

5555 ANGLERS AVE

5555 ANGLERS AVENUE, DANIA BEACH, 33312



PROPERTY DETAILS

- Suite 15 & 16 (A & B) - 10,530 +/- SF (Sub-dividable)
- Suite 5A & 27 - 3,343 +/- SF
- No Common Area or Add-on Factor.
- Separately metered for Electric and HVAC – 24/7 access and control of HVAC.
- 4/1,000 SF parking ratio
- Zoned IROM, City of Dania Beach (flexible zoning for a variety of office uses).
- Base Rent From \$25.00 PSF CAM at \$7.85 PSF.
- Conveniently located near area hotels, restaurants, banking, Tri-Rail Station, and Dania Pointe.
- Strategic location with proximity to I-95, I-595, Fort Lauderdale-Hollywood International Airport (FLL), and Port

ABOUT PROPERTY



PRICE

\$25.00 - 27.00 PSF/yr (NNN)



YEAR BUILT

2000



AVAILABLE SF

1,000 to 10,530 SF



PARKING

4/1,000



LOCATION

Broward County

For more information:

Jonathan Thiel

954.652.2020 | Jthiel@Bergercommercial.Com
bergercommercial.com

Keith R. Graves, CCIM, SIOR

954.652.2031 | Kgraves@Bergercommercial.Com



Information furnished regarding this property is from sources deemed reliable, but no warranty or representation as to the accuracy thereof and it is submitted subject to errors, omissions, prior sale, lease or withdrawal without prior notice.

5555 ANGLERS AVE

ADDITIONAL PHOTOS



For more information:

Jonathan Thiel

954.652.2020 | Jthiel@Bergercommercial.Com
bergercommercial.com

Keith R. Graves, CCIM, SIOR

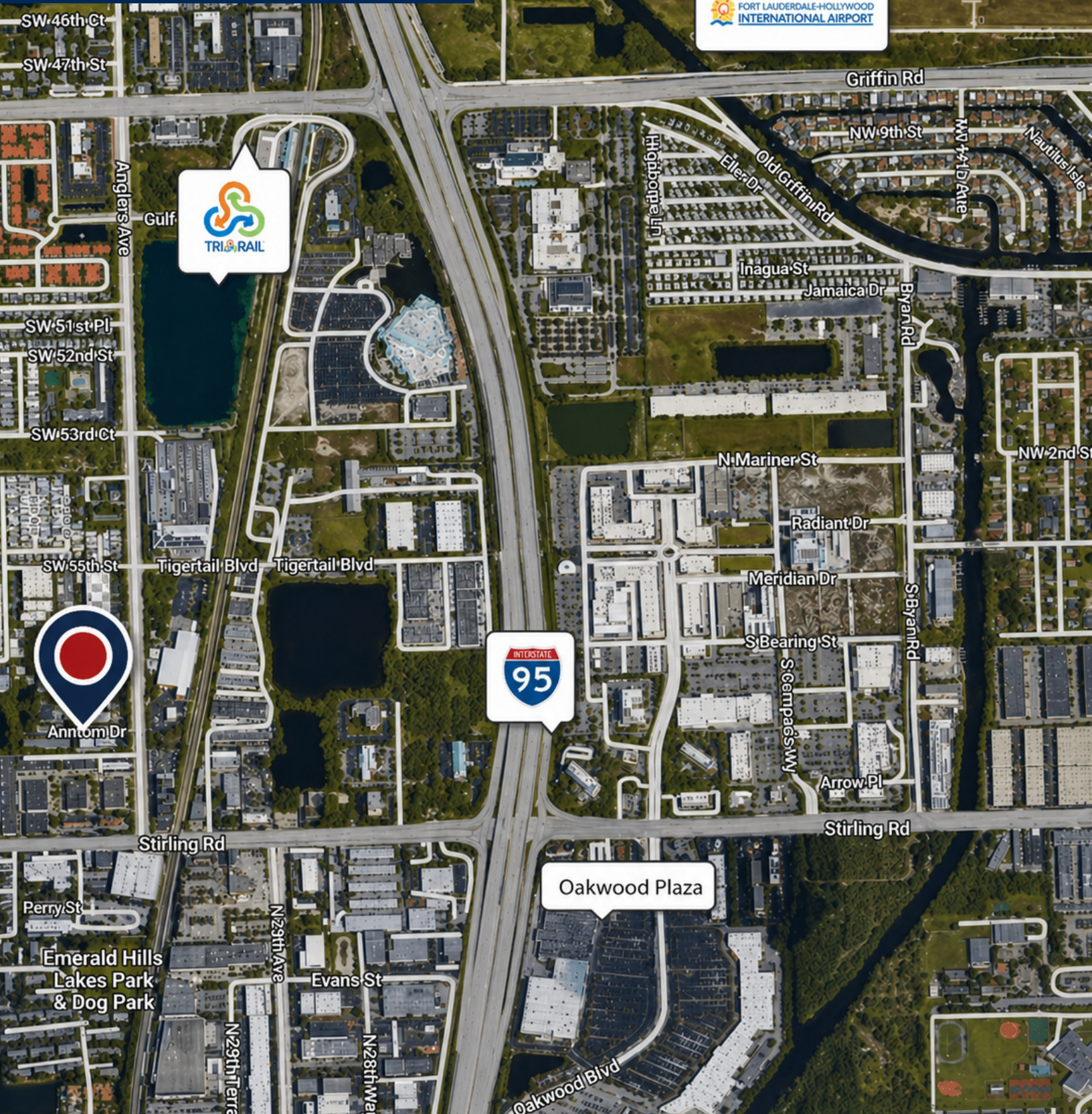
954.652.2031 | Kgraves@Bergercommercial.Com



Information furnished regarding this property is from sources deemed reliable, but no warranty or representation as to the accuracy thereof and it is submitted subject to errors, omissions, prior sale, lease or withdrawal without prior notice.

5555 ANGLERS AVE

AERIAL MAP



For more information:

Jonathan Thiel

954.652.2020 | Jthiel@Bergercommercial.Com
bergercommercial.com

Keith R. Graves, CCIM, SIOR

954.652.2031 | Kgraves@Bergercommercial.Com



Information furnished regarding this property is from sources deemed reliable, but no warranty or representation as to the accuracy thereof and it is submitted subject to errors, omissions, prior sale, lease or withdrawal without prior notice.