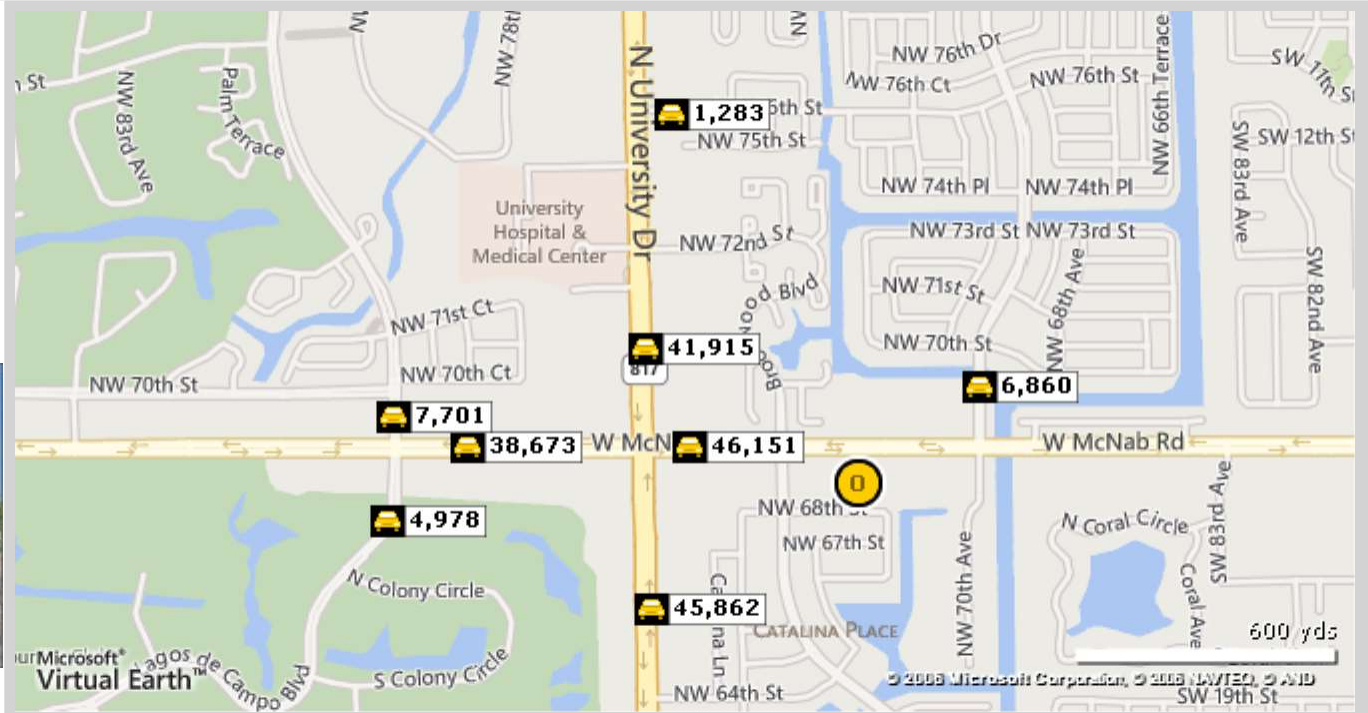


# Traffic Count Report

## Brookwood Center

7108-7162 W McNab Rd, Tamarac, FL 33321

Building Type: **Class C Office**  
 Class: **C**  
 RBA: **27,025 SF**  
 Typical Floor: **27,025 SF**  
 Total Available: **4,750 SF**  
 % Leased: **90.75%**  
 Rent/SF/Yr: **\$13.84**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	NW 70th Ave	NW 70th St	0.05 N	2012	6,860	MPSI	.21
2	SW 15th St	McNab Rd	0.43 E	2012	45,712	MPSI	.23
3	SW 15th St	McNab Rd	0.43 E	2011	46,151	MPSI	.23
4	N University Dr	NW 64th St	0.12 S	2012	45,862	MPSI	.32
5	N University Dr	NW 71st Ct	0.08 N	2012	41,915	MPSI	.33
6	W McNab Rd	NW 80th Ave	0.10 W	2012	38,673	MPSI	.52
7	NW 76th St	N University Dr	0.04 W	2012	1,283	MPSI	.55
8	NW 80th Ave	NW 70th St	0.03 N	2012	7,701	MPSI	.62
9	Lagos de Campo Blvd	N Colony Cir	0.09 SW	2012	5,007	MPSI	.63
10	Lagos de Campo Blvd	N Colony Cir	0.09 SW	2011	4,978	MPSI	.63