



**A CAMPUS BUILT TO
ATTRACT. ENGAGE. RETAIN.**

View Property Video

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**AVISON
YOUNG**

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- Class A, three-story office building
- Abundant surface parking: 5.5/1,000 sf
- 5,000 sf central amenity: The HUB @ Edison will serve as a conference center, break area, coffee bar, and fitness gym (including showers)
- Additional walkable amenities located in nearby The Shops at Pembroke Gardens
- Efficient floor plans with minimal interior columns
- 24/7 building access
- High ceilings and large windows for natural lighting
- Building signage available - excellent visibility from Interstate 75
- Dynamic indoor and outdoor collaboration spaces

Discover The Shops at Pembroke Gardens

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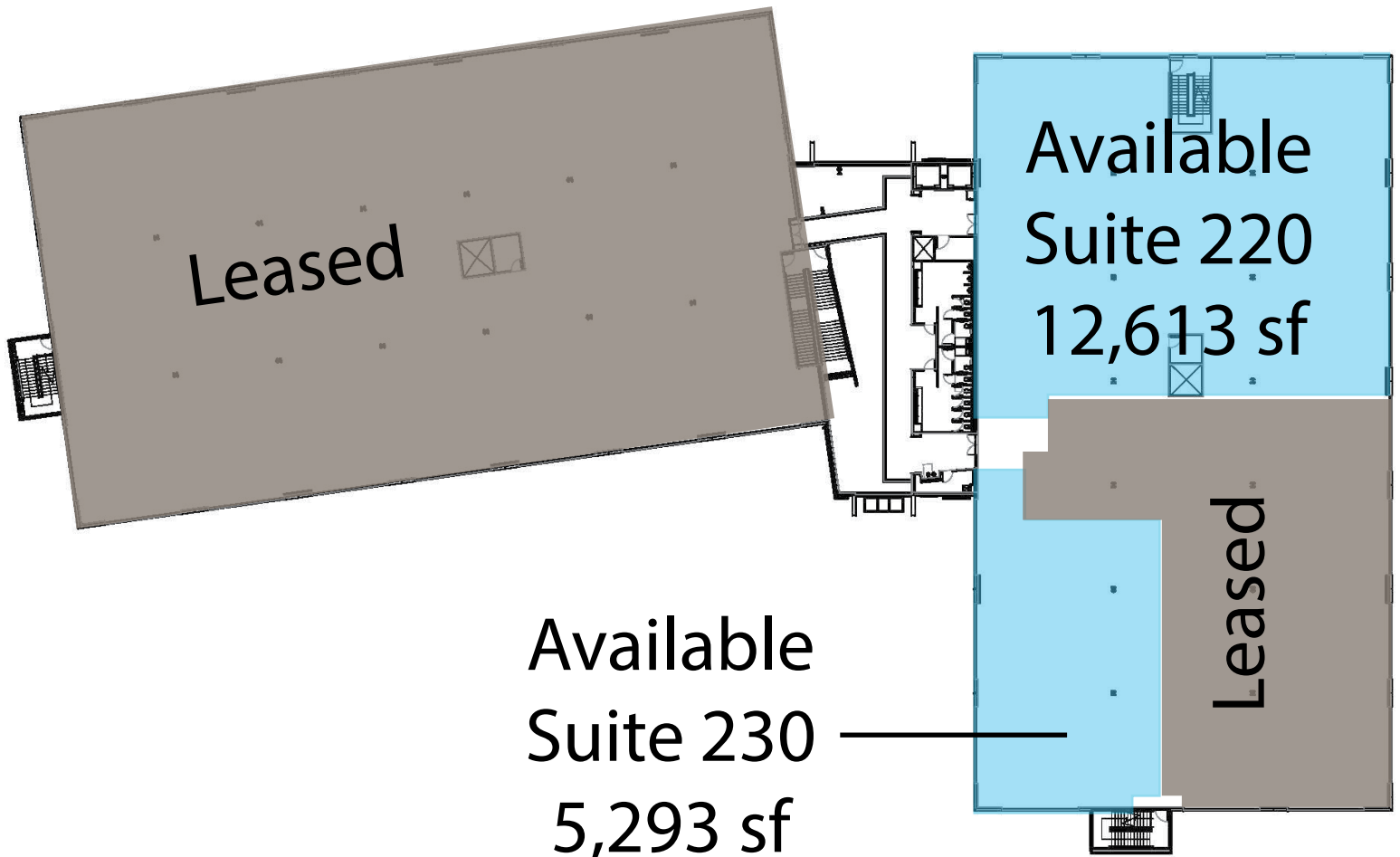
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Second Floor



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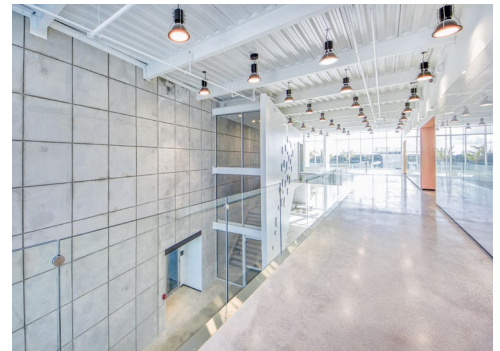
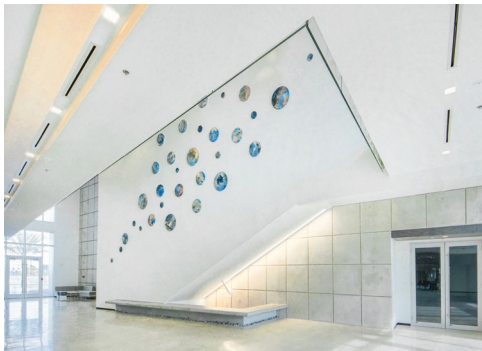
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THE EDISON
 PEMBROKE PINES

PHASE I - FOR LEASE

1200 SW 145TH AVENUE, PEMBROKE PINES, FL



Outdoor Collaboration Area



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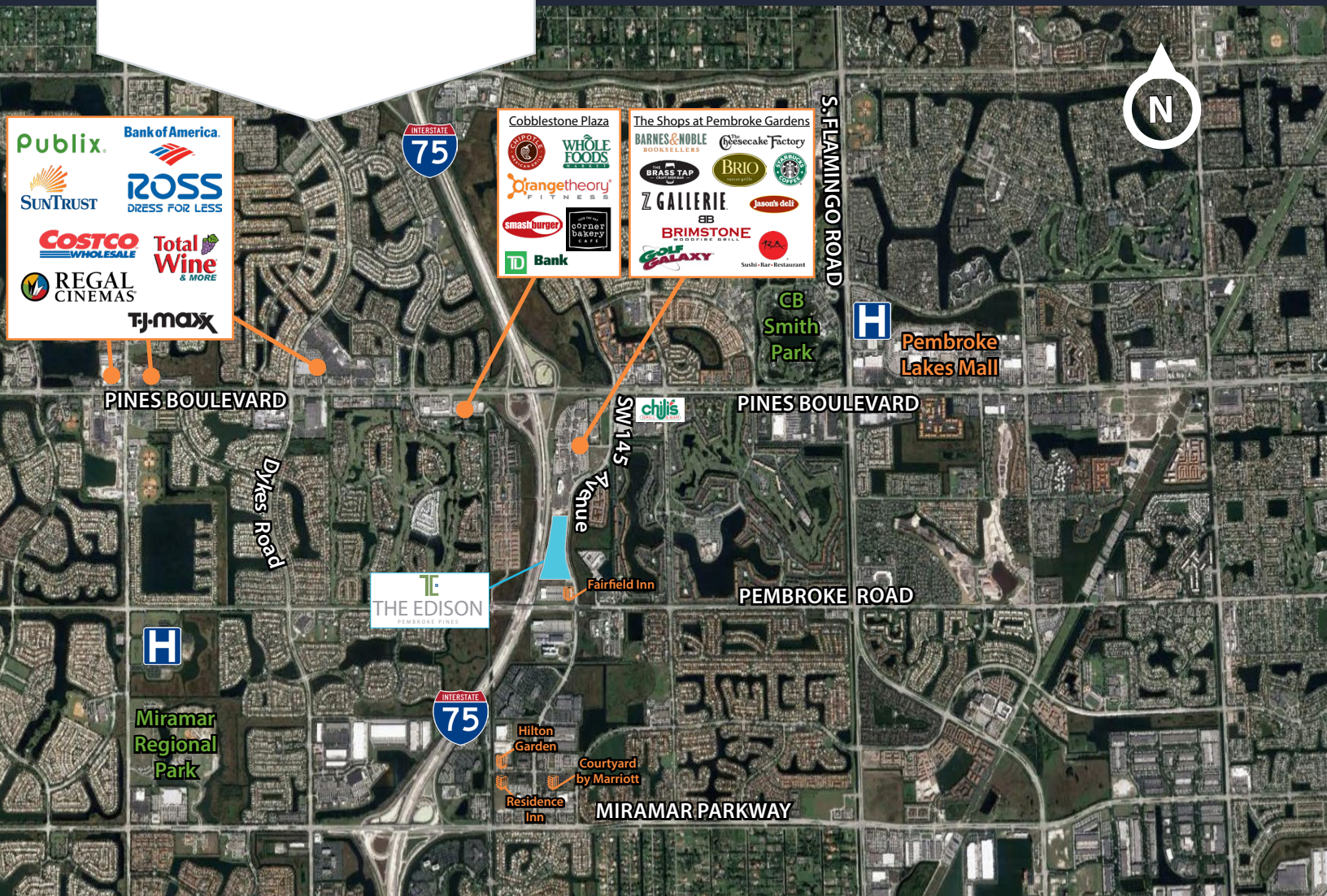
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THE EDISON

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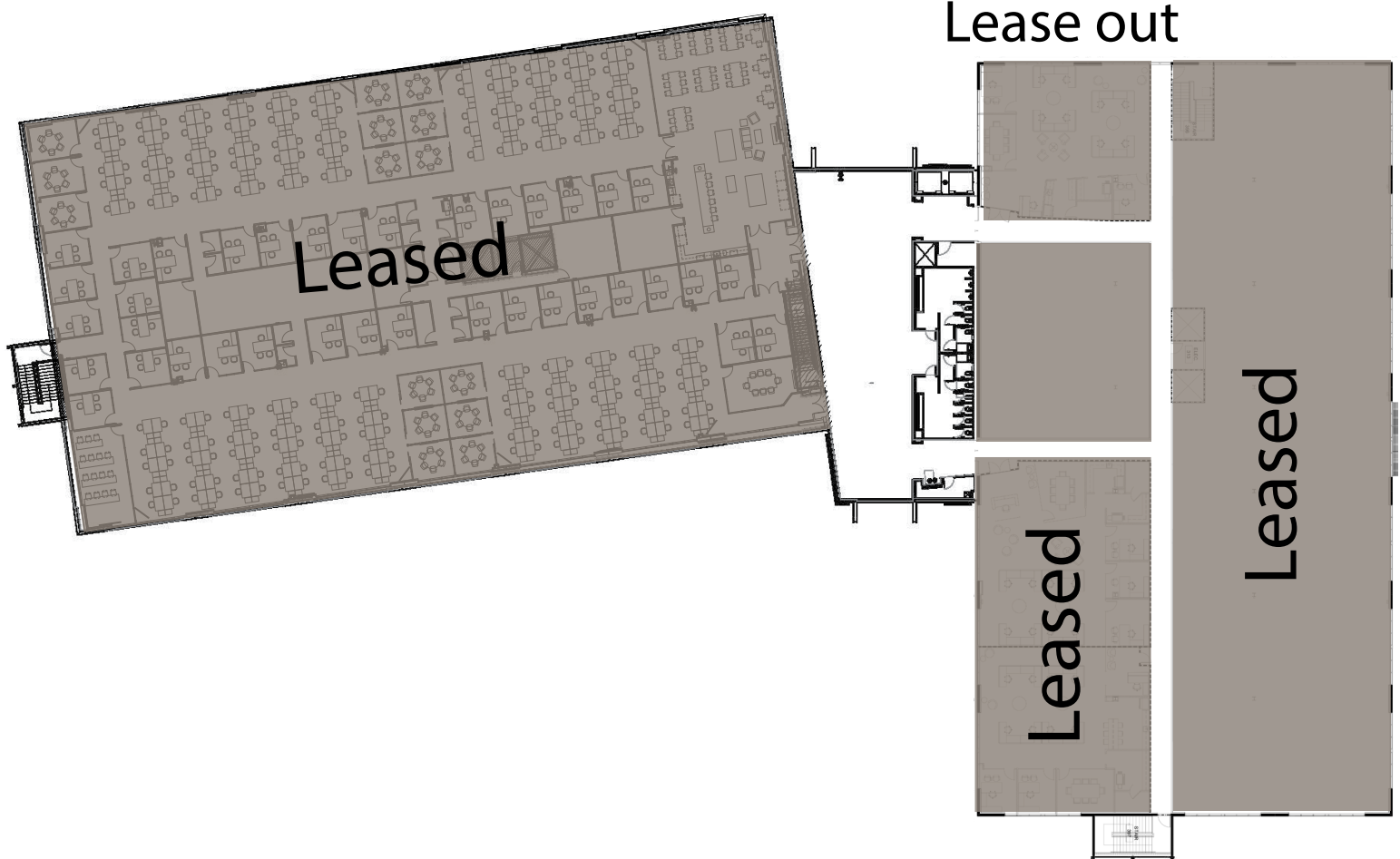
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Third Floor



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