

**SUBLEASE**

Royal Palm II

900 S Pine Island Rd | Plantation, FL 33324

Sublease Space

1,839 SF

Asking Rent

Negotiable

\$15.80/SF OpEx FS (2026)

Lease Expiration

12/31/2028

CONTACT US**Alfie Hamilton**

Senior Vice President

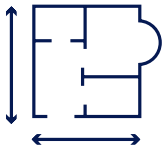
+1 954 652 4615

alfie.hamilton@colliers.com

Royal Palm II is a Class A office park in central Plantation. It offers a prestigious setting with a tenant lounge, conference center, and a 4.0/1,000 parking ratio with secure covered access. Tenants enjoy on-site fitness, dining, and outdoor seating, along with convenient access to I-595 and the Turnpike, just 10 minutes from Fort Lauderdale-Hollywood International Airport.

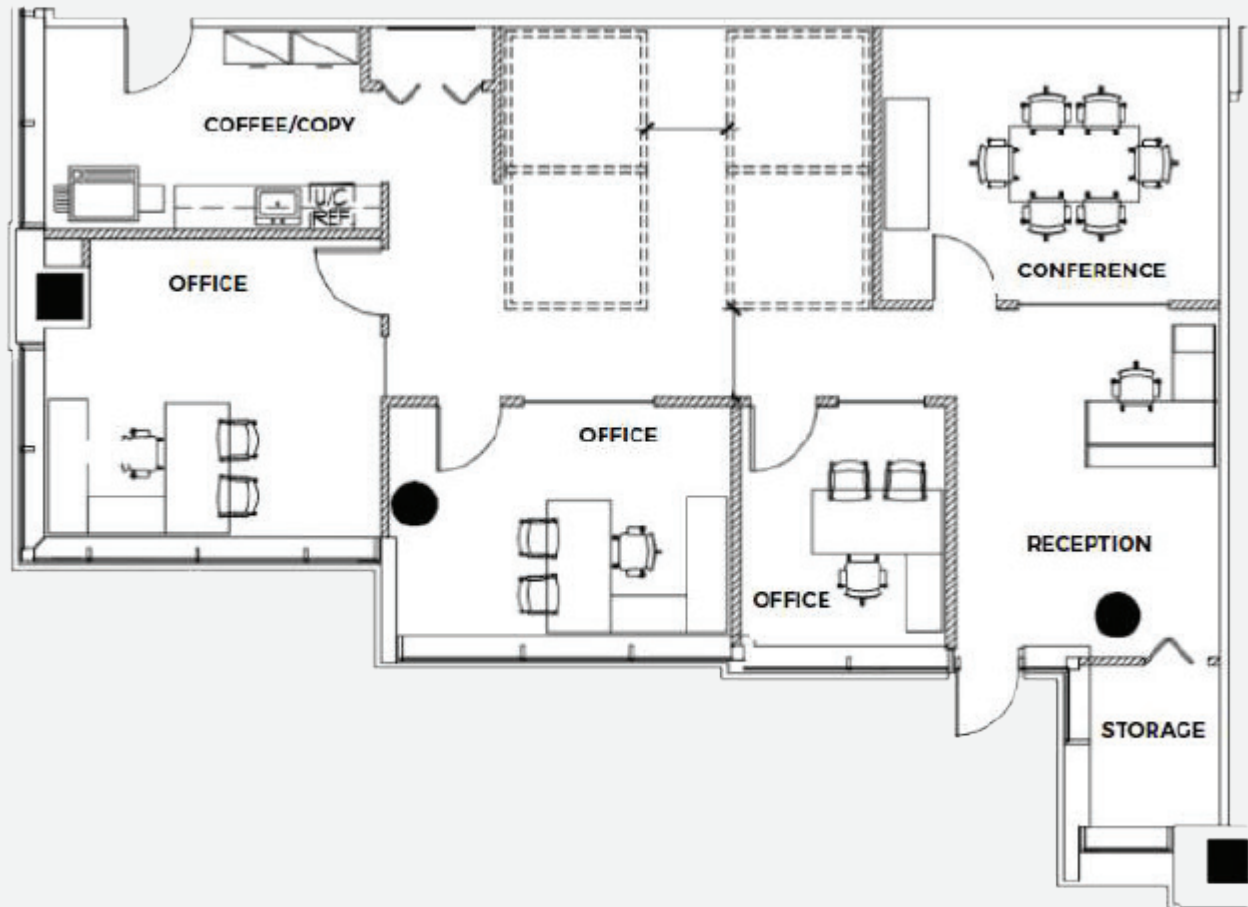
Additional Building Features:

- Class A Office project
- Structured parking with covered spaces - 4.0/1,000
- Shared conference center, tenant lounges and wellness room.
- Onsite café, fitness center and outdoor common areas
- Centrally located with easy access to I-595, FL Turnpike and I-95
- Numerous nearby amenities



Floor Plan

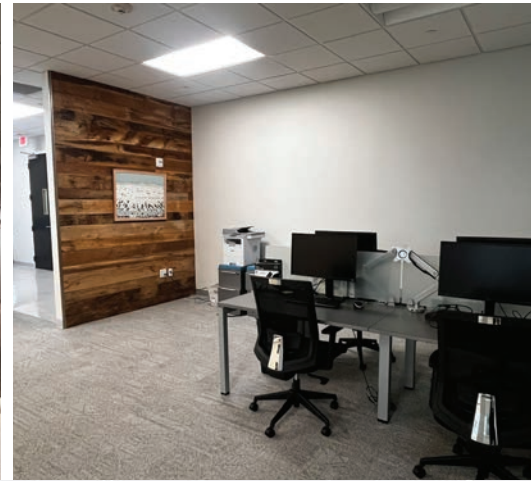
Suite 150
1,839 SF



Suite Features

- Reception Area
- Conference Room for 8
- Three (3) private offices on the window line
- Open area for four (4) workstations
- Kitchen with sink / Copy / Storage Area
- Suite has direct access from the exterior of the building
- Existing furniture and equipment negotiable

Suite Photos



Amenity Map

