on back*)
- › Fronts I-95 providing excellent signage
- › End-cap unit with three sides floor-to-ceiling glass
- › Excellent parking ratio
- › No Common Area Factor
- › \$12.95 + \$3.22 PSF (+ electric)

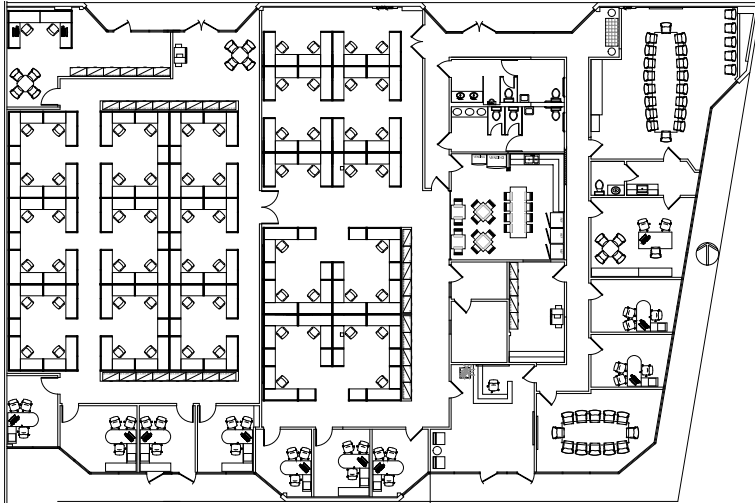
## Property Features/Highlights

Quadrant Business Center is a ±280,000 SF, seven building office/flex/warehouse complex that is institutionally owned. A number of the buildings have direct exposure to and visibility from I-95.

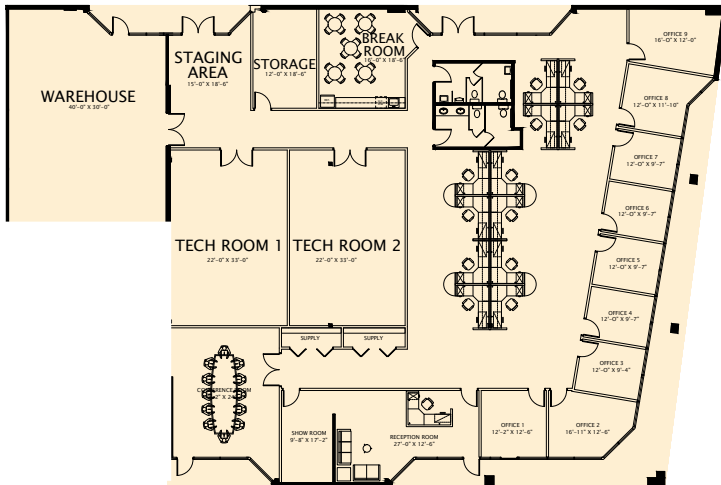
The Project is strategically located within 2-3 minutes of I-95 via either the Hillsboro Boulevard or SW 10th Street exits of the highway in Deerfield Beach between Boca Raton and Fort Lauderdale. The Project is also 5-10 minutes from both the Sawgrass Expressway and Florida's Turnpike.



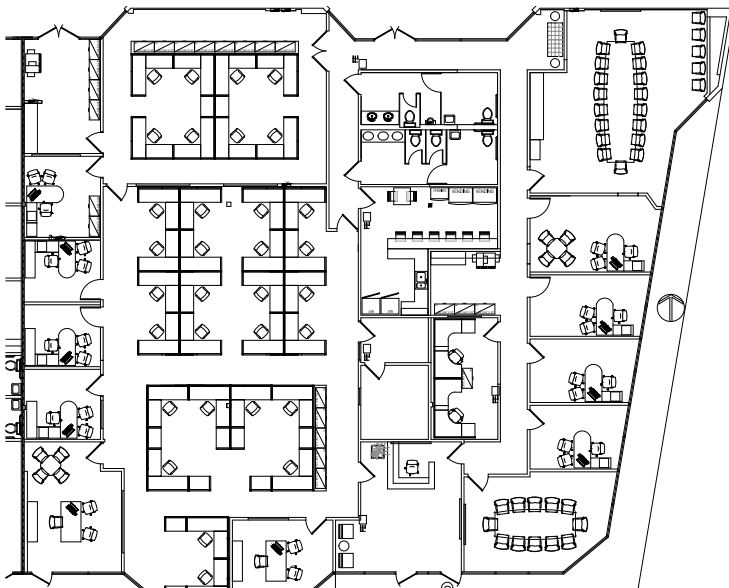
## Test Fit 1



## Test Fit 2



## Test Fit 3



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