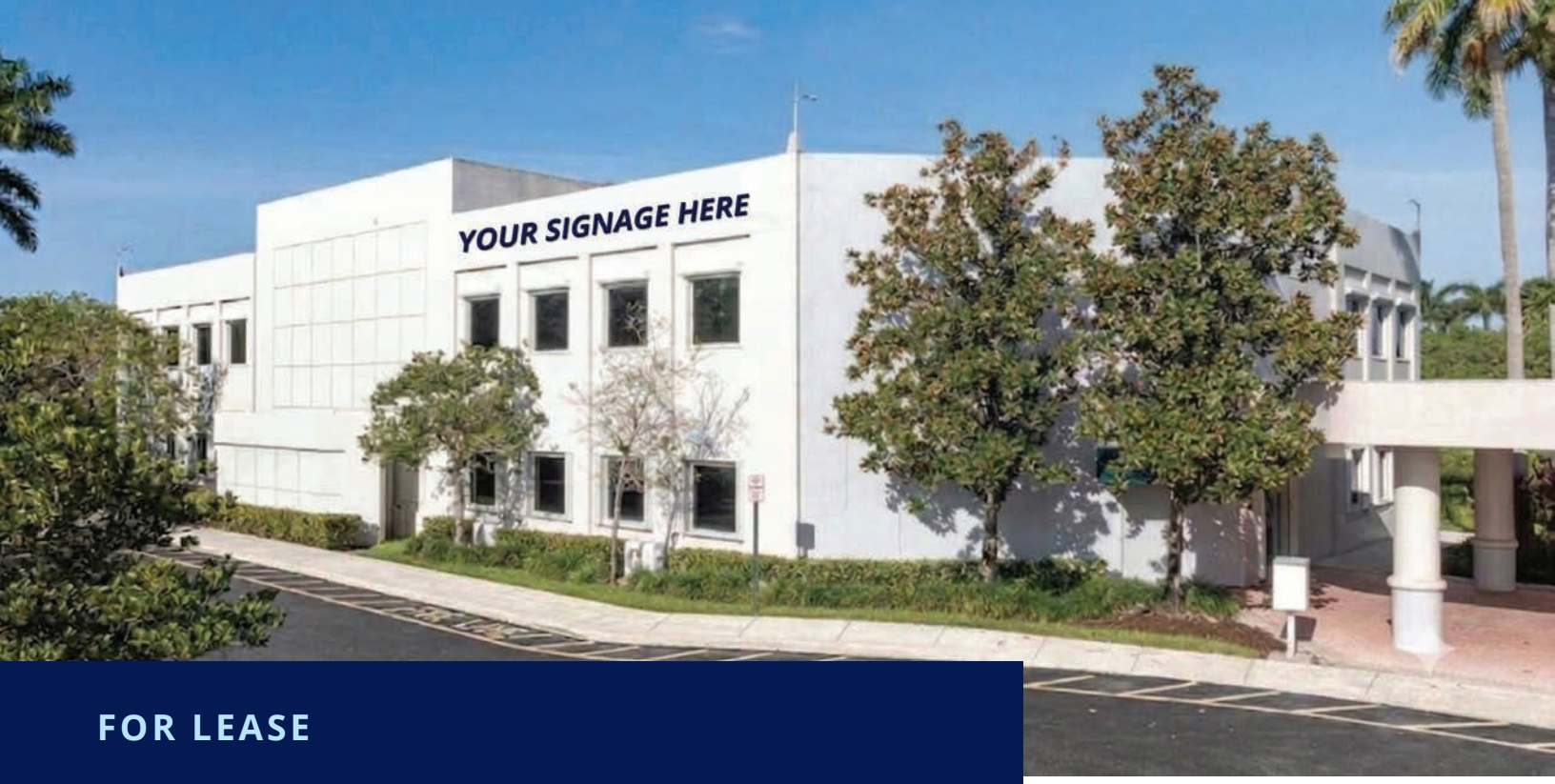


FOR LEASE

1485 N Park Drive

Weston, FL 33326

Asking Lease Rate:

$33.00

PSF NNN

OpEx:

$15.00

PSF

CONTACT US

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Building for Lease | ±10,543 - 21,087 SF

Situated in the prestigious Village Plaza of Weston, 1485 N Park Drive offers an exceptional leasing opportunity in one of South Florida's most sought-after business destinations. Overlooking a picturesque lakefront setting, the property provides convenient access to Weston Road, I-75, I-595, the Sawgrass Expressway, and an abundance of nearby retail, dining, and lifestyle amenities. This rare opportunity allows tenants to establish their presence within Weston's thriving business community while enjoying a premier location surrounded by one of the region's most affluent and desirable residential markets.

Property Highlights

- New ownership, as part of its acquisition strategy, is committed to enhancing the property through a comprehensive capital improvement program. Planned improvements include:
  - » Roof replacement, waterproofing of the building's envelope and windows, new HVAC units and new exterior painting
- Ample on-site parking
- The property offers efficient and adaptable office layouts, including private offices, collaborative workspaces, conference facilities, kitchen areas, and employee amenities, making it well-suited for businesses of varying sizes and operational needs.

Gallery **Photos**

















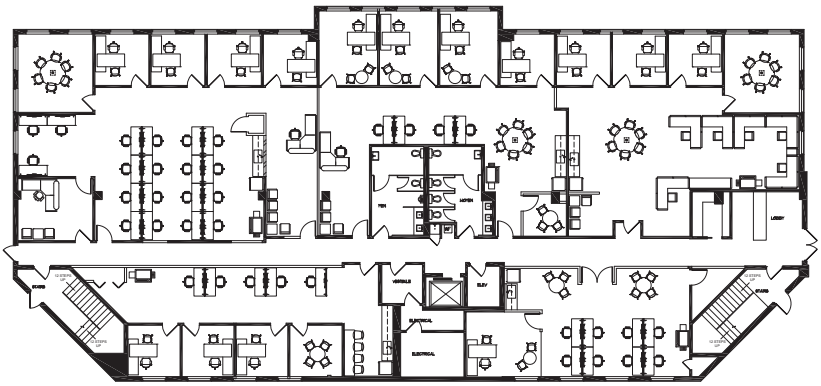
Amenities **Map**



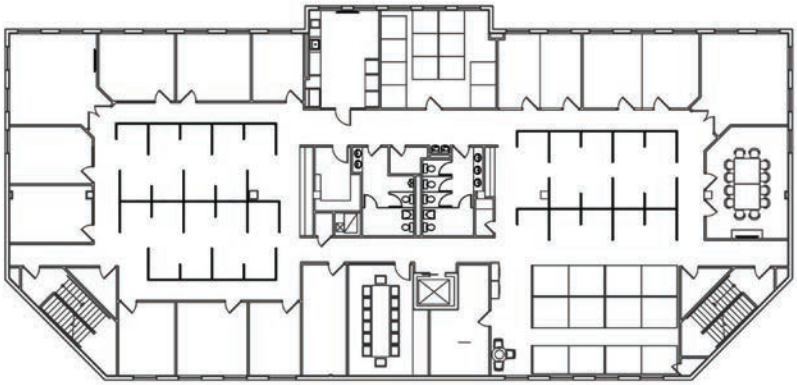
3-Mile **Demographics** (2025)

Population	Median Home Value	Average Net Worth	Average HH Income
75,254	**$641,754**	**$2,330,353**	**$174,134**

Floor **Plans** | ±10,543 SF Each

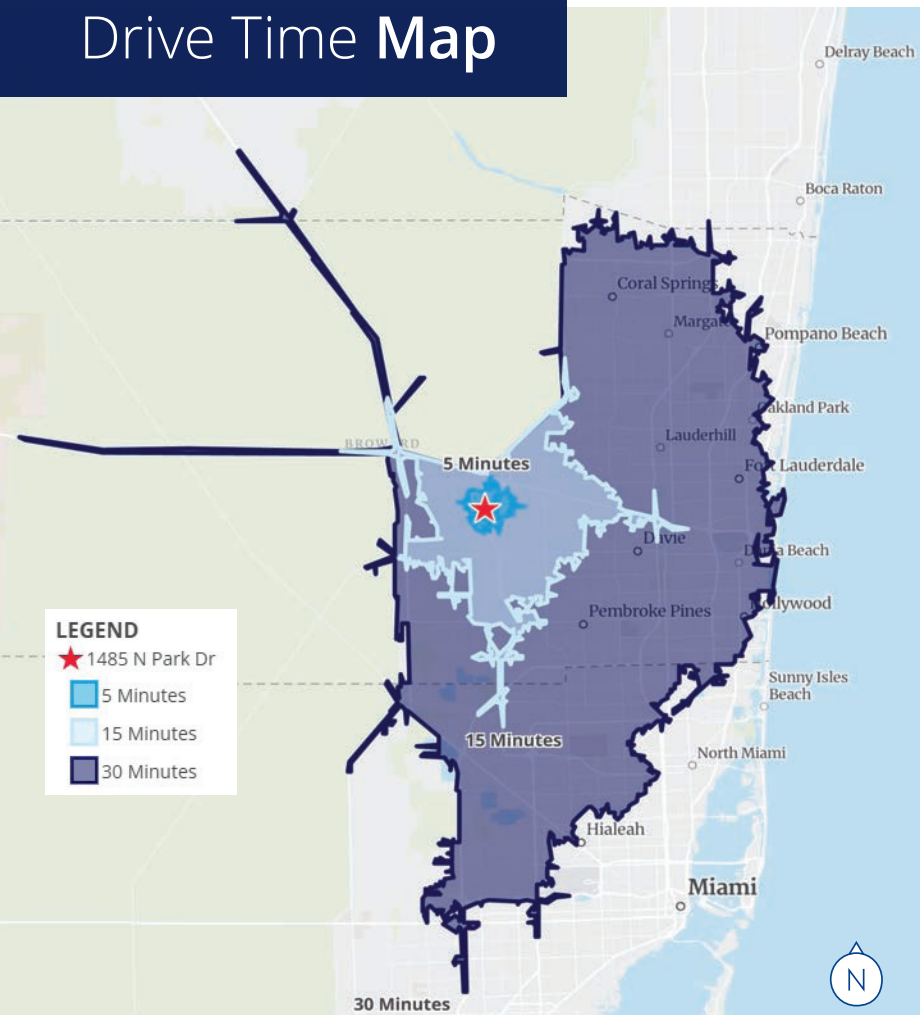


First Floor

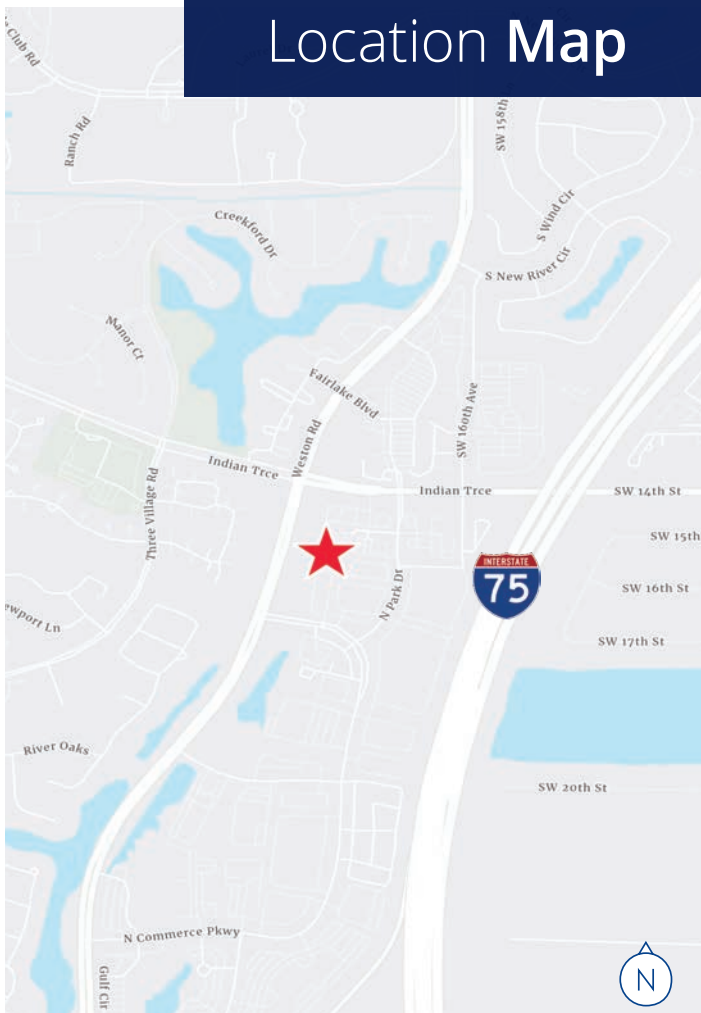


Second Floor

Drive Time **Map**



Location **Map**



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