



CELEBRATING
100
YEARS

Proposal for
Agency Subleasing Services



April 2017



Cushman & Wakefield **IDEAS INTO ACTION**

Cushman & Wakefield is a leading global real estate services firm that helps clients transform the way people work, shop, and live.

CELEBRATING
100
YEARS

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Sublease Strategy

Benefits to Sitel:

- Speed/Execution
- Market Focus
- No competing office and industrial assignments
- Proactive Marketing
- Full Service/ Landlord Capabilities
- Depth of Teams Experience
- Collaborative Market Intelligence
- Result oriented Team
- Allied objective to solve a problem

Vacancy Search:

Broward County vacancy search between 20,000 – 200,000 square feet available in the market:

Cushman & Wakefield:

- Represents 16 office properties and 8 industrial properties

Jones Lang LaSalle:

- Represents 0 office properties and 1 industrial property

* High probability that C&W will see every deal and JLL will miss deals in the market. C&W provides drastically wider market coverage.



Sublease Strategy

- Cushman & Wakefield project team has a combined 108 years of combined Commercial Real Estate experience.
- Our project team represents over 9 million square feet of office and industrial product between Palm Beach and Broward Counties, allowing us to see every deal in the market.
- Our Team has a direct relationship with JP Morgan. which gives us the ability to create a potential seamless buyout scenario with Sitel.
- Our Team understands the asset better than any competing company in the market.
 - Building infrastructure, communications, systems, capabilities, generator, parking, co-tenancy

Sublease Strategy

MARKETING APPROACH

Aggressively pursue prospects and near term expiring tenants in the market

Maximize exposure of Sitel's space to the active tenants in the Palm Beach and Broward County markets

Actively expose the Property to the tenants in the immediate submarkets and counties

Leverage our longstanding relationships in the brokerage community

Leverage our team's network of institutional quality relationships

Utilize the global platform of C&W to expose the property worldwide

MARKETING MATERIAL

Professional, full-color brochures for the Building will provide comprehensive and up-to-date information to prospects and the brokerage community

Installed and maintained marketing signs to obtain maximum visibility and exposure for the listing

Full color electronic flyers, highlighting the Property's key features, will be distributed to targeted recipients on a monthly basis

Property-specific web page providing leasing information as well as updated floor plans, photography and market reports

BROKER COOPERATION

E-mail new listings announcement in flash blast format to the brokerage community

Add upfront reserved parking for broker and/or prospect

Systematically deliver marketing materials and follow up aggressively with all inquiries.

Customize property tours to demonstrate property knowledge and showcase high-end building features

"VIP" thank you broker luncheons



MEET THE TEAM

Team Leads

Office



John K. Criddle
Managing Director

Industrial



Rick Etner, SIOR
Executive Director



Joseph J. Freitas
Senior Associate



Chris Metzger
SIOR
Executive Director



Christopher Thomson
SIOR
Executive Director



J.D. Brussels
Associate



Matthew G. McAllister
Director

Additional Support



Ariana Gutierrez
Brokerage Coordinator



Christine Maguire-King
Brokerage Coordinator



Jim McAleese
Senior Marketing Associate



Valerie Tatum
Senior Research Analyst



Julie Miller
Senior Brokerage Coordinator



Uilani Kauhi
Brokerage Coordinator

MEET THE TEAM

Biographies



John K. Criddle

Managing Director

Professional Expertise

Mr. Criddle works out of the Fort Lauderdale office and is a member of Cushman's South Florida office Agency Leasing and Sales Team, which services Broward and Palm Beach Counties. John's proven success in representing institutional and private clients in an advisory capacity make him a market expert and a valuable on the ground resource.

John's market knowledge and strong local relationships have also afforded him with the opportunity to assist numerous business owners in a Tenant Advisory Capacity. In this role, John has enjoyed developing and implementing complex real estate programs that support his client's short-term and long-term growth strategies while minimizing inherent occupancy risks and costs.

John grew up in the suburbs of Philadelphia. After graduating college, Mr. Criddle accepted a position with Evergreen Investment Management company where he spend the next three years in the mutual fund business. John began his career in Commercial Real estate after relocating to South Florida where he spent three years as a Leasing Director for Rendina Companies, a national medical real estate developer. John has spent the last seven years at Cushman & Wakefield specializing in office brokerage where he has received numerous awards and accolades for his success.

Achievements

- Top Producing Broker 2014
- Rookie of the Year 2013
- Since 2010 consistently recognized by CoStar as a "Power Broker" for volume of transactions completed in South Florida

Education

- Elon University in North Carolina, Bachelor of Arts with honors in Finance and Management
- Licensed real estate salesperson, State of Florida

Clients Served

- JP Morgan
- TA Associates
- Clarion Partners
- Zell One
- ICM Reality
- Crocker Partners
- IP Capital
- General Growth Properties (GGP)
- Cohen Brothers

MEET THE TEAM

Biographies



Richard F. Etner, JR., SIOR

Executive Director

Professional Expertise

Rick Etner joined the Cushman & Wakefield Fort Lauderdale office in 1988, partnering with Chris Metzger to handle the sales and leasing of industrial land and properties. He is an Executive Director with a team consisting of his partner of 23 years Chris Metzger, as well as Christopher Thomson.

Mr. Etner holds the SIOR designation (Society of Industrial and Office Realtors) and has been a top producing broker in Cushman's Fort Lauderdale office every year receiving numerous awards such as "Rookie of the Year" in his first year, "Deal of the Year" on several occasions as well as achieving the Cushman & Wakefield "Top 100 National Broker Achievement Award" and "Top Industrial Broker of Florida Award" numerous times.

Mr. Etner specializes in the leasing and sales of industrial buildings; sales of vacant land as well as and development planning for build-to-suits for his clients.

Professional Affiliations

- Society of Industrial and Office Realtors (SIOR)
- National Association of Industrial & Office Properties (NAIOP)
- FAU Real Estate Committee Member on the Foundation Board

Achievements

- Cushman & Wakefield Rookie of the Year, John Medbery Award, Top Industrial Team- South Florida, Top Producing Team in Broward & Palm Beach Counties, Top Producer, NAIOP Industrial Lease of the Year, NAIOP Industrial Broker of the Year and NAIOP Industrial Brokerage Team of the Year

Education

- Barry University in Miami – Bachelor of Arts degree.
- Licensed real estate salesperson, State of Florida

Clients Served

- Prologis
- KTR Capital Partners
- Cabot Properties
- GA Telesis
- Bristol Group
- Easton & Associates
- Unaflex Corporation
- Pet Supermarket
- GE Supply
- Formica Corporation
- Prudential
- Federal Express
- Coca Cola Bottling Company

MEET THE TEAM

Biographies



Christopher Thomson, SIOR

Executive Director

Professional Expertise

Christopher Thomson joined Cushman & Wakefield in 1999 after graduating from Florida State University with dual Bachelor of Science degrees in Real Estate and Finance. In 2001, Mr. Thomson found his true calling when he joined Chris Metzger, Rick Etner, Matthew McAllister and J.D. Brussels as a member of the South Florida Industrial Team. During his tenure, he has worked in the three major commercial real estate fields of office, retail, and industrial, while expanding Cushman & Wakefield's industrial and land expertise from Palm Beach County north to Indian River County.

As his license plate reads "Sell Dirt", Mr. Thomson is one of the top land brokers in the South Florida market. Mr. Thomson has been involved in some of the largest land deals over the past 10 years and whether working with a Buyer or Seller, he brings an unparalleled knowledge of the land market in Palm Beach and the Treasure Coast making him the #1 industrial broker in Palm Beach County. Mr. Thomson has worked with all the major developers and REIT's currently active and has represented Fortune 100 and local companies with all their requirement needs.

Professional Affiliations

- Society of Industrial and Office Realtors (SIOR)
- National Association of Industrial & Office Properties (NAIOP)

Achievements

- Cushman & Wakefield Top Industrial Team- South Florida, Top Producing Team in Broward & Palm Beach Counties, MVP for South Florida, Top Producer, NAIOP Industrial Lease of the Year, NAIOP Industrial Brokerage Team of the Year, CoStar Power Broker Award, South Florida Business Journal's "40 Under 40", South Florida Business Journal's "Up & Comer" Award

Community Leadership

- A member of the inaugural class of Emerging Brokers Training. In the business community he is very active with the Business Development Board of Palm Beach. Member of the NAIOP Bus Tour Committee for over 13 years. Member of the State Board of SIOR.

Education

- Florida State University – Bachelor of Arts degrees in Real Estate and Finance
- Licensed real estate salesperson, State of Florida

Clients Served

- Cabot Properties
- Exeter
- EastGroup
- Principal
- Prologis
- KTR Capital Partners
- IDI
- RREEF
- Stockbridg
- Trane
- Iron Mountain
- Keystone
- HD Supply
- ITT

Developers Represented :

- Catalfumo
- McCraney Property Company
- Stateside Capital Partners.

MEET THE TEAM

Biographies



Christopher J. Metzger, SIOR

Executive Director

Professional Expertise

Chris Metzger joined the Cushman & Wakefield Fort Lauderdale office in 1983 to form the industrial and land department. He is now one of South Florida's leading commercial/industrial sales and leasing agents. Mr. Metzger serves as Executive Director his South Florida Industrial Team which includes Rick Etner, Christopher Thomson, Matthew McAllister, and J.D. Brussels, dominates the South Florida industrial and land market. He holds an SIOR (Society of Industrial and Office REALTORS) designation, and has been the top producing industrial broker in Cushman & Wakefield's Fort Lauderdale office every year since 1984. He is a founding member of the Tri-County Top Industrial Brokers "Hitter's Group", which meets on a monthly basis to exchange ideas and promote each other's properties.

Professional Affiliations

- Society of Industrial and Office Realtors (SIOR)
- National Association of Industrial & Office Properties (NAIOP)

Achievements

- Cushman & Wakefield Top Industrial Team- South Florida, Top Producing Team in Broward & Palm Beach Counties, Top Producer, Deal of the Year, NAIOP Industrial Lease of the Year, NAIOP Industrial Brokerage Team of the Year, NAIOP Industrial Broker of the Year

Community Leadership

- He was a past member of the Florida Bar Grievance Committee, the Stewardship (fundraising) Chairman of St. Joseph's Episcopal Church, and heads up the existing Stewardship Committee for the Southeast Diocese of the Episcopal Church.

Education

- Florida Atlantic University, Bachelor of Arts degree

Clients Served

- American Standard
 - Becknell Industrial
 - BlackRoc
 - Cabot Properties
 - Coca-Cola
 - CSX Realty
 - DDR
 - EastGroup
 - Harris Corporation
 - IDI
 - GLP
 - ITT
 - Kraft General Foods
 - PepsiCo
 - PNC
 - Prologis
 - Prudential Property Company
 - Sears
 - Sensormatic Electronics Corp.
 - Shell Oil Company
 - Sony Corporation
 - Trammell Crow Company
 - Tyco
 - Watson
 - Whirlpool Corporation
- Cushman & Wakefield 12

MEET THE TEAM

Biographies



Matthew G. McAllister

Director

Professional Expertise

Matthew G. McAllister joined Cushman & Wakefield in 2014 as a member of the South Florida Industrial Team of Chris Metzger, Rick Etner, Christopher Thomson, and JD Brussels. Matthew was previously with NAI/Merin Hunter Codman since 2009. While at NAI, Matthew specialized in distressed asset evaluation, investments sales, tenant and landlord representation and corporate service work in industrial, office and retail space. In 2013, Matthew was involved in excess of \$16M in transactions. From 2007 through 2009 Matthew worked as a commercial leasing agent with Investments Limited, a privately owned real estate investment, development, management and leasing organization with 3,200 apartments and over 2.5 million square feet of commercial properties headquartered in Boca Raton.

Achievements

- Cushman & Wakefield Top Industrial Team- South Florida, Top Producing Team in Broward & Palm Beach Counties, NAIOP Industrial Lease of the Year

Community Leadership

- President of 2011 Leadership Boca Raton Class
- Boca Raton Chamber of Commerce Member
- CCA - Coastal Conservation Association Member
- George Snow Scholarship Foundation - Selection Committee

Education

- North Carolina State University in Raleigh - Bachelor of Arts degree in Business Management
- Licensed real estate salesperson, State of Florida

Clients Served

- C-III Asset Management
- CW Capital
- Hudson Advisors
- Stateside Capital
- First Midwest Bank
- Empire Carpet
- Guardian Alarm of Florida
- The Singing Machine
- Leather Express
- Comcast
- Restaurant Warehouse

MEET THE TEAM

Biographies



Joseph J. Freitas

Senior Associate

Professional Expertise

Mr. Freitas works out of the Ft. Lauderdale / Boca Raton office and is a member of Cushman & Wakefield's Agency Leasing and Sales team, which services Broward and Palm Beach Counties. Mr. Freitas is primarily responsible for new business development in regional and national markets, with a focus on Dade, Broward, and Palm Beach County. For each lease transaction, he works collaboratively with the client's team to define business requirements, analyze opportunities, develop strategies and execute solutions to protect their interests.

Mr. Freitas was a lifelong resident of Buffalo, NY before finishing his MBA and relocating to South Florida.

Professional Affiliations

- Member, Boca Raton Chamber of Commerce
- Member, ULI Southeast Florida/Caribbean

Community Leadership

- Member, Knights of Columbus
- Member, Cultureal Council of Palm Beach

Achievements

- Cushman & Wakefield Rookie of the Year
- CoStar Power Broker for volume of transactions completed

Education

- Niagara University, Lewiston, New York, BBA in Accounting
- Niagara University, Lewiston, New York, MBA in Accounting
- Licensed real estate salesperson, State of Florida

Clients Served

- ICM Realty Group
- Zell Holdings
- Gramercy Property Trust
- Roch Capital
- IP Capital Partners
- Structure Cable Products
- S&C Electric
- Progressive Employer Management Company
- Health Benefits Center
- BedaBox
- 7 Eleven
- Twinlab Consolidation Corporation
- Severn Trent Services
- Seacrest Services

MEET THE TEAM

Biographies



Jared D. Brussels “J.D.”

Associate

Professional Expertise

Jared D. Brussels “J.D.” is an Associate with the seven person South Florida Industrial Team of Chris Metzger, Rick Etner, Christopher Thomson, and Matthew McAllister. J.D. has experience in both office and industrial tenant representation, and is a second-generation commercial real estate professional and South Florida native. Prior to joining Cushman & Wakefield in 2015, he worked for CBRE where he served as a Research Analyst focused on the analysis of industrial properties throughout Broward and Palm Beach Counties. J.D.’s strategic problem solving abilities and dedication to serving his clients empowers him to give tenants the upper hand in negotiations and provide industrial occupiers in these markets with unparalleled advisory services.

Education

- University of Florida, BA, Cum Laude
- Licensed Real Estate Broker

Clients Served

- Howard Fertilizer
- Baker Distributing
- Chassis Engineering
- Rexel, Synergy Labs
- General Insulation
- Prestige Automotive Specialists

SCOPE OF SERVICES

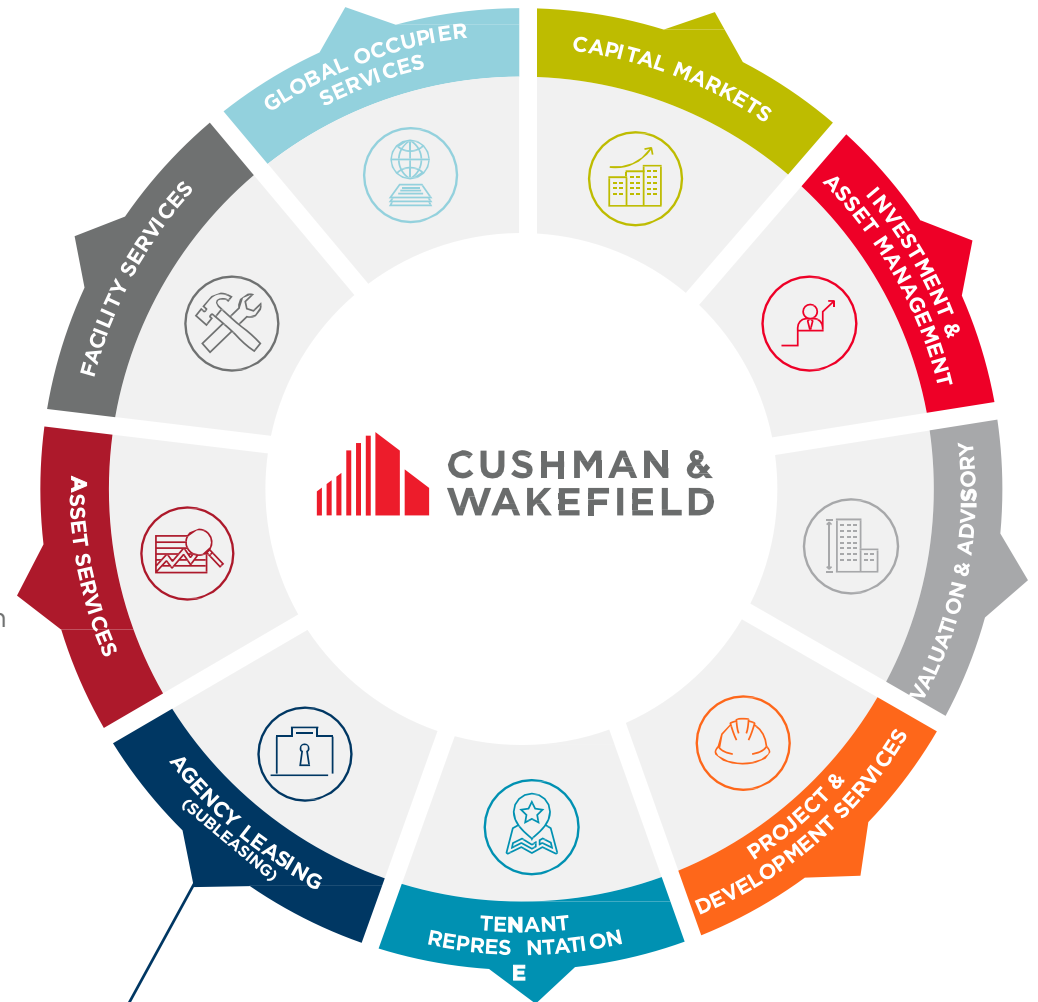
Agency Subleasing

Cushman & Wakefield's Agency Leasing professionals provide strategic expertise to commercial property owners and investors, working to maximize asset awareness, stabilize occupancy through leasing and tenant retention, achieve optimal rents, and enhance investment value. They share a dual purpose: to realize client real estate objectives and investment criteria and to develop relationships that result in long-term partnerships.

We carefully analyze each asset's investment goals, tenant mix, financing structure, building strengths, submarket conditions, and competition, then develop creative messaging and a comprehensive marketing strategy. Whether representing a single property or an entire portfolio, we manage the marketing process to strategically position assets as the superior choice in that market. Teams use a mix of technology, digital promotion, and proven property marketing approaches to attract and retain the right tenants and meet ownership's investment objectives.

Services

- Strategic asset analysis, including tenant demand, financial position, market, and competition
- Comprehensive property positioning, including marketing plan, collateral development, and budget preparation and management
- Broker relationship campaigns
- Prospective tenant analysis and canvassing programs
- Letters of intent and lease negotiation
- Client reporting on activity, market intelligence, trends, and more
- Coordination of additional services including project management, property management, sustainability consulting, capital markets (investment sales, financing, and analysis), and appraisal



*Our fingers are on the pulse of the market
—we know the active occupiers and bring
them to our clients.*

SCOPE OF SERVICES

Why Clients Choose Cushman & Wakefield

The Cushman & Wakefield Edge

Unique teams, best resources –

Integrated approach incorporates optimal professional expertise for long-term, asset-specific solutions

Asset strategies enhanced by multi-service support –

Knowledge and track record of collaborative service platform enables best-in-class practices and implementation of proven successful strategies

Global reach – Multi-pronged marketing leverages reach and relationships of both local project teams and the global organization for maximum market exposure

Accountability – Metrics for financial performance, operational efficiency, service delivery, and risk mitigation ensure real estate creates value and aligns with the client's investment objectives

Results-focused creativity –

Strategies that speak to the needs of today's tenants and position assets for premium pricing

Strategic partnership –

Activities that ensure real estate contributes both to client success and overall asset performance

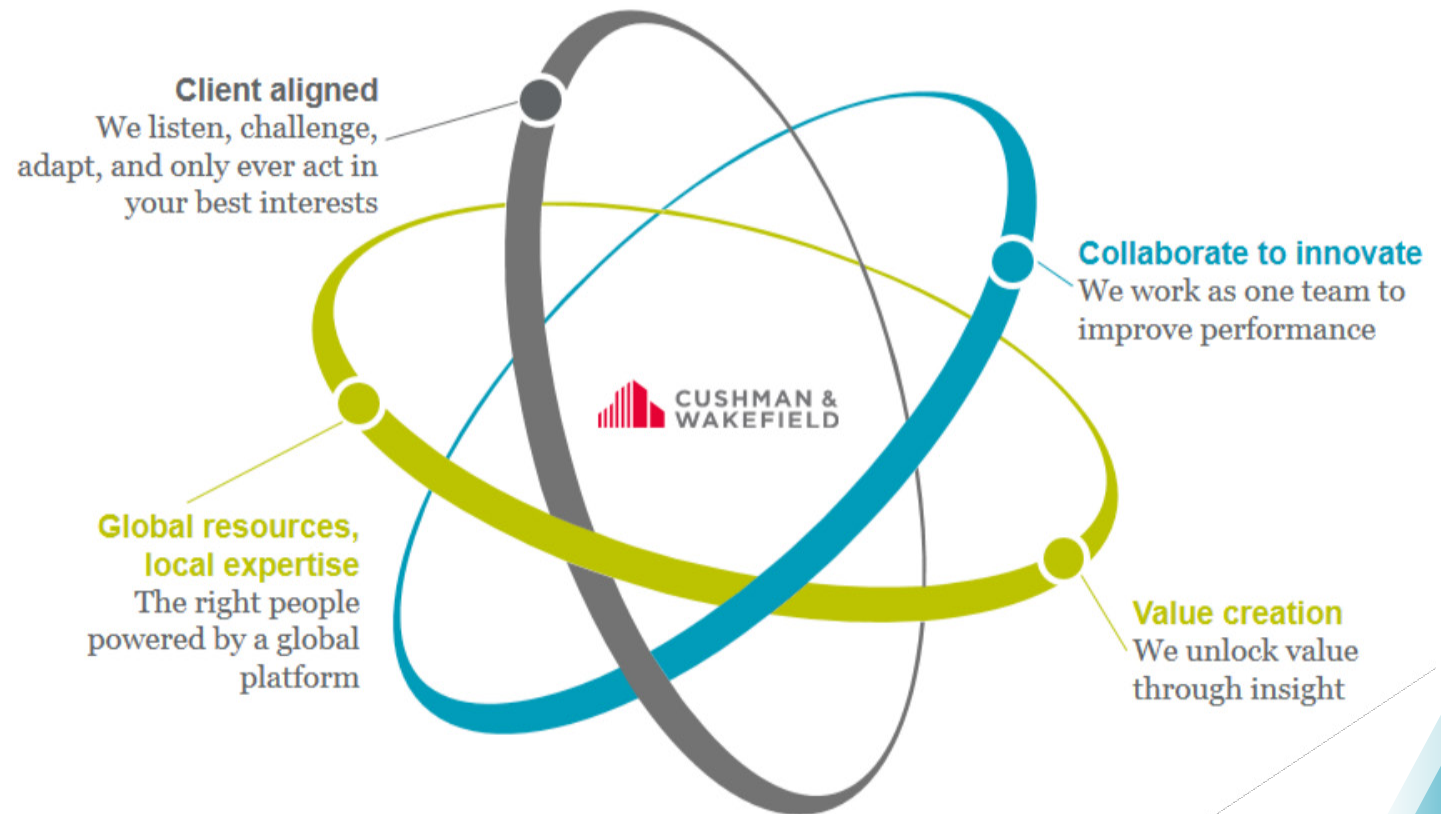




Table 1. Estimated Monthly Sales
(in millions of dollars)

Sales	Feb. 2012	Jan. 2012	Feb. 2011	1st	2nd
Adjusted ⁽¹⁾					
Total business	1,281,707	1,327,901	1,194,330	1,377,298	
Manufacturers ⁽²⁾	432,662	462,315	431,886	476,289	514,725
Retailers	364,817	362,726	345,017	482,084	478,908
Not adjusted	409,368	406,708	374,427	426,425	474,566
Total business	1,183,218	1,190,298	1,039,730	1,573,079	1,556,854
Manufacturers	441,602	425,665	395,554	616,715	508,847
Retailers	336,018	327,698	326,248	429,479	459,962
Merchant wholesalers ⁽³⁾	385,603	438,945	387,938	528,896	588,045
Total business	1,155,223	1,192,508	1,032,626	1,566,026	1,546,854
Adjusted ⁽¹⁾					
Total business	1,155,223	1,192,508	1,032,626	1,566,026	1,546,854
Manufacturers	441,602	425,665	395,554	616,715	508,847
Retailers	336,018	327,698	326,248	429,479	459,962
Merchant wholesalers	385,603	438,945	387,938	528,896	588,045
Total business	1,155,223	1,192,508	1,032,626	1,566,026	1,546,854

Table 2. Percent Changes for Sales



CURRENT OFFICE LISTINGS



BUILDING NAME	ADDRESS	CITY	SUBMARKET
Radice Corporate Center I & II	600 Coprorate Drive 800 Corporate Drive	Fort Lauderdale	Fort Lauderdale
Cypress Executive Center	1901 West Cypress Creek Rd.	Fort Lauderdale	Cypress Creek
DCOTA Office Center	1855 Griffin Road	Dania Beach	Fort Lauderdale
Plantation Corporate Center	1601 SW 80th Terrace	Plantation	Plantation
Prologis Centerport	800 NW 33rd Street	Pompano Beach	Pompano Beach
Wells Fargo	925-975 S Federal Hwy.	Boca Raton	Boca Raton East
Mizner Park Office Tower	225 NE Mizner Blvd.	Boca Raton	Boca Raton East
Plaza Real Offices at Mizner Park	327 Plaza Real Blvd.	Boca Raton	Boca Raton East
4855 Technology Way	4855 Technology Way	Boca Raton	Boca Raton North
Boca Corproate Center	2101 NW Corporate Blvd	Boca Raton	Boca Raton West
The Atrium at Broken Sound	6111 Broken Sound Parkway	Boca Raton	Boca Raton North
5401 Broken Sound Blvd.	5401 Broken Sound Blvd.	Boca Raton	Boca Raton North
2200 SW 10th Street	2200 SW 10th Street	Deerfield Beach	Deerfield Beach
Congress Office Park	220 Congress Avenue	Delray Beach	Delray Beach

CURRENT INDUSTRIAL LISTINGS



BUILDING/PARK NAME	ADDRESS	CITY	SUBMARKET	RBA
Rock Lake Business Center	33rd St	Pompano Beach	Pompano Beach Ind.	503,280
Pompano Center of Commerce II	1550-1650 NW 18th St	Pompano Beach	Pompano Beach Ind.	376,644
Pompano Business Center II	Blount Rd & W Copans Rd	Pompano Beach	Pompano Beach Ind.	143,563
Prologis Centerport Dist. Center	800 NW 33rd St	Pompano Beach	Pompano Beach Ind.	43,339
Prologis Pompano Park	3200 NW 27th Ave	Pompano Beach	Pompano Beach Ind.	27,507
Prologis Centerport	700 NW 33rd St	Pompano Beach	Pompano Beach Ind.	19,018
Pompano Business Center	2500 NW 19th St - Bldg O	Pompano Beach	Pompano Beach Ind.	18,935
	2929 NW 27th Ave	Pompano Beach	Pompano Beach Ind.	12,412
	2150 SW 10th St	Deerfield Beach	NE Broward Ind.	17,700
I-595 Business Center	3200 SW 30th Ave	Dania Beach	SE Broward Ind.	122,000
Port 95 Business Center	2650 SW 36th St	Dania Beach	SE Broward Ind.	47,182
Seneca Commerce Center	SW 38th Ave	Pembroke Park	SE Broward Ind.	602,223
Prologis Seneca Park	3201 SW 22nd St - Bldg 400	Pembroke Park	SE Broward Ind.	66,095
Miramar Building	2650 SW 145th Ave	Miramar	SW Broward Ind.	81,727
County Line Business Center	3701 S Flamingo Rd	Miramar	SW Broward Ind.	60,747
Weston Commerce Park	1951 N Commerce Pky	Weston	SW Broward Ind.	96,000
Prologis Sawgrass Parkway	251 International Pky	Sunrise	W Sunrise Ind.	178,791
Tamarac Business Park	6200-6320 N Hiatus Rd	Tamarac	W Sunrise Ind.	7,200
McNab Business Park	10300-10458 W McNab Rd - Bldg B	Tamarac	W Sunrise Ind.	5,362
Cusano's Building	6806-6814 N SR 7	Coconut Creek	Coral Springs Ind.	95,935
Prologis Lyons Technology Park	4801 Johnson Rd	Coconut Creek	Coral Springs Ind.	4,183
Sawgrass Bend Commerce Center	NW 39th St & NW 120th Ave	Coral Springs	Coral Springs Ind.	424,320
Sawgrass I	4050 NW 126 Ave - Bldg A	Coral Springs	Coral Springs Ind.	39,114
	5801 N Federal Hwy	Boca Raton	Boca Raton East	22,000
	2051 W Blue Heron Blvd	Riviera Beach	Central Palm Beach Area Ind.	50,542
Blue Heron Distribution Center	7840-7880 Central Industrial Dr	Riviera Beach	Central Palm Beach Area Ind.	30,000
Marine Center	801 W 13th Ct	Riviera Beach	Lake Park East Ind.	6,509
Palm Beach Park of Commerce	15335 Park of Commerce	Jupiter	Palm Beach Cnty Outlying Ind.	160,000
Crossroads Business Center	Okeechobee Rd	Fort Pierce	Fort Pierce	140,000

CURRENT INDUSTRIAL LISTINGS



BUILDING/PARK NAME	ADDRESS	CITY	SUBMARKET	LAND
Palm Beach Park of Commerce	15335 Park of Commerce	Jupiter	Palm Beach Cnty	463.00 AC
Crossroads Business Center	Okeechobee Rd	Fort Pierce	Fort Pierce	132.41 AC
Rock Lake Business Center	33rd St	Pompano Beach	Pompano Beach Ind.	35.35 AC
	2300 N Old Dixie Hwy	Fort Pierce	Fort Pierce	20.90 AC
Pompano Business Center II	Blount Rd & W Copans Rd	Pompano Beach	Pompano Beach Ind.	11.43 AC
	3650 RCA Blvd	Palm Beach Gardens	North Palm Beach	10.44 AC
Prologis Sawgrass Parkway	251 International Pky	Sunrise	W Sunrise Ind.	9.17 AC
	5432 Hallandale Beach Blvd	Pembroke	Hallandale	7.08 AC
The Congress Plaza	I-95 & Congrss Ave	Delray Beach	Delray Beach	7.00 AC
Miramar Building	2650 SW 145th Ave	Miramar	SW Broward Ind.	6.75 AC
Corporate Park of Coral Springs	12335 W Sample Rd	Coral Springs	Coral Springs Ind.	6.22 AC
	40 N Congress Ave	Delray Beach	Delray Beach	5.53 AC
Miramar Parkway Land	W side of SW 145th Ave	Miramar	SW Broward Ind.	5.35 AC
16th St Land	1840 NW 16th St	Pompano Beach	Pompano Beach Ind.	5.15 AC
900 Peninsula	900 Peninsula Corporate Cir	Boca Raton	Boca Raton North	3.76 AC
Prologis Centerport Distribution Center	800 NW 33rd St	Pompano Beach	Pompano Beach Ind.	3.06 AC
Prologis Seneca Land		Pembroke	SE Broward Ind.	2.50 AC
Corporate Park of Coral Springs	NW 124th Ave	Coral Springs	Coral Springs Ind.	1.50 AC

OFFICE LEASE TRANSACTIONS 2016 - 2017

CLIENT	SQUARE FEET
CHEWY.COM	63,000
CHARTER SCHOOLS	52,000
DELPHI BEHAVIORAL HEALTH GROUP, LLC	35,000
CHEWY.COM	30,000
MAGIC LEAP	28,000
MIZNER CITY INVESTMENTS	25,917
DIGITY	25,000
ROYAL SEAS CRUISE LINE	24,407
FIRST SERVICE	19,015
LITCHFIELD CAVO	18,053
SUTTONPARK CAPITAL, INC.	16,654
SUTTONPARK CAPITAL, INC.	16,651
REGUS	16,624
SACHS SAX CAPLAN	14,597
BEDABOX	14,496
CHIQUITA	14,432
THE LAW OFFICES OF CRAIG GOLDENFARB, P.A.	13,505
ADP	13,500
TWINLAB CONSOLIDATION CORPORATION	13,111
FAST TRACK DEBT RELIEF	12,344
BOSCH SECURITY SYSTEMS, INC.	11,981
LIBERTY SETTLEMENT SOLUTIONS	11,900
SUTTONPARK CAPITAL, INC.	11,900
BROCKWAY MORAN & ASSOC	11,163
HEALTHCARE APPRAISERS	11,119
WALK THRU COMMUNICATIONS	10,200
TRUSTAFF	10,058

INDUSTRIAL LEASE TRANSACTIONS 2016 - 2017

CLIENT	SQUARE FEET
PETMEDS	185,624
GRAYBAR ELECTRIC CO	161,443
CABOT PROPERTIES	124,800
FLOOR & DÉCOR	104,640
WAL-MART	70,000
HH GREGG APPLIANCES	66,095
GA TELESIS	58,954
GA TELESIS	56,820
DEZER DEVELOPMENT LLC	55,110
THE GLOVE STORE	53,822
USA MARBLE, LLC	50,517
FEDERAL EXPRESS CORP	50,000
HORIZON PHARMACEUTICALS	50,000
SYNERYLABS, LLC	45,634
BF AEROSPACE	45,258
TRI-RAIL	43,399
RETREIVEX ACQUISITIONS, LLC	40,846
TAG GYMNASTICS	38,400
AUTOMOTIVE ALLIANCE	34,427
PODS	31,707
TRAFFIC BRICK NETWORKS, LLC	30,800
BALTEC MARINE	29,981
SUPPLY NETWORK	29,890
OC COMMUNICATIONS	25,300

INDUSTRIAL LEASE TRANSACTIONS 2016 - 2017

CLIENT	SQUARE FEET
SUN SENTINEL	25,133
WORLD PAC	23,516
HILTI, INC.	23,390
TELLWORKS COMMUNICATIONS, LLC	22,346
GREEK MOVING & STORAGE	21,067
OFFICE REWORKS	21,039
LIBERTY FLORIDA, LLC	20,253
HORIZON PHARMACEUTICALS	20,000
MYGRANT GLASS CO	20,000
KAMAN INDUSTRIAL TECHNOLOGIES	19,913
LUFTHANSA TECHNIK COMPONENT SERVICES	19,913
SEMINOLE TRIBE OF FLORIDA	19,913
USI	19,640
SER-MAT INTERNATIONAL	18,440
BAKER DISTRIBUTING	16,474
MATLZ JUPITER THEATER	15,465
ICA GROUP	15,240
EMPIRE TODAY, LLC	15,122
MARITIME DIESEL	14,400
RETREIVEX ACQUISITIONS, LLC	13,339
RSC DISPLAYS, LLC	13,198
TIM GRABOWSKI ROOFING, INC.	13,002
AIRWORTHY AEROSPACE INDUSTRIES	12,739
CKM ENTERPRISES / CHASSIS	10,000

INDUSTRIAL

LEASE TRANSACTIONS 2016 - 2017

CLIENT	SQUARE FEET
TERMINIX	9,007
DAILY SHARE, INC	8,840
THE FAIRWEATHER GROUP	8,679
PRISM RESPONSE	8,603
JC WHITE	8,333
SERVICE NET	6,666
DYNAMIC TV MARKETING	6,600
THE SINGING MACHINE	6,500
GFI HOLDINGS	5,700
TACPRO GEAR	5,662
BUILDERS SPECIALTY CONTRACTORS	5,552
RACINE ASSETS, LLC	5,001
SEARCH AUTOMOTIVE TECHNOLOGIES	5,000
TWC SERVICES	5,000
BSN SPORTS, INC	4,800
CLIMATE PROS	4,800
FLORIDA DOCK & DOOR	4,800
OKI EXPORT AND IMPORT, LLC	4,800
PARKLAND DISTRIBUTING, INC	4,800
TACPRO GEAR	4,600
EASTMAN CHEMICAL	4,100
HARVEST CHURCH OF SOUTH FLORIDA	3,988
KERAMER CORPORATION	3,907
HISTORICAL RESEARCH	3,300
LEBOLO CONSTRUCTION	3,300
LOGISTICS DIRECT	3,210

FEE STRUCTURE

	Fees
New Leases - CoBrokered	6% of the full service gross rents
New Leases - Direct	4% of the full service gross rents
Landlord Buyout	4% of the Tenant's (Sitel's) gross rental savings

*full service gross rents include all base rent stipulated in the lease plus the year 1 operating expense estimate at the time of lease execution.







CELEBRATING
100
YEARS

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