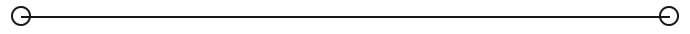


LEASE

Trafalgar Office Plaza

5300-5310 NW 33RD AVENUE

Fort Lauderdale, FL 33309

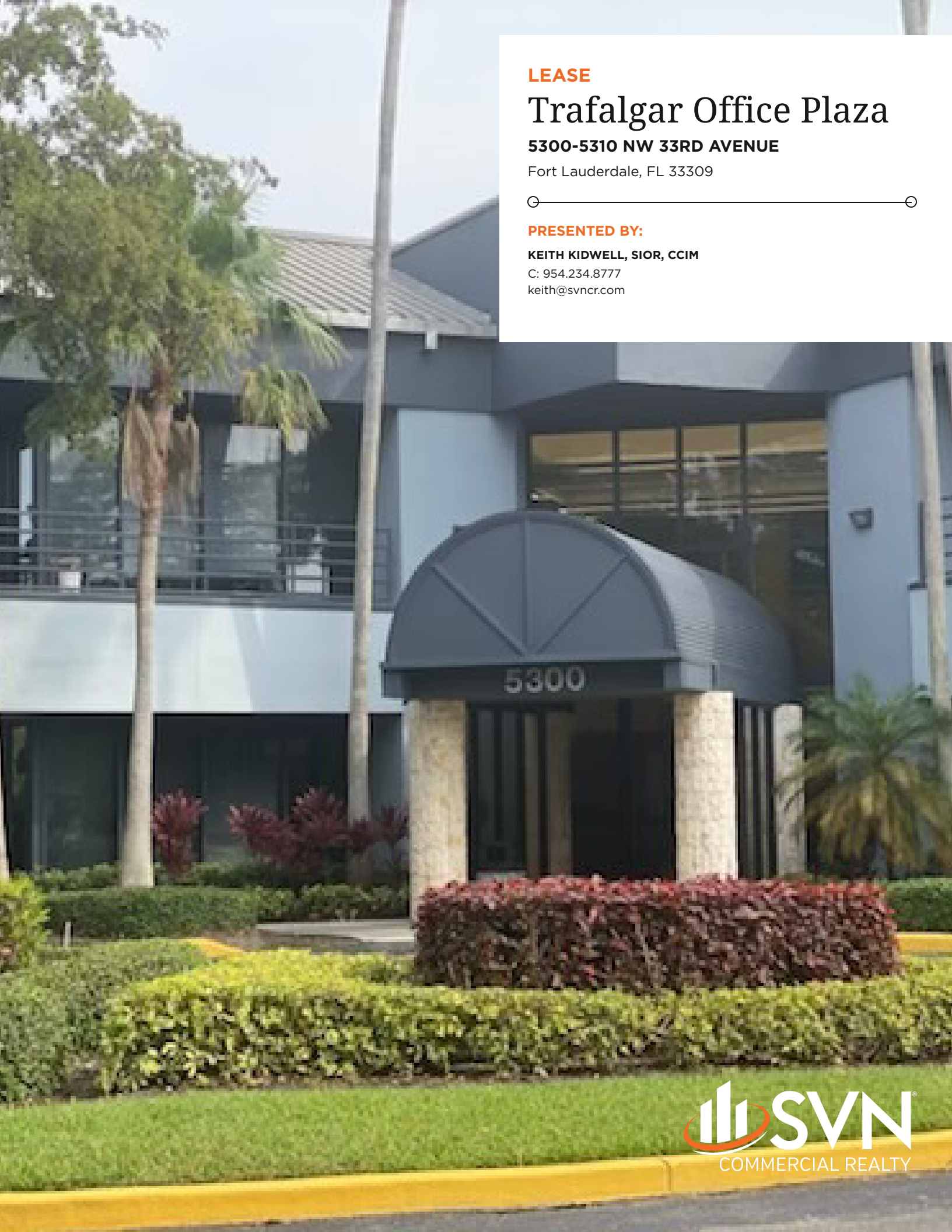


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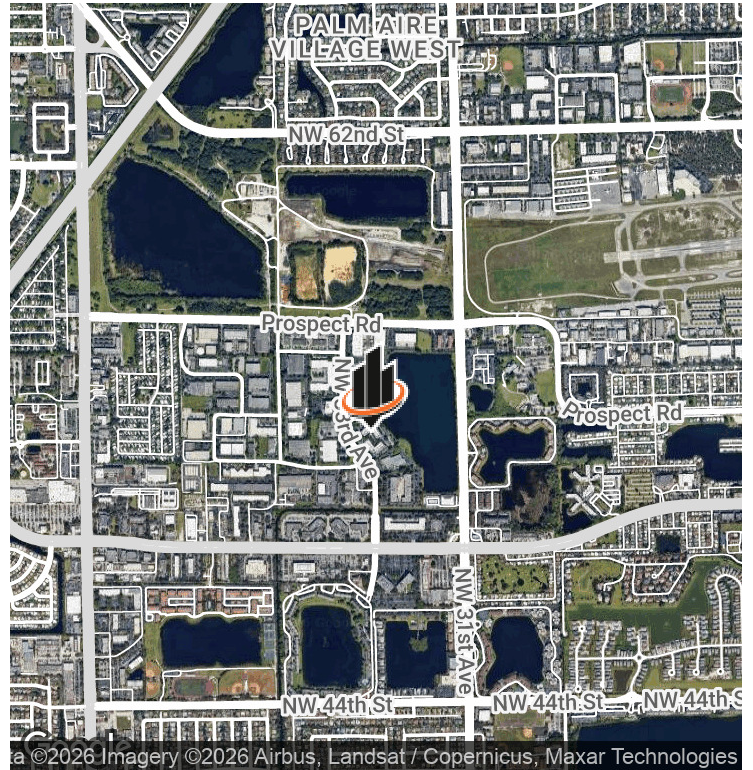
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$16.00 SF/yr (NNN)
COMBINED BUILDINGS SF:	104,437 SF
AVAILABLE SF:	1,036 - 6,933 SF
LARGEST CONTIGUOUS SPACE:	6,933 SF
LOT SIZE:	6.19 Acres
YEAR BUILT:	1986
ZONING:	CC (City of Fort Lauderdale)

PROPERTY OVERVIEW

Recently renovated Trafalgar Office Plaza offers office leasing in a campus atmosphere with picturesque lake views. Ideally located In The Fort Lauderdale Commerce Center near an abundance of restaurants, hotels and retail.

PROPERTY HIGHLIGHTS

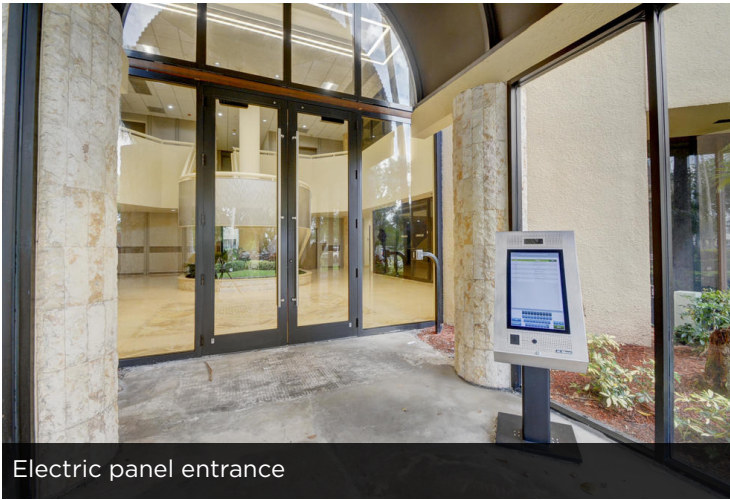
- Lakefront Property.
- 4/1,000 Parking Ratio.
- Landscaped Courtyard With Reflecting Pool.
- Key Card Security Access System.
- Estimated Operating Expenses are \$8.75 PSF.
- Easy access to I-95 and the Florida Turnpike.
- 24/7 Access
- Floor to Ceiling Window Line Allowing Lots of Natural Light.
- New High Efficiency LED Lighting
- Courtyard and Lake Views

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ADDITIONAL PHOTOS



Electric panel entrance



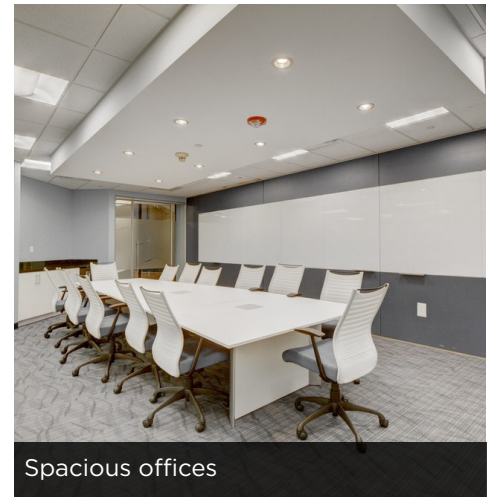
Updated lobby



New elevators



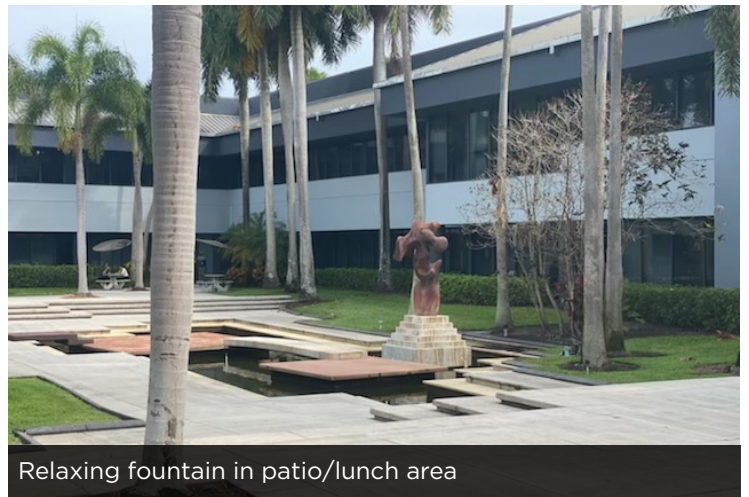
LED lights



Spacious offices



Overlooks lake with gazebo for lunch



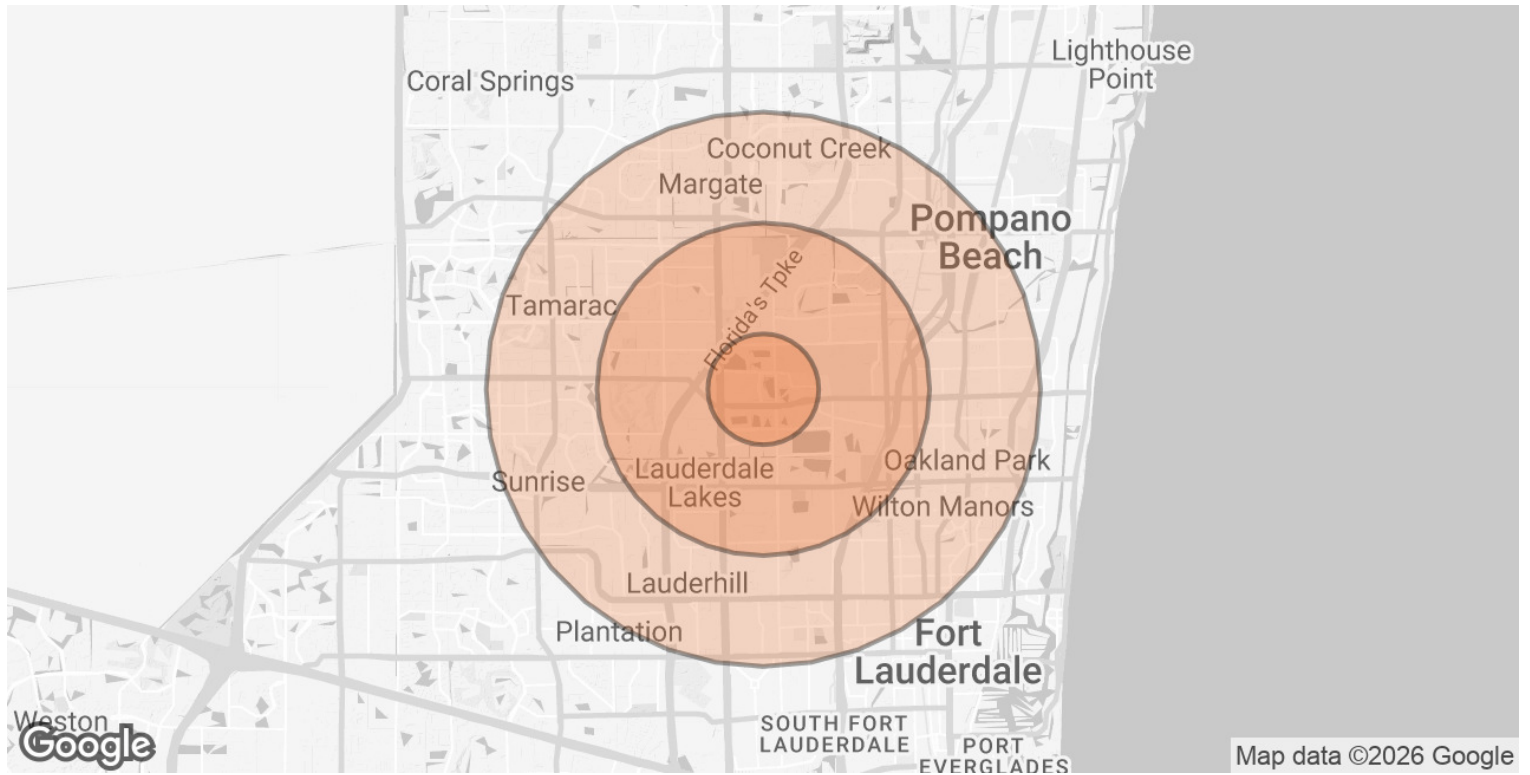
Relaxing fountain in patio/lunch area

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,406	144,691	448,602
AVERAGE AGE	34.5	37.8	38.5
AVERAGE AGE (MALE)	32.4	36.5	37.3
AVERAGE AGE (FEMALE)	36.9	39.4	39.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,107	56,455	173,255
# OF PERSONS PER HH	2.7	2.6	2.6
AVERAGE HH INCOME	\$53,055	\$50,247	\$52,370
AVERAGE HOUSE VALUE	\$223,355	\$198,860	\$214,896

** Demographic data derived from 2020 ACS - US Census*

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