

OFFICE SPACE FOR LEASE

CHESTERFIELD SMITH CENTER

4343 W. Flagler St. / Coral Gables, FL 33134



Building Summary

Building Size	39,732 RSF
Number of Floors	5 Floors
Year Built	1983
Lease Term	Three (3) to Ten (10) years
Lease Basis	Full Service Gross
Rental Rate	\$27.00/RSF
Rent Increases	3% annually
Operating Expenses	Tenant shall pay its proportionate share of Operating Expenses, including insurance, real estate taxes and management fees to the extent Operating Expenses exceed Base Year 2020 actual costs for the Building. 2020 Operating Expenses are estimated to be \$9.20/RSF.
Standard Hours for Air Conditioning	Monday - Friday: 8:30 AM - 8:30 PM. Air Conditioning is available at other times at a charge.
Standard Building Access Hours	Monday - Friday: 8:30 am - 6:30 pm. Tenants can access the building at other times via FOB.
Tenant Improvements	Negotiable
Parking	2.0/1,000 parking ratio provided at no charge
Security Deposit	Amount to be determined upon Landlord's review of Tenant's financial information.

PLEASE CONTACT:

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