

**Item #44-A**

**ADDITIONAL MATERIAL**

**REGULAR MEETING**

**MAY 12, 2026**

**SUBMITTED AT THE REQUEST OF**

**COMMISSIONER MICHAEL UDINE**



# ***spirit***<sup>®</sup>

**HEADQUARTERS**

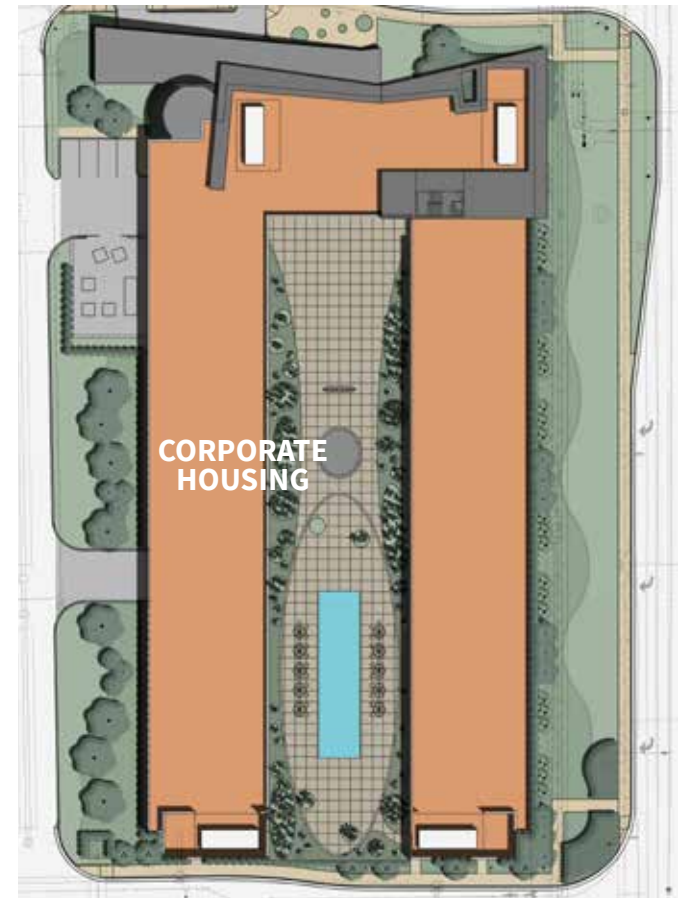
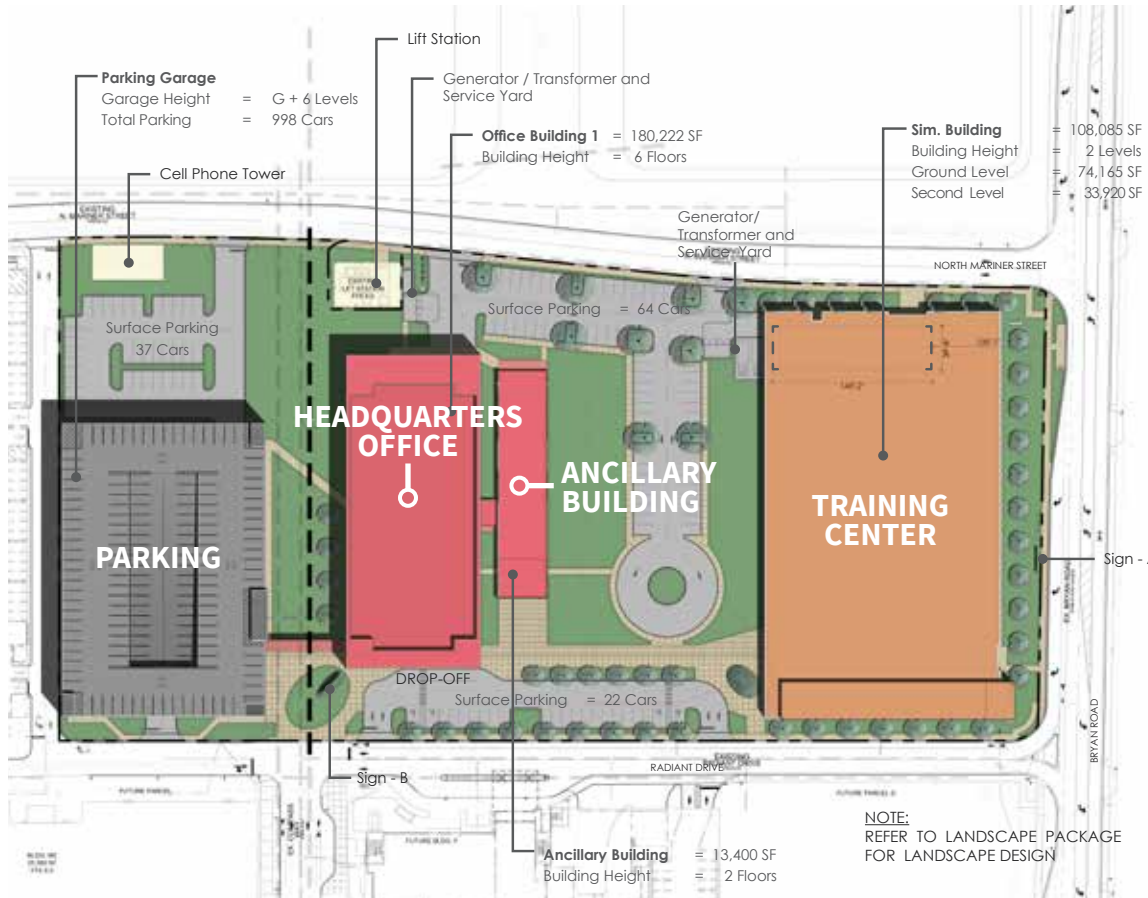
**DANIA BEACH, BROWARD COUNTY, FLORIDA**



# PROPERTY OVERVIEW

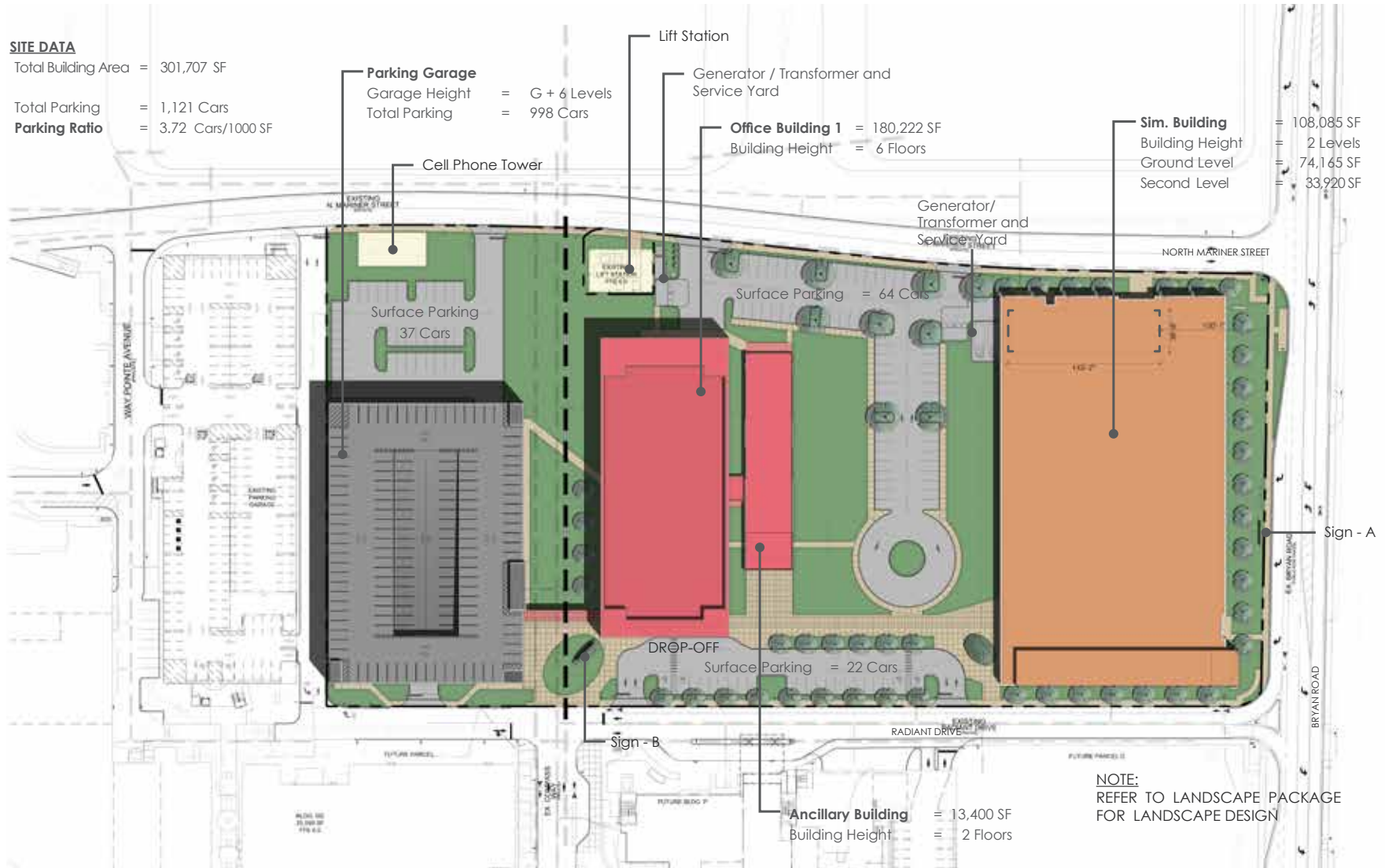
The Project will include the headquarters office, a team member training center, corporate housing and an ancillary building for amenities. Spirit recently broke ground on the Project and expects to deliver in 4Q 2023 with occupancy beginning in 1Q 2024.

	HEADQUARTERS OFFICE	TRAINING CENTER	ANCILLARY BUILDING	CORPORATE HOUSING
Building Size	180,222 SF	108,085 SF	13,000 SF	200 units
Number of Floors	6-floors	2-floors	2-floors	7-story wrap
Parking	1,123 (998 parking garage; 125 surface spaces)			301 parking garage
Description	Home office for 1,000+ Spirit employees; Property can be expanded to up to 500,000 SF in the future	Equipped with flight simulators	Upscale café with tenant lounge providing team members and visitors with easily accessible live-work-play amenity, as well as a fitness center	Corporate housing for employees in town for training

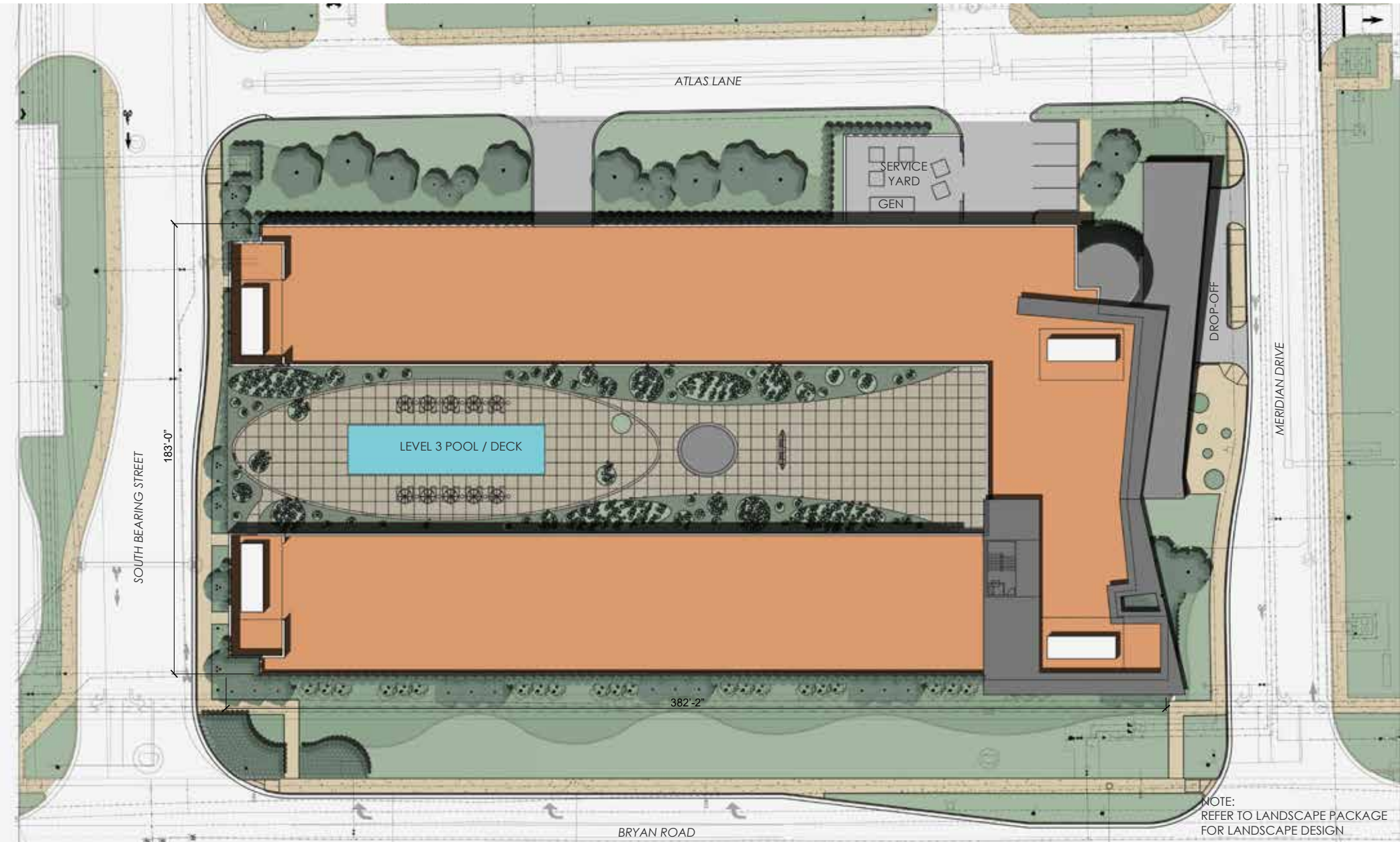


# SITE PLAN

Spirit Airlines acquired the land for the office and training center portion of the campus in December 2019. Simultaneously with the acquisition of the land, Spirit Airlines signed a 99-year ground lease on the 2.6-acre corporate residential portion (southwest parcel) with Kimco Realty who was the original developer of the broader 102-acre parcel at Dania Pointe. Spirit successfully obtained the site plan approval for the project within the city of Dania Beach Planned Mixed Unit District (PMUD), permitting the site to operate the buildings under both office and multifamily use. The Project was delivered 2Q24.



## HEADQUARTERS AND OPERATIONS CENTER



## RESIDENTIAL BUILDING

# OFFICE PROPERTY OVERVIEW

## HEADQUARTERS OFFICE BUILDING

<b>PROPERTY ADDRESS</b>	1731 Radiant Dr. Dania Beach, FL 33004
<b>BUILDING SIZE</b>	180,222 rentable square feet
<b>DELIVERY</b>	Q2 2024
<b>NUMBER OF FLOORS</b>	Six floors above grade
<b>PARKING</b>	1,123 (3.73 per 1,000 SF) 998 Stalls (6-Level Parking Garage) 125 stall surface parking
<b>DESCRIPTION</b>	Home office for 1,000+ Spirit team members; Property can be expanded up to 500,000 SF in the future





**HEADQUARTERS - NORTHEAST VIEW**



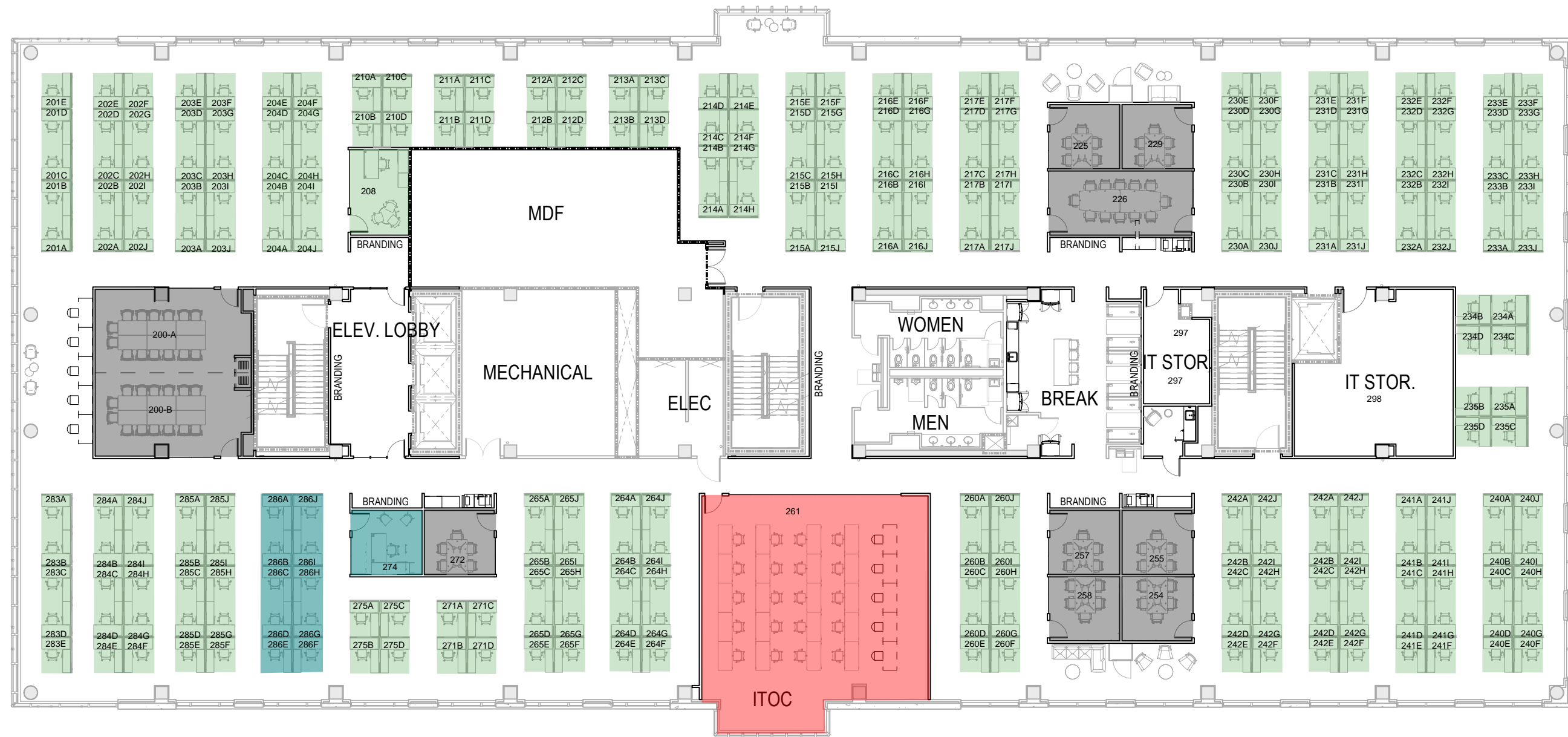


**Department Legend**

- AUDIT**
- HUMAN RESOURCES**
- MAILROOM**
- SECURITY**
- FACILITIES MANAGEMENT**
- IT**
- MEETING ROOM**
- VENDOR**

DEPARTMENT	SEAT	P.O.
MAILROOM	2	-
FACILITIES	4	-
3RD PARTY VENDORS	6	-
EXTERNAL AUDIT	7	-
SECURITY (INCLUDES 2 @ RECEPTION)	6	1
HR	78	2
VACANT	0	



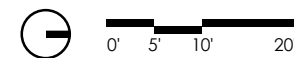


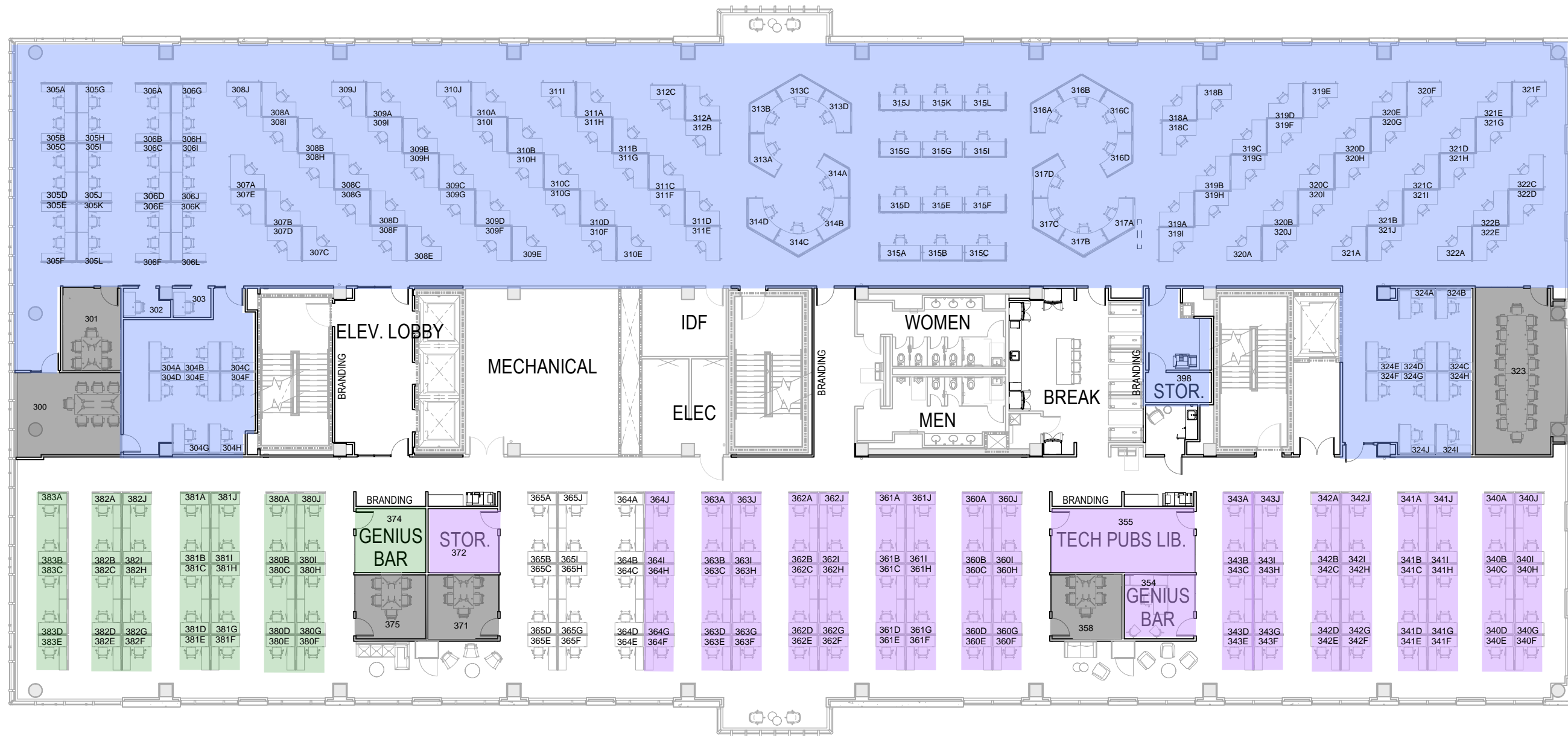
### Department Legend

- IT
- MEETING ROOM
- ITOC
- CORPORATE STRATEGY

DEPARTMENT	SEAT	P.O.
IT (2ND LEVEL)	270*	3
IT (3RD LEVEL)	35	-
<b>TOTAL:</b>	<b>305</b>	<b>1</b>
VACANT	0	

\*INCLUDES ITOC





### Department Legend

- FLIGHT OPERATIONS
- MEETING ROOM
- IT
- OCC

DEPARTMENT	SEAT	P.O.
FLIGHT OPS	100	1
IT OVERFLOW	35	-
OCC	154	1
VACANT	0	

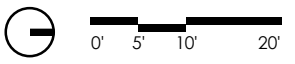




### Department Legend

- CREW PLANNING
- MEETING ROOM
- AIRPORT SERVICES 22
- FLEET MANAGEMENT
- TECHNICAL OPERATIONS
- SAFETY & REGULATORY
- INFLIGHT EXPERIENCES

DEPARTMENT	SEAT	P.O.
TECH OPS	120	1
CREW PLANNING	46	1
INFLIGHT EXPERIENCES	32	1
FLEET MANAGEMENT	6	1
SAFETY & REGULATORY	26	-
PAYROLL	1	-
VACANT	14	-





### Department Legend

- ACCOUNTING
- EXECUTIVES
- LEGAL
- FUELING
- AIRPORT SERVICES
- FINANCE - FP&A
- MEETING ROOM
- PAYROLL
- CORPORATE REAL ESTATE
- INTERNAL AUDIT
- TREASURY
- PROCUREMENT
- IT
- INVESTOR RELATIONS

DEPARTMENT	SEAT	P.O.
ACCOUNTING	39	1
AIRPORT SERVICES	34	1
CORPORATE REAL ESTATE	5	1
CORPORATE STRATEGY	14	1
INTERNAL AUDIT	7	1
INVESTOR RELATIONS	1	1
FP&A	17	1
TREASURY	5	1
LEGAL	6	5
EXECUTIVE	4	8
VACANT	52	2





### Department Legend

- CUSTOMER CARE / SALES MKTG
- MEETING ROOM
- REVENUE MANAGEMENT
- GUEST EXP/BRANDING/COMMS
- NETWORK PLANNING

DEPARTMENT	SEAT	P.O.
GUEST EXP./BRANDING/COMMS	22	1
NETWORK PLANNING	15	1
REVENUE MANAGEMENT	31	1
CUSTOMER CARE/SALES MKTG	66	1
VACANT	34	





# TRAINING CENTER BUILDING OVERVIEW

<b>PROPERTY ADDRESS</b>	1701 Radiant Dr. Dania Beach, FL 33004
<b>BUILDING SIZE</b>	108,085 square feet
<b>DELIVERY</b>	Q2 2024
<b>PARKING</b>	Shared with HQ building 1,123 (3.73 per 1,000 SF) 998 Stalls (6-Level Parking Garage) 125 stall surface parking
<b>NUMBER OF FLOORS</b>	Two floors above grade Ground Level: 74,165 square feet Second Level: 33,920 square feet
<b>DESCRIPTION</b>	Classrooms and flight simulation devices - fixed and full motion


















**TRAINING CENTER BUILDING - SOUTHEAST VIEW**

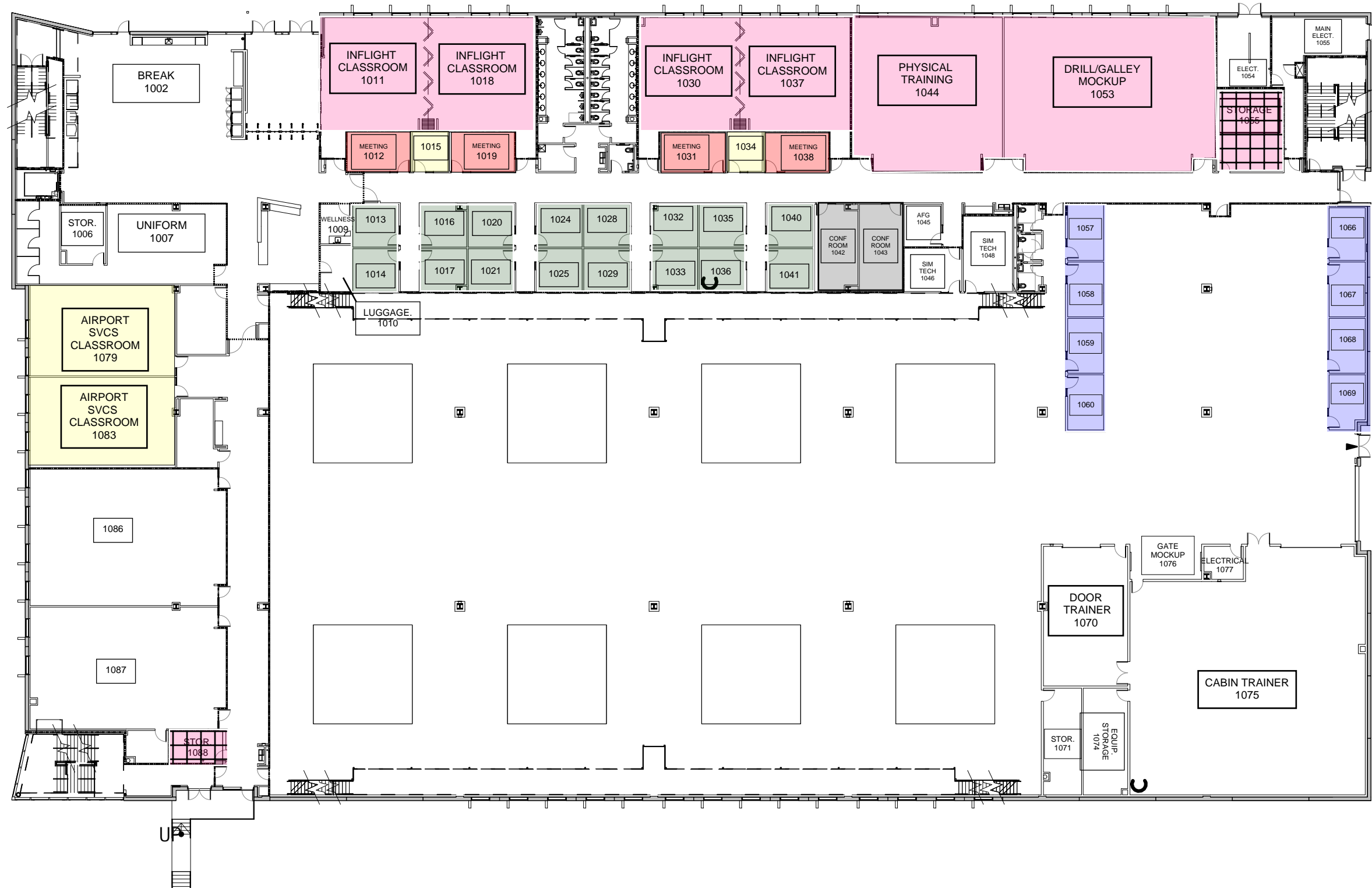



















**TRAINING CENTER BUILDING - SOUTHWEST VIEW**

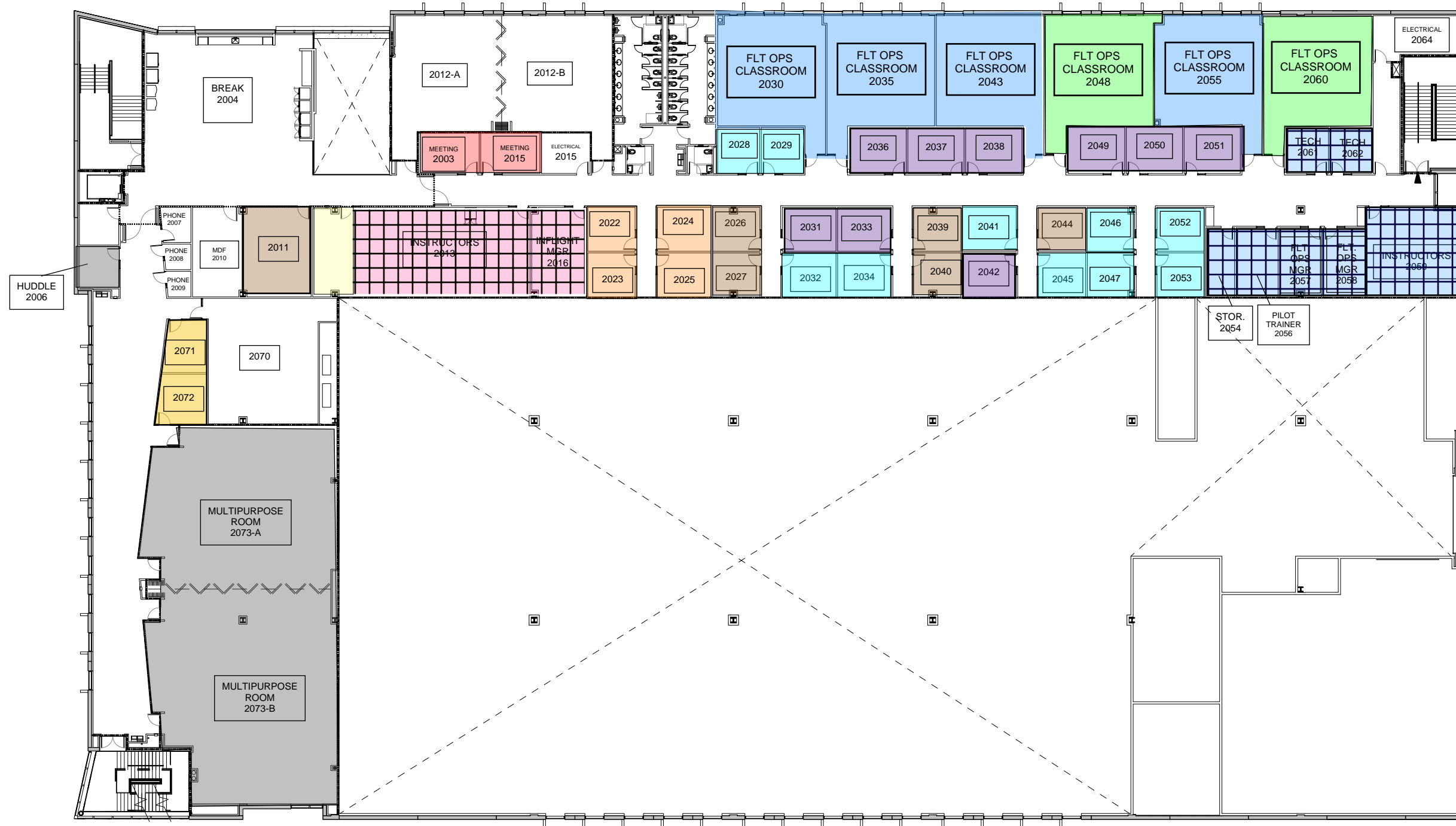


- |  |  |  |   |   |
|--|--|--|---|---|
|  Flight Ops Classroom      |  Inflight Classroom      |  Flight Panel Trainers (FPT) |  OCC Training           |  FTD                |
|  Flight Ops Support Space |  Inflight Support Space |  CPT                        |  Flight Ops Study Room |  SIM Brief/Debrief |
|  Shared Spaces            |  General Briefing       |  FAA/Meeting                |  Oral/KV Room          |  Airport Services  |



FIRST FLOOR PLAN

- |   |  |  |   |   |
|---|--|--|---|---|
|  Flight Ops Classroom      |  Inflight Classroom      |  Flight Panel Trainers (FPT) |  OCC Training           |  FTD                |
|  Flight Ops Support Space |  Inflight Support Space |  CPT                        |  Flight Ops Study Room |  SIM Brief/Debrief |
|  Shared Spaces            |  General Briefing       |  FAA/Meeting                |  Oral/KV Room          |  Airport Services  |



SECOND FLOOR PLAN

# ANCILLARY BUILDING OVERVIEW

An Ancillary building featuring a café, tenant lounge and fitness center providing Spirit's team members and visitors with an easily accessible "live-work-play" amenity.

## PROPERTY ADDRESS

1721 Radiant Dr.  
Dania Beach, FL 33004

## BUILDING SIZE

13,000 square feet

## ESTIMATED DELIVERY

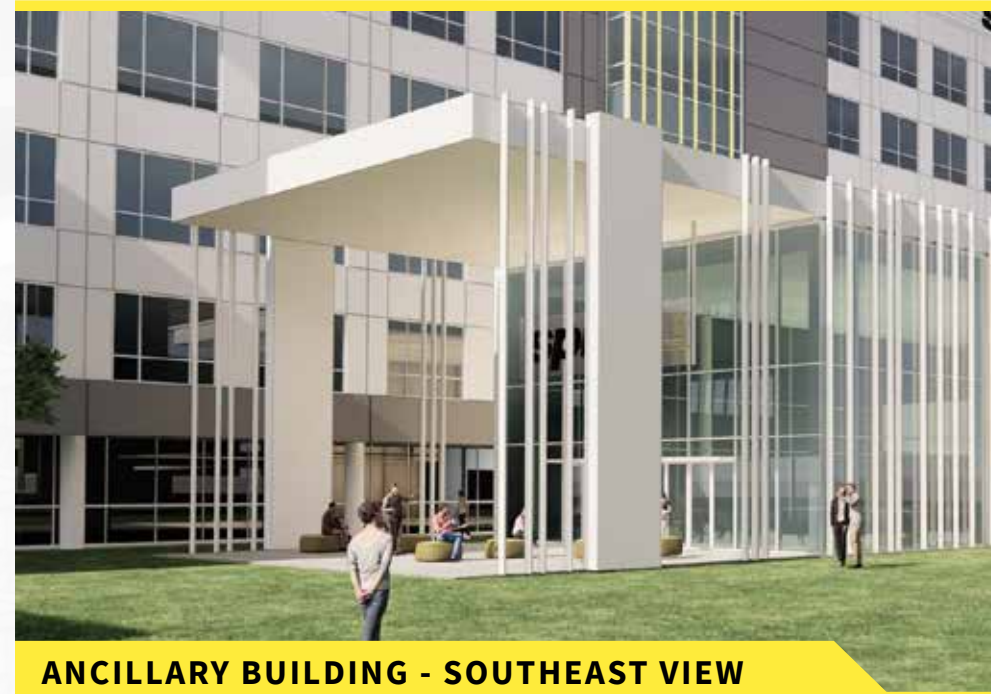
End of 2023; Occupancy beginning in Q1 2024

## BUILDING USE

Upscale café and lounge space, as well as a fitness center

## NUMBER OF FLOORS

Two floors above grade



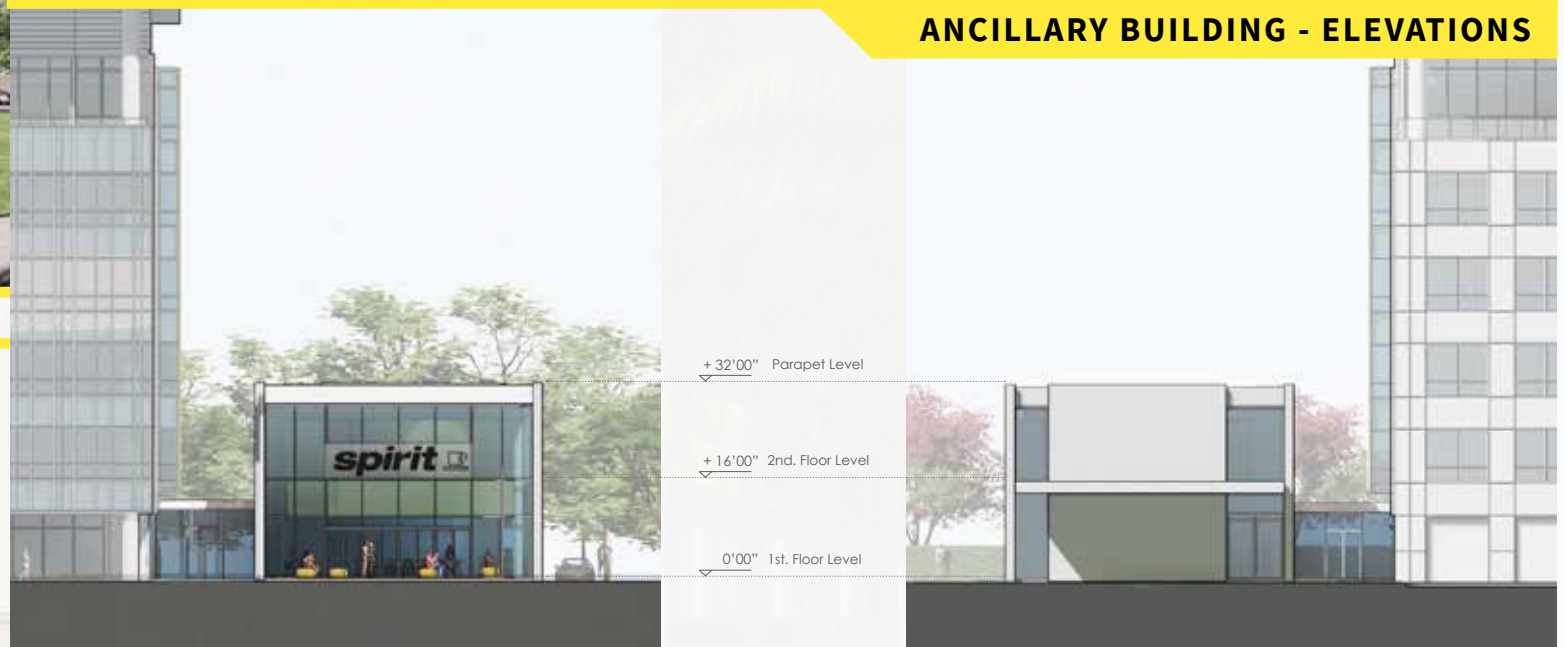
**ANCILLARY BUILDING - SOUTHEAST VIEW**



**ANCILLARY BUILDING - EAST ELEVATION**



## ANCILLARY BUILDING - ELEVATIONS



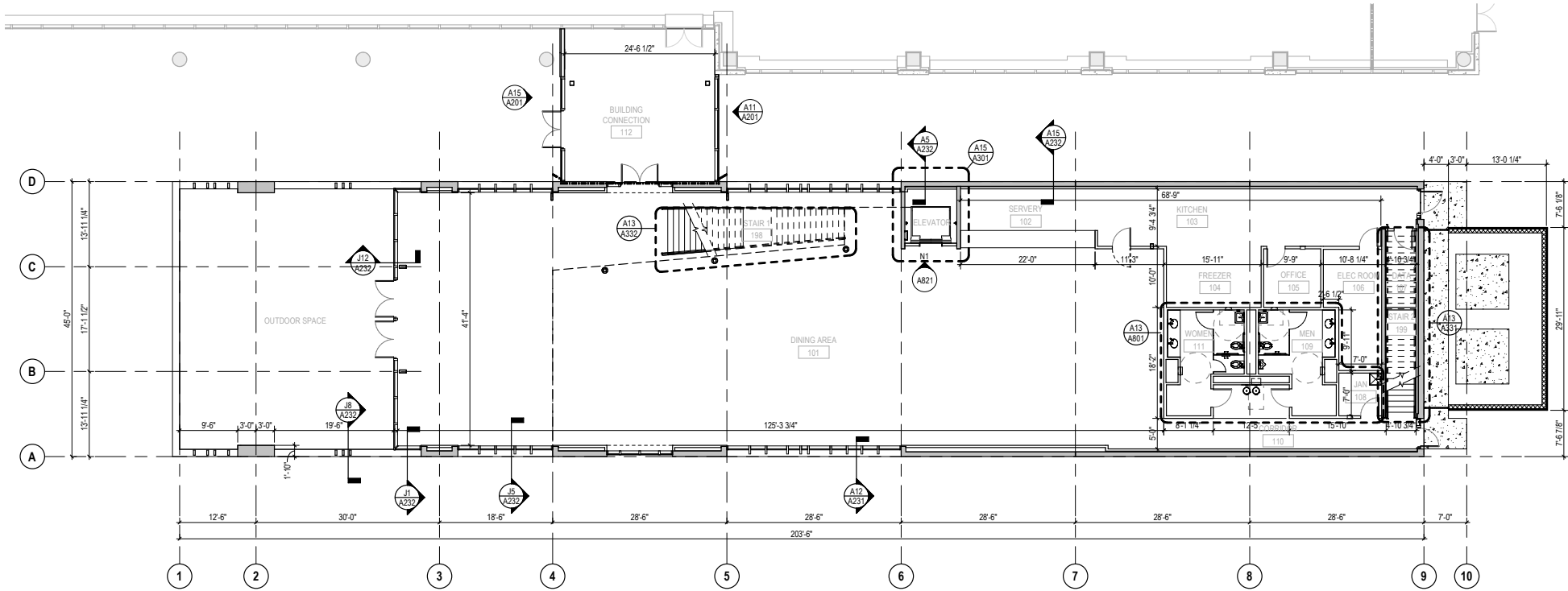
South Elevation

North Elevation

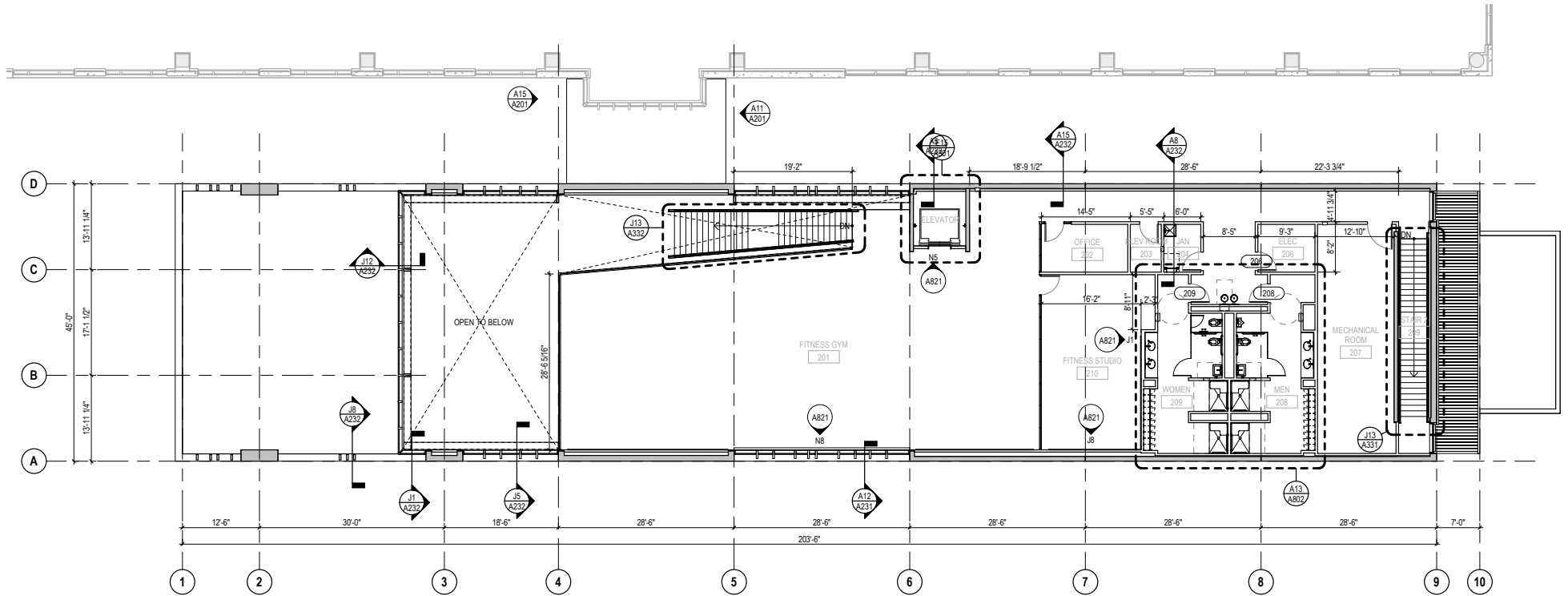


+ 32'000" Parapet Level

# ANCILLARY BUILDING FLOOR PLAN - 1ST FLOOR



# ANCILLARY BUILDING FLOOR PLAN - 2ND FLOOR



# MULTIFAMILY OVERVIEW

<b>PROPERTY ADDRESS</b>	1700 Meridian Dr. Dania Beach, FL 33004
<b>UNITS</b>	200 2/2 units
<b>PRODUCT TYPE</b>	7-story Wrap
<b>ACRES</b>	2.62 Acres Ratio: 76 units/Acre
<b>ESTIMATED DELIVERY</b>	2Q 2024
<b>PARKING</b>	301-space parking garage
<b>DESCRIPTION</b>	Corporate housing for employees in town for training



**RESIDENTIAL BUILDING - SOUTHEAST VIEW**



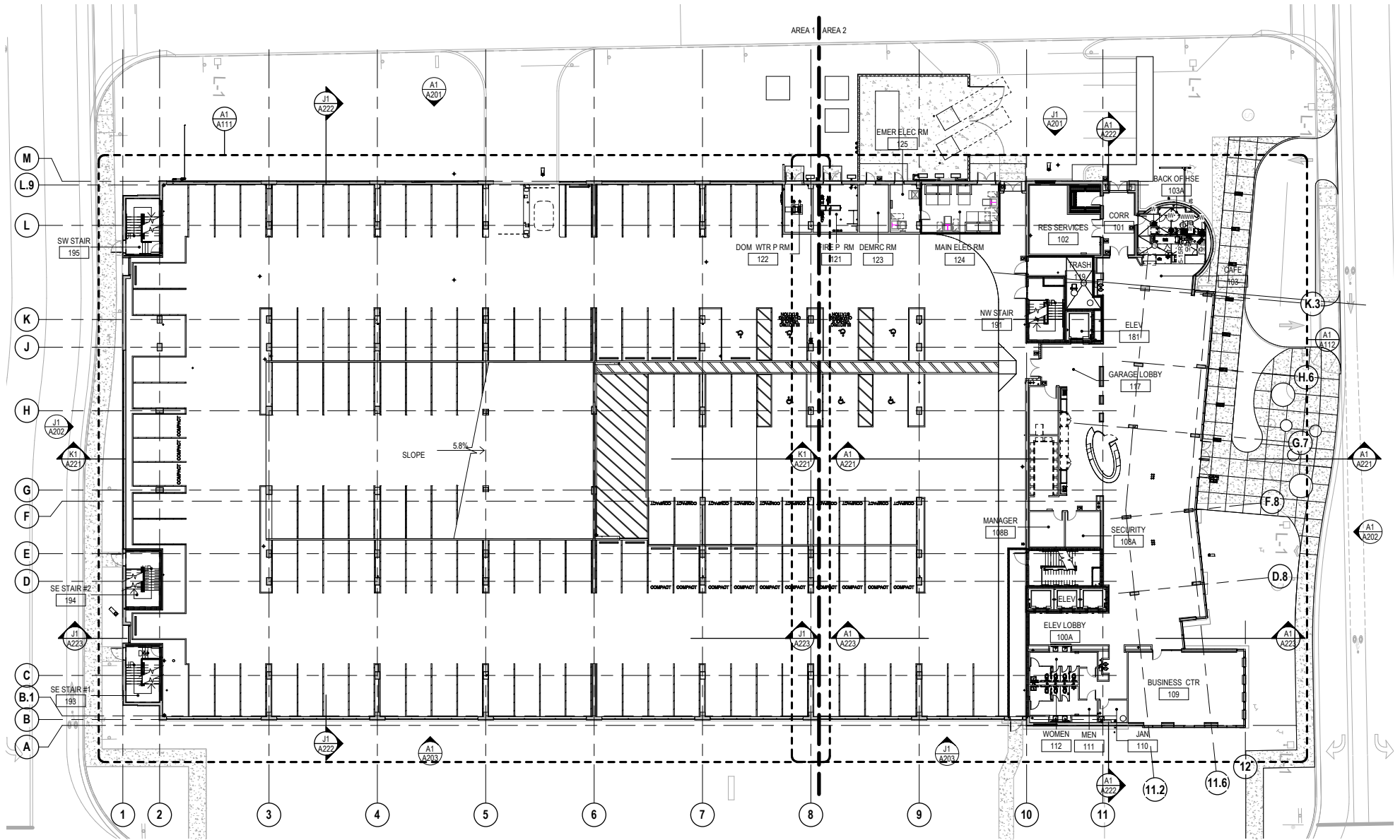
**RESIDENTIAL BUILDING - NORTHWEST VIEW**



**RESIDENTIAL BUILDING - NORTHEAST VIEW**

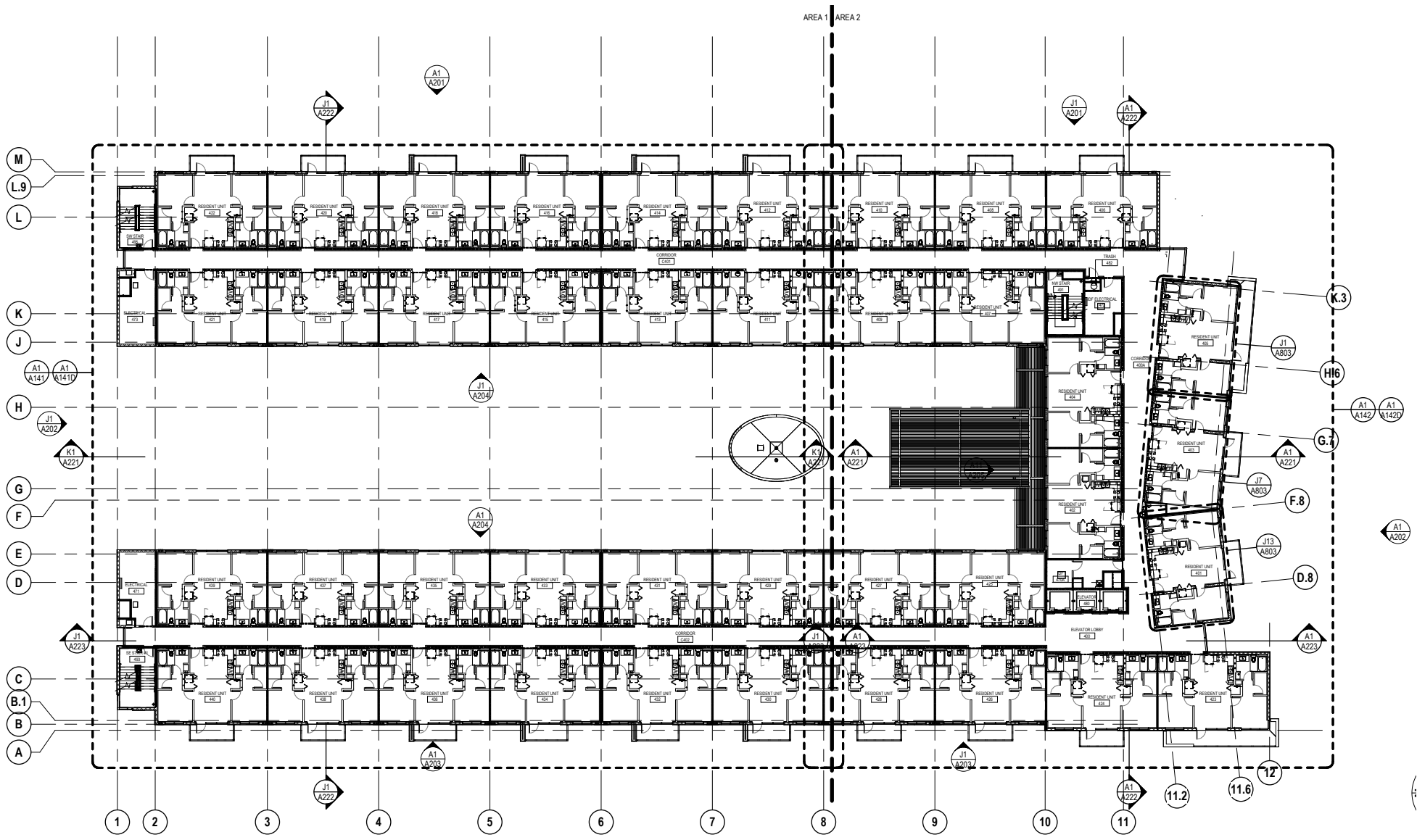


# MULTIFAMILY BUILDING FLOOR PLAN - 1ST FLOOR



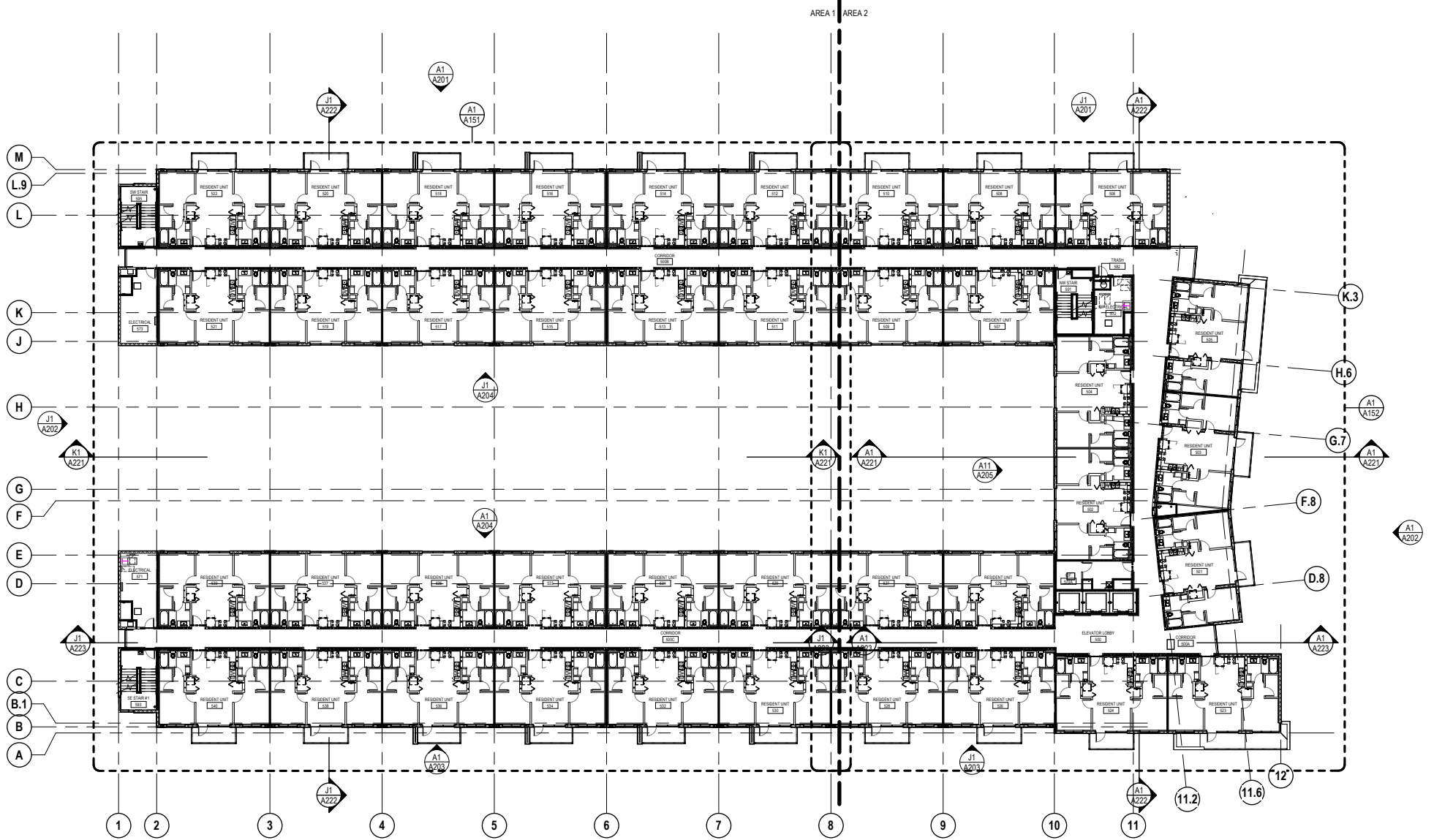


# MULTIFAMILY BUILDING FLOOR PLAN - 3RD FLOOR

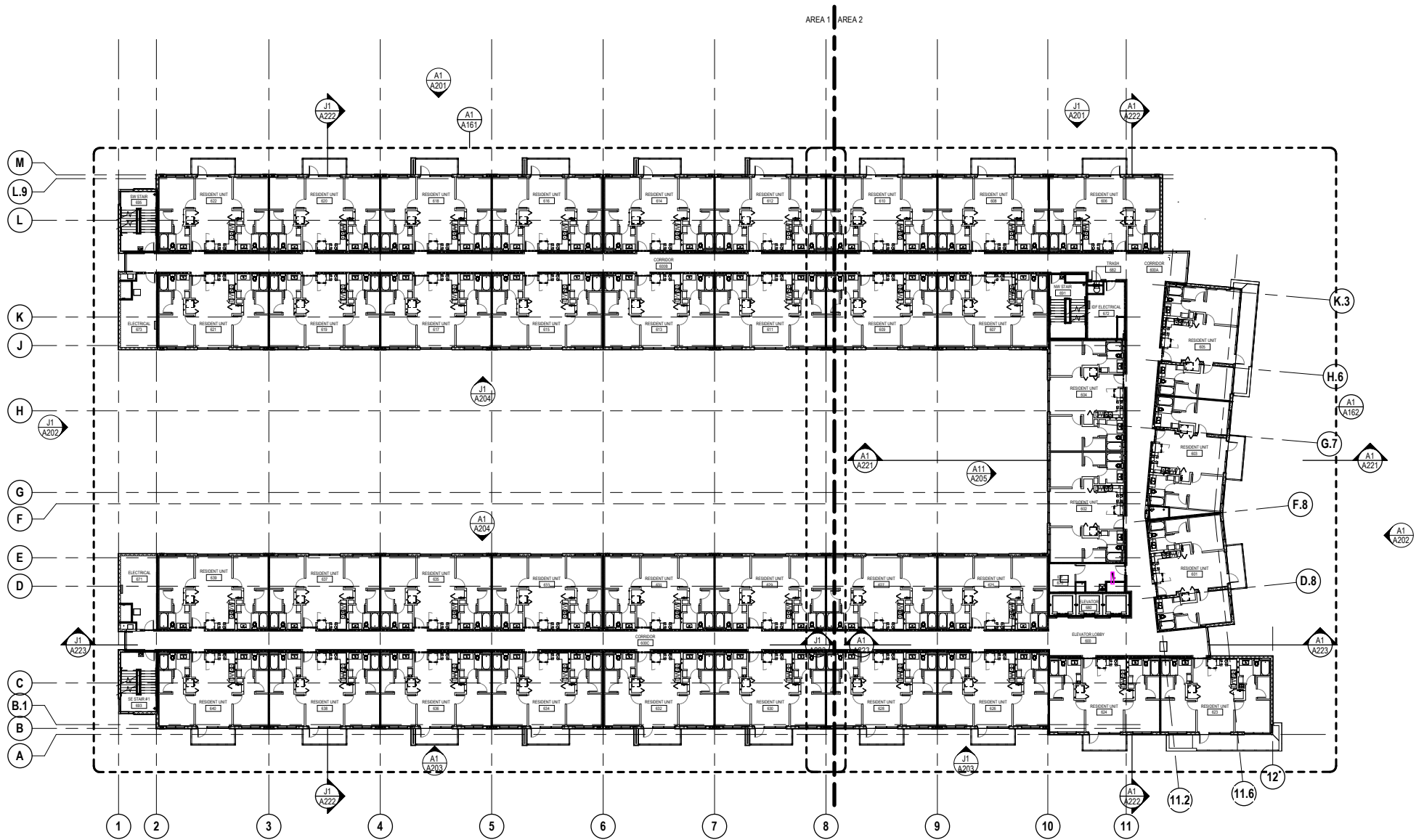




# MULTIFAMILY BUILDING FLOOR PLAN - 5TH FLOOR



# MULTIFAMILY BUILDING FLOOR PLAN - 6TH FLOOR



# MULTIFAMILY BUILDING FLOOR PLAN - 7TH FLOOR

