

# HEADWAY OFFICE PARK

4410, 4500 & 4620

**NORTH STATE ROAD 7**

Lauderdale Lakes, FL



## PROPERTY HIGHLIGHTS

Headway Office Park is located on the corner of North State Road 7 and Northwest 44th Street in Lauderdale Lakes, Florida. The campus-style office park was built in 1982/1983 and consists of three Class B buildings totaling  $\pm 131,463$  SF with all having 3-stories, common conference room, courtyard, lake-front setting with outdoor seating area, close to shopping, restaurants, medical offices and banking. Lobbies feature ceramic tile, greenery and exposed staircase to second floor, while the outside is well maintained and lush landscaping. Headway Office Park offers a pleasant, cost conscious work environment with accessibility 24/7 via tele-entry system.



**4410**

- + Building "J"
- +  $\pm 45,723$  SF building
- + 4.25/1,000 parking ratio



**4500**

- + Building "I"
- +  $\pm 42,813$  SF building
- + 4.25/1,000 parking ratio



**4620**

- + Building "H"
- +  $\pm 42,927$  SF building
- + 4.25/1,000 parking ratio



## LOCAL AMENITIES

### Restaurants/Food

- + Publix
- + McDonald's
- + Silver Pond Chinese
- + Dunkin' Donuts
- + Krispy Kreme
- + GG New York Italian
- + Flanigans

### Pharmacies

- + Walgreens
- + CVS

### Hotels

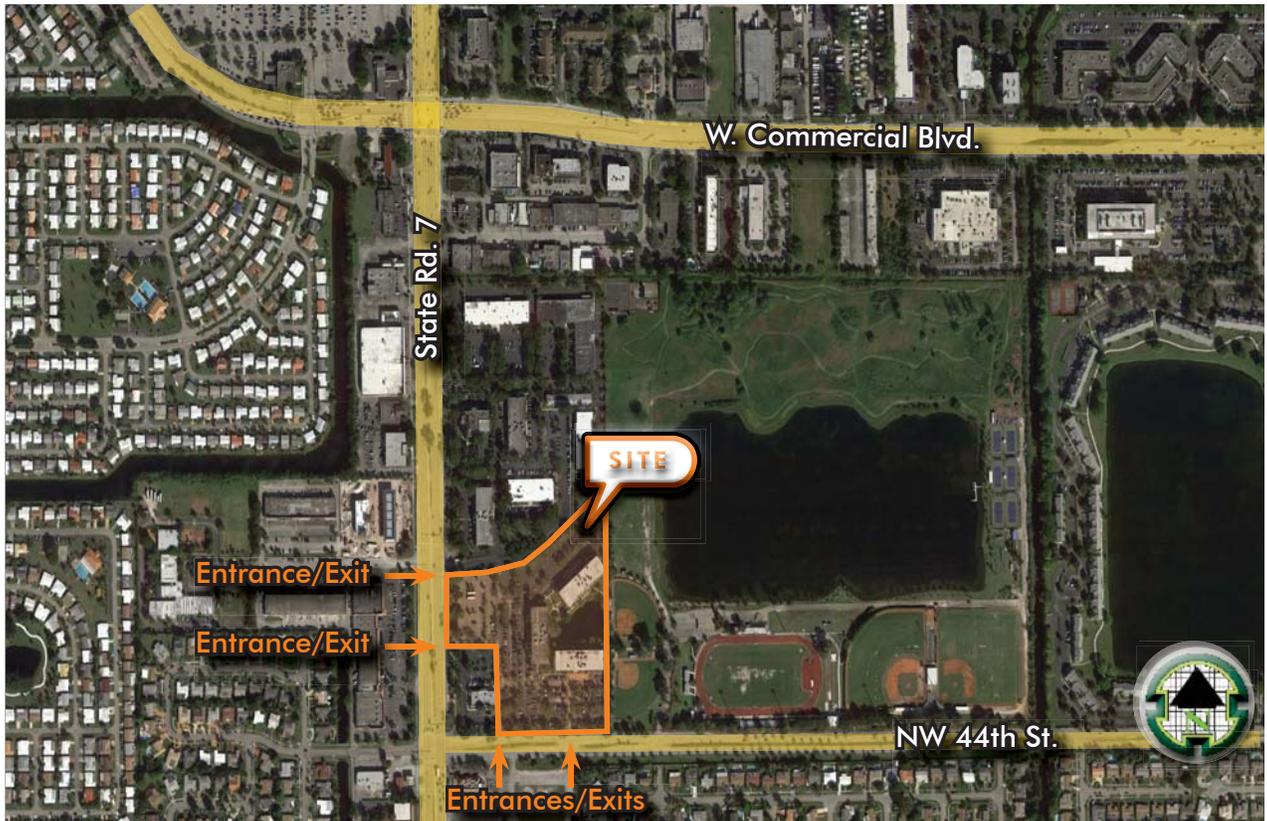
- + Extended Stay
- + La Quinta
- + Ramada Plaza
- + Hampton Inn

FOR LEASE  
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 OFFICE PARK**

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**AERIAL MAP**



2015 Estimated Demographics	1 mile	3 miles	5 miles
POPULATION	18,542	186,853	469,140
DAYTIME POPULATION	16,548	82,380	235,129
NUMBER OF HOUSEHOLDS	6,587	71,288	183,851
AVERAGE HOUSEHOLD INCOME	\$49,894	\$48,972	\$53,255



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