



HILLSBORO TECHNOLOGY CENTER  
±31,669 SQUARE FEET SUBLEASE AVAILABLE

460 Hillsboro Technology Drive | Deerfield Beach, FL

**CBRE**



# BUILDING FEATURES



State-of-the-art construction



Class A Tenants



T-5 Warehouse Lighting



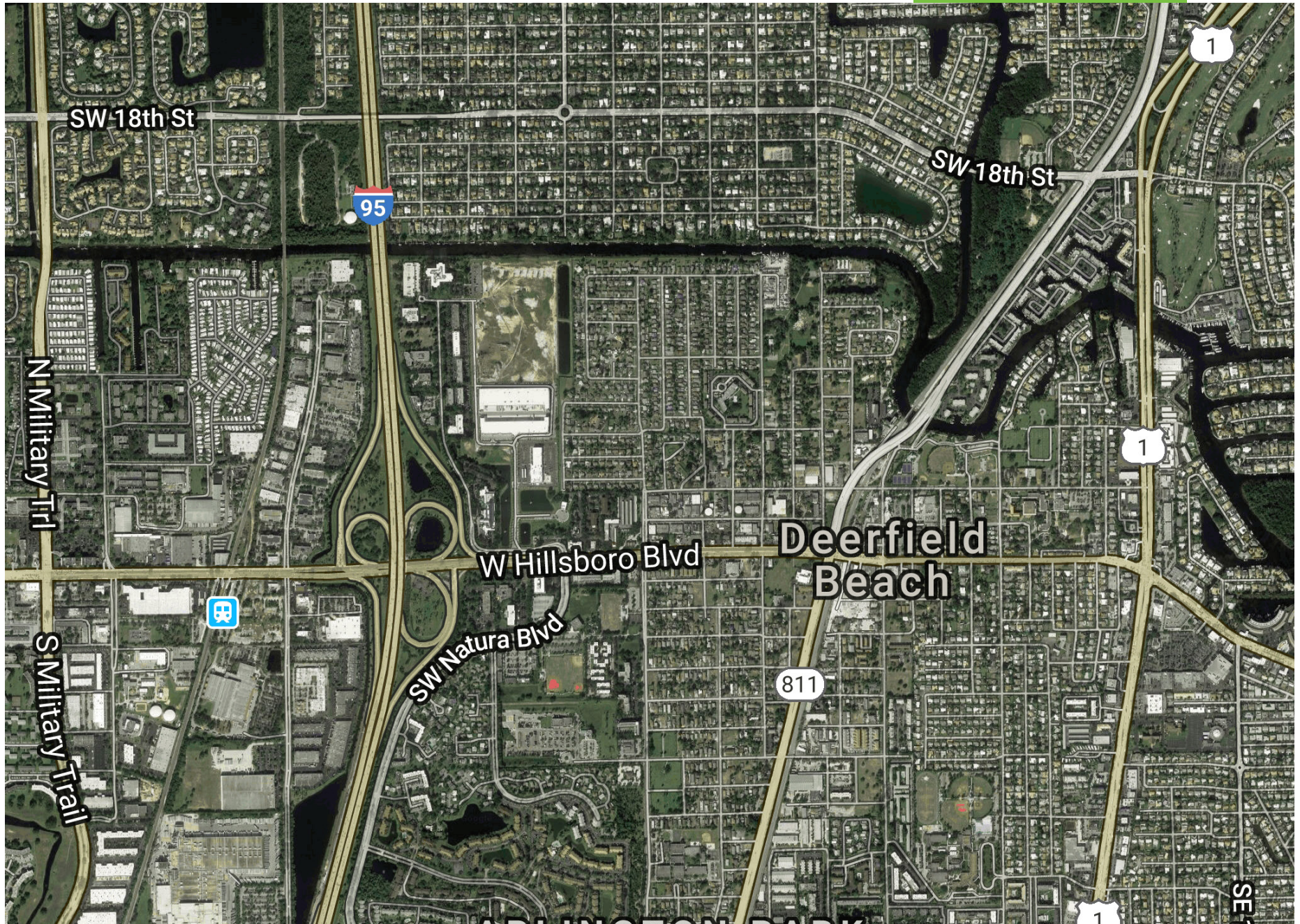
60 foot concrete aprons



Parking ratio 1.3/1,000

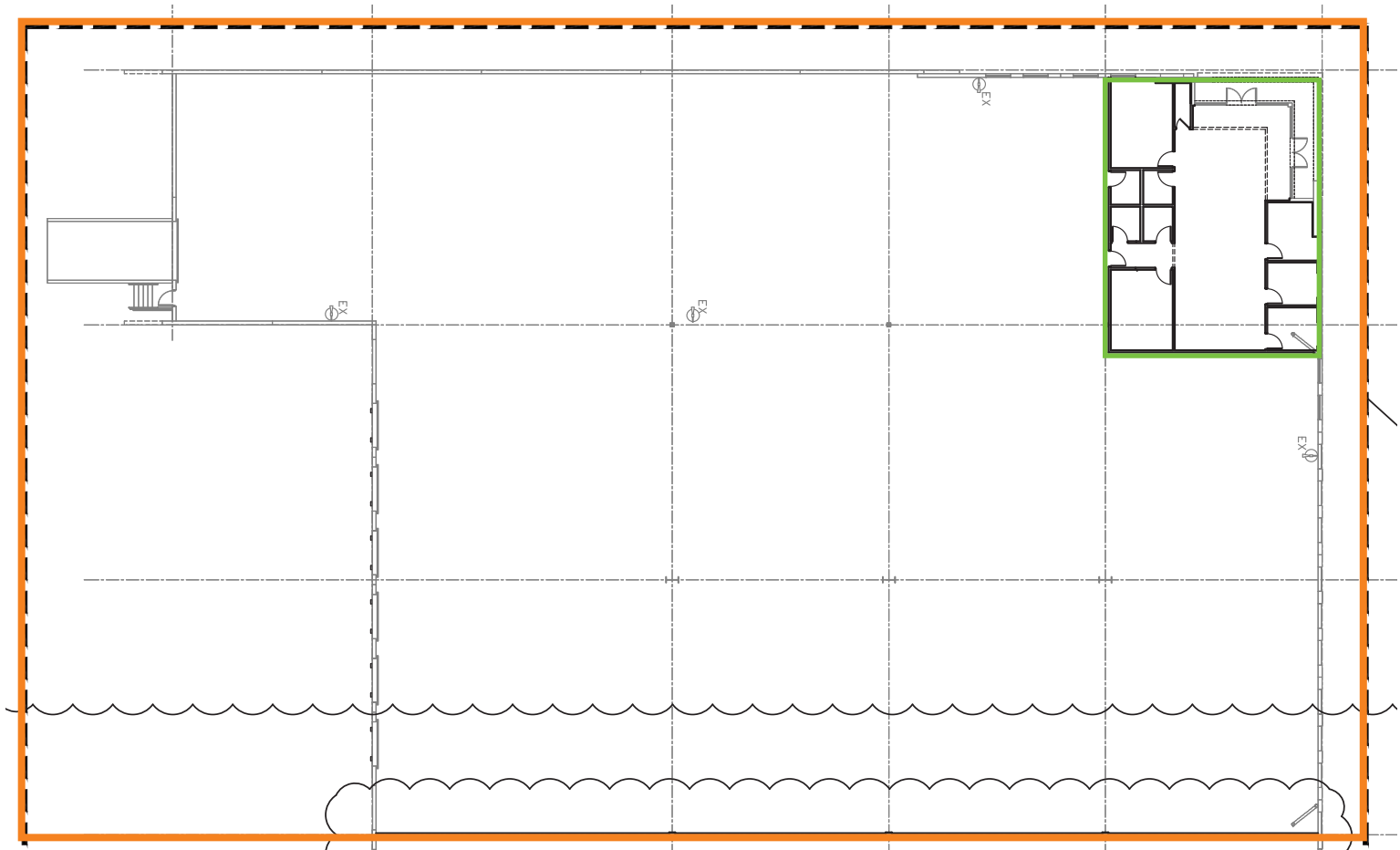








CURRENT SHIPMONK A-1 FLOOR PLAN



# AREA MAP



HILLSBORO TECHNOLOGY CENTER



## PROPERTY FEATURES

- + New state-of-the-art construction
- + ±31,669 SF office warehouse total
- + ±2,151 SF custom office suite
- + Centralized location to serve entire Southeast Florida market
- + Impact glass and doors
- + 190 foot bay depth
- + Clerestory windows above loading dock
- + 175 foot truck court
- + 1.3/1,000 SF vehicular parking
- + T-5 warehouse lighting
- + 6 dock doors and one drive-in ramp, 12 foot wide
- + 30' clear height
- + ESFR fire sprinklers

## LOCATION HIGHLIGHTS

Hillsboro Technology Center is a master planned six office warehouse building development located at the northeast intersection of Hillsboro Boulevard and I-95 in Deerfield Beach. A Class A park with office, hotel and close proximity to Federal Highway and Boca Raton.

## LEASING CONTACT

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