

Single Tenant Investment Available For Sale

1100 W McNab Road, Fort Lauderdale, FL



CHILDNET HEADQUARTERS

Property Address	1100 W McNab Fort Lauderdale, FL
Property Type	Class B Office Building (2 Stories)
Year Built	1971; Recently renovated in 2015
Size	+/- 82,854 SF on +/- 6.85 AC
Parking	+/- 525 Spaces: 6.3/1,000 SF
Occupancy	100%
Rent Commencement	December 4, 2014
Lease Term	6 Years
Security Deposit	\$228,815.10
Rent	\$18.05/SF (\$1,495,182.90) annually 2.6% increases
Est. NOI	\$1,163,372.18
Insurance	\$105,000
Property Taxes	\$226,810.72



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OVERVIEW

This property is an +/- 82,854 SF office building located on +/- 6.85 AC of land at 1100 W McNab Road, Ft. Lauderdale, Florida, which is currently leased to ChildNet until 5/31/2025.

ChildNet, the tenant, is a Community Based Care lead agency that manages the systems and services and supports abused, abandoned and neglected children and their caregivers for Broward and Palm Beach counties. ChildNet has been operating since 2001 and has received annual budgets in excess of \$100M.

The property improvements was constructed in 1971, renovated in 2004, and again in 2015. The main building is composed of +/- 75,354 SF first floor with a +/- 7,500 SF mezzanine level. There is also a structured parking garage which offers 525 parking spaces of a ratio of 6.3 spaces per 1,000 SF.

I-95 is located less than 1.5 miles east of the property. Additionally, the Florida Turnpike is also easily accessible approximately 2 miles to the west.

FINANCING TERMS

“Prequalified by Wells Fargo”

Loan Amount	Up to 75% Loan to Cost
Term	5, 10 or 15 Year Fixed Option
Amortization	Up to 25 Years
Rate	Internal Fix and Swap Option