

**READY FOR OCCUPANCY  
1ST QUARTER 2008**



# BANJAN

CORPORATE CENTER II



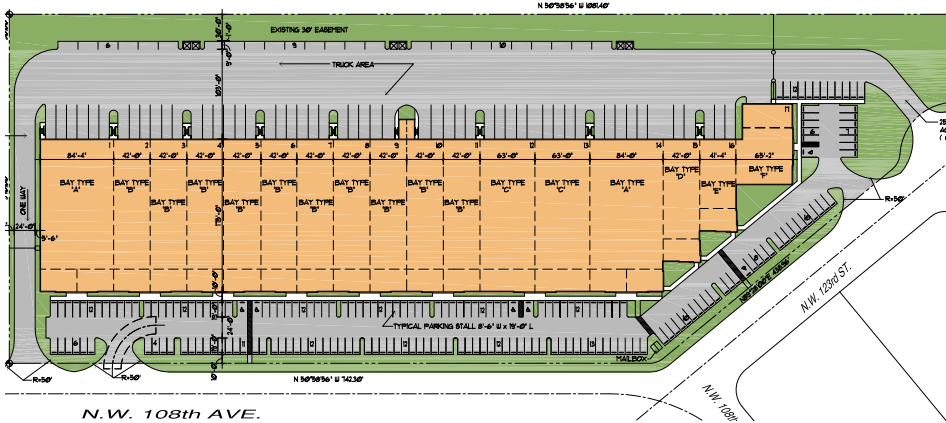


# BANAYAN Available For Purchase

CORPORATE CENTER II New Construction - Dock Height Office / Showroom / Warehouse



International Property Group, Inc



Bay sizes ranging from +/- 5,630 sq. ft. to +/- 163,000 sq. ft.

Conveniently located off Okeechobee Road just one mile east of the Florida Turnpike.

## Features Include

- 13% office build-out
- Rear-loaded to facility
- 3-loading doors per unit
- Tilt-up concrete construction
- Twin-T concrete roof
- Miami-Dade County certified impact-resistant glass windows
- Concrete demising walls between units
- Two fully tiled bathrooms
- Kitchen-option plumbing provided
- Power Outage Protection Package (Generator required)
- 24-foot clear ceiling height
- Eleven (11) parking spaces per unit
- Finished interiors (no flooring)
- Attractive façades with architectural details
- Hurricane resistant truck doors
- Covered, recessed entrances for the office
- Truck court awnings in the rear
- Tropical landscaping throughout property
- Enclosed electrical room, protected from theft, vandalism and hurricanes
- Individual building signage for each unit

For further information, please call

**(305) 884-9771**

or e-mail [info@ipgrealty.com](mailto:info@ipgrealty.com).

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POWER PROTECTION DESIGN

