

Dadeland Centre II



*Developed by:
The Green Companies, Inc.*

Description

Dadeland Centre II is a new 15 story office building with 112,000 square feet of Class “A” office space due for occupancy in Fall 2007. This state of the art building offers views of the Miami skyline and Biscayne Bay.

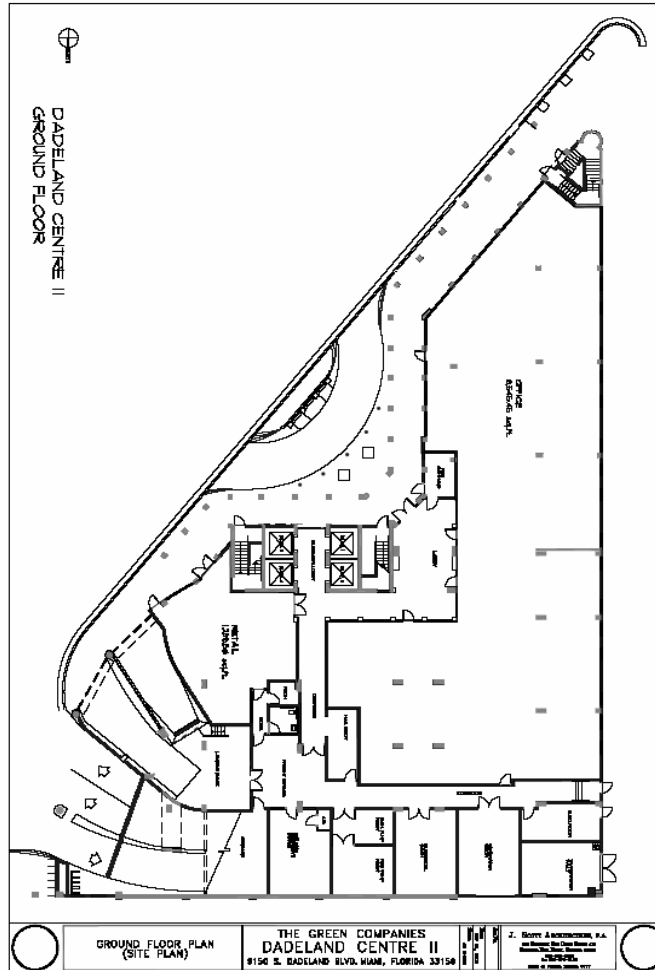
Location

Perfectly situated between Kendall Drive, US1 and the Palmetto Expressway and located adjacent to Dadeland South MetroRail Station, Dadeland Centre II is ideally located and uniquely designed for 21st century business environment.

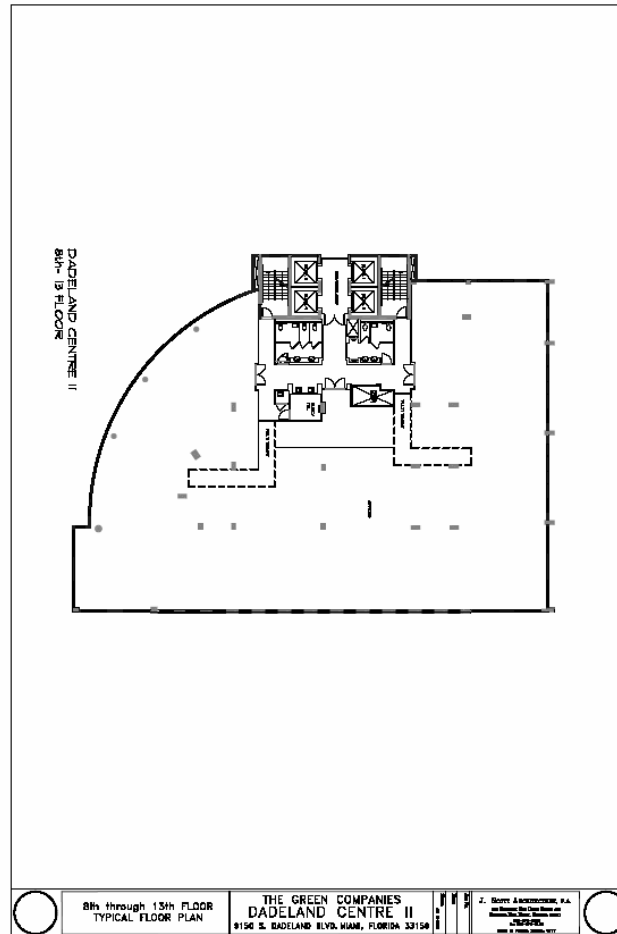
Dadeland Centre II will offer:

- *Elegant Lobbies, Corridors and Building Finishes*
- *approximately 13,000 rentable square feet per floor*
- *Laminated Windows for Hurricane Protection and Sound and Heat Resistance*
- *Four (4) High Speed Elevators with Computer Controlled Logic*
- *24 Hour Security*
- *9 foot interior ceiling heights*
- *Fiber Optics with Dual Sources for Communications Redundancy*
- *7.0 Electrical Watts of Tenant Load Per Square Foot*
- *2.0 Electrical Watts of Tenant Standby Load Per Square Foot*
- *Tenant Controlled After Hours Air Conditioning System*

Ground Floor



Typical Floor Plan



Leasing Rates

- *1st Floor* \$20.00
 - *8th Floor* \$19.00
 - *9th Floor* \$19.50
 - *10th Floor* \$20.00
 - *11th Floor* \$20.50
 - *12th Floor* \$21.00
 - *14th Floor* \$21.50
 - *15th Floor-PH I* \$22.50
 - *16th Floor-PH II* \$23.50
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- *Storage (per square foot)* \$20.00
 - *Parking (per space per month)* \$70.00

* *All Leasing rates are net, net, net*
Expenses for 2008 are capped at \$15.00 per square foot.

*For more leasing information
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