

FOR LEASE
4,482 SF



FORT LAUDERDALE, FL

1313 NW 65TH PLACE

COMMENTS

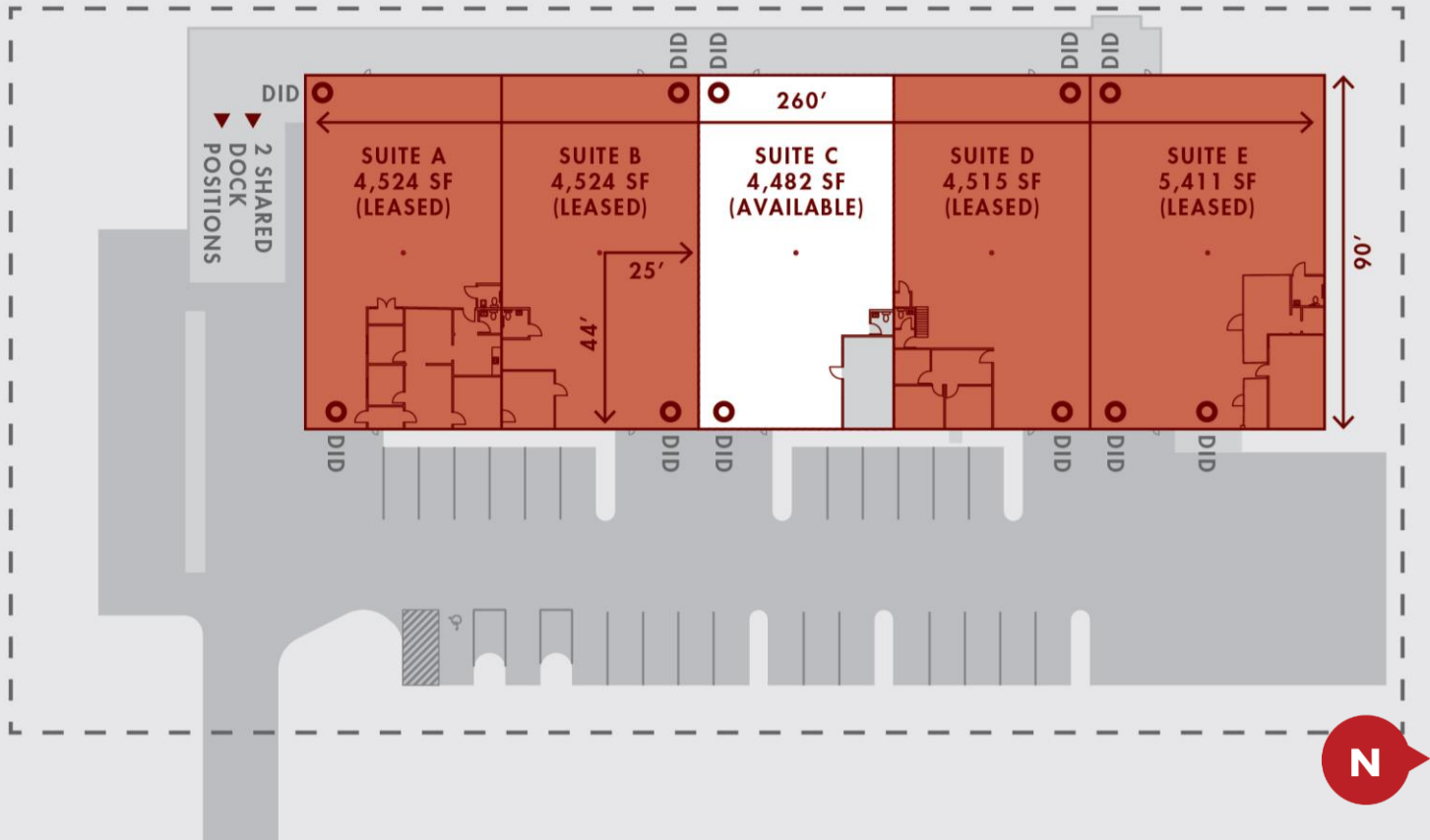
- Has Access to Dock Position that Accommodates 53' Trailers
- (2) Drive-In Doors per Suite
- Move-In Ready Condition
- Well Located with Immediate Access to I-95 via Cypress Creek Rd
- Estimated Year 1 OpEx \$5.49 PSF
- Professionally Owned & Managed

BUILDING DETAILS

Building Size	23,455 SF
Suite Size	4,482 SF
Office Size	305 SF
Loading	2 Drive-In Doors 1 Dock Position (Shared)
Clear Height	19'
Car Parking	6 Stalls

FOR LEASE

4,482 SF



SUITE	TOTAL SF	OFFICE SF	ASKING RATE (NET)
Suite A	4,524	1,054	LEASED
Suite B	4,524	201	LEASED
Suite C	4,482	305	\$6,995/mo
Suite D	4,515	525	LEASED
Suite E	5,411	357	LEASED
TOTALS	23,455		

- All-In Yr 1 Rate +/- \$9,045/mo (OpEx estimated @ \$2,050/mo)

MICHAEL ORETSKY

CBRE
Michael.Oretsky@CBRE.com
954-798-4284

TOM O'LOUGHLIN, SIOR

CBRE
Tom.Oloughlin@CBRE.com
954-817-3919

KYLE GRANT

Venture One Real Estate
KyleG@VentureOneRE.com
305-849-4416

