

For Sale

# Single Tenant Office/ Flex Building

OFFERING MEMORANDUM

2550 NW 4<sup>th</sup> Ct,  
Fort Lauderdale, FL 33111



THE ROI GROUP RETAIL | OFFICE | INDUSTRIAL



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# EXECUTIVE SUMMARY

SVN Commercial Partners is pleased to present the Power Avionics Building ("The Property") for sale. This is a rare opportunity to acquire a turnkey, income-producing Class A, single tenant office/ flex building.

Located within an opportunity zone in Fort Lauderdale and strategically positioned commercial submarkets, the Property offers exceptional flexibility for investors seeking to capitalize on the area's continued growth.

This recently renovated 13,498 square foot (GLA) flex/office building is at a 7.7% cap rate this stable investment property is suitable for an investor in a 1031 exchange looking to break into the south Florida market.

The building is built out as an office/ flex building with avionics manufacturing capabilities. The warehouse storage space has 4 roll up doors, 1 loading dock and a high end tenant buildout.

Occupied by Power Avionics & Accessories which is an avionics company with certified repair station specializing in the testing, repair, and overhaul of avionics, instruments, radios, electro-mechanical components, pneumatics, high-flow/high-heat systems, fuel systems, and hydraulics for private aircraft and have been in business for 20+ years.

## INVESTMENT HIGHLIGHTS



Class A Office Flex Building



High Yielding Building  
Offered at a 7.7% going  
in Cap Rate



100% Single Tenant  
NNN Occupancy



Strategically Located  
Near I-95 and a 10  
Minute Drive to FLL  
International Airport



Located Within an  
Opportunity Zone

# PROPERTY OVERVIEW



## KEY METRICS

PROPERTY NAME:	Power Avionics Building
ADDRESSES:	2550 NW 4 <sup>th</sup> Ct, Fort Lauderdale, FL 33311
PRICE:	\$4,300,000
NOI:	\$331,000
CAP RATE:	7.7%
BUILDING GLA:	13,498 S.F.
LOT SIZE:	.41 Acres
OCCUPANCY:	100%
TENANCY	Single Tenant
PCN:	50-42-05-30-0160
YEAR BUILT:	1973/2023
MUNICIPALITY:	City of Fort Lauderdale
ZONING:	M-2 Medium Industrial
PARKING:	16 Spaces

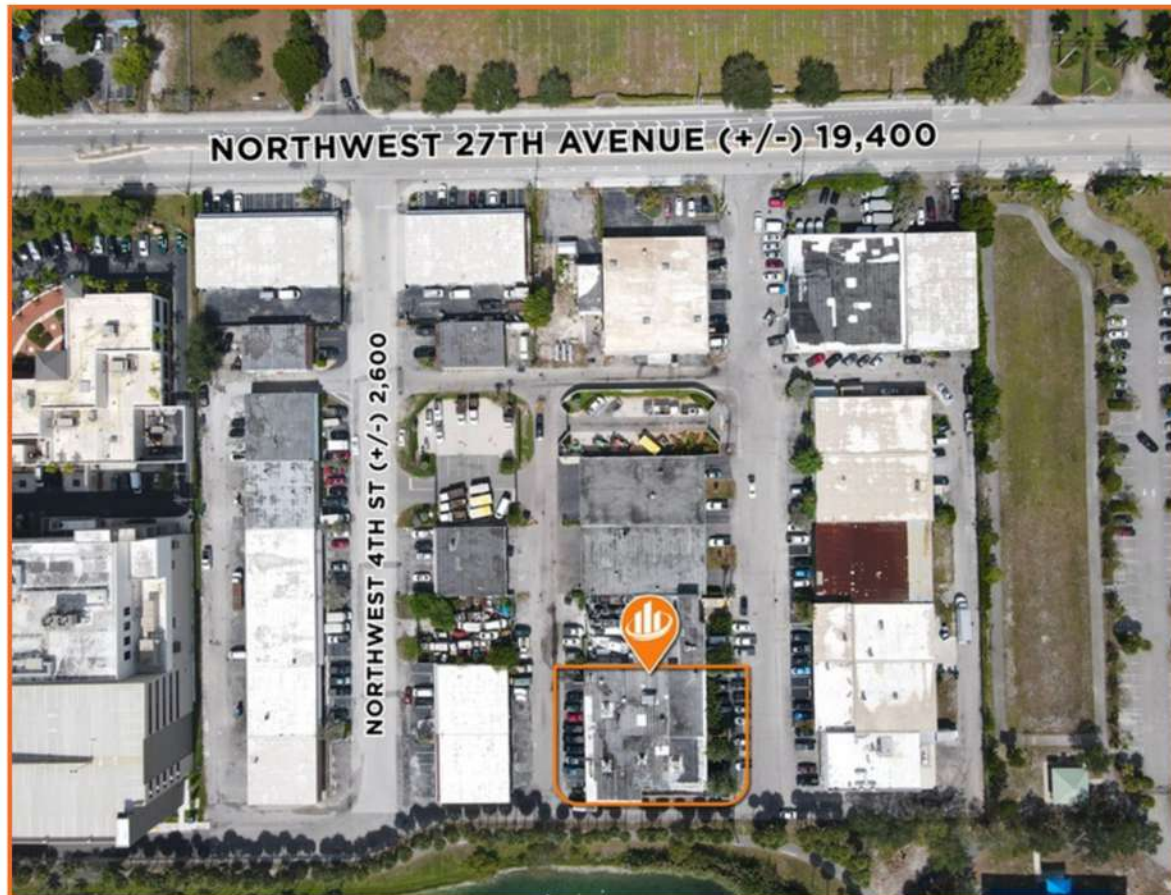


# IN PLACE RENT ROLL

Suite	Tenant	S.F.	%	Monthly Base Rent	Annual Base Rent	Base Rent PSF	Lease Begin	Lease End	Annual Increases	Options
2550 NW 4TH Ct	Power Avionics	13,498	100%	\$27,583	\$331,000	\$24.52	7/1/2023	6/30/2028	3%	One 5 Year W/ 3% annual increases

\*The Tenant is responsible for the repair and maintenance on the Roof, Parking Lot, HVAC, Electrical & Plumbing Systems, Doors and Interior Walls.

\*\* The Tenant pays 100% of the real estate taxes and any increase on the insurance of the building from 2023.



# IN PLACE INCOME & EXPENSES

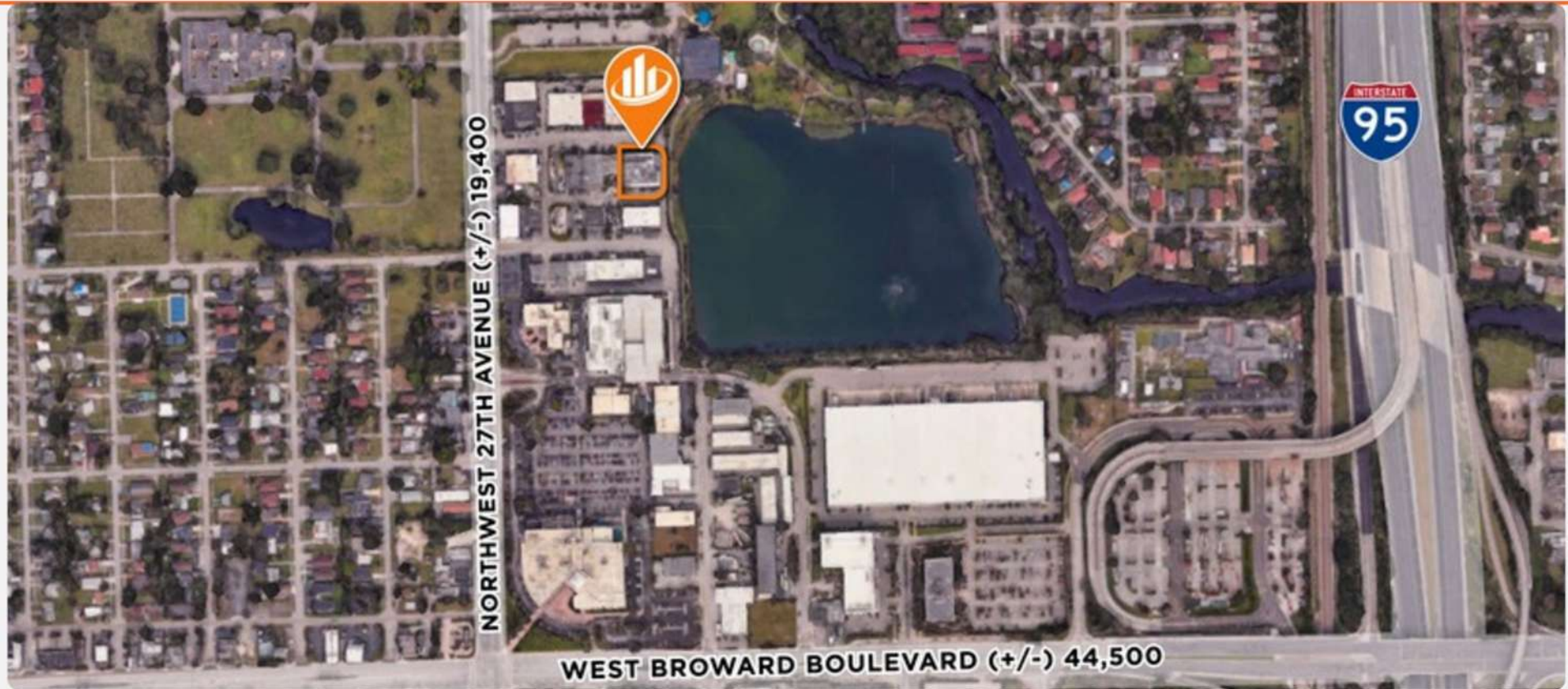
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INCOME	TOTAL	\$/SF
Annual Income	\$331,000	\$24.52
OpEx Reimbursements	\$56,294	\$4.17
Total Income	\$387,294	\$28.69
EXPENSES		
Property Taxes (2024)	\$36,047	\$2.67
Insurance	\$20,247	\$1.50
Total Expenses	\$56,294	\$4.17
NOI	\$331,000	\$24.52

\*The building insurance is estimated



# LOCATION OVERVIEW



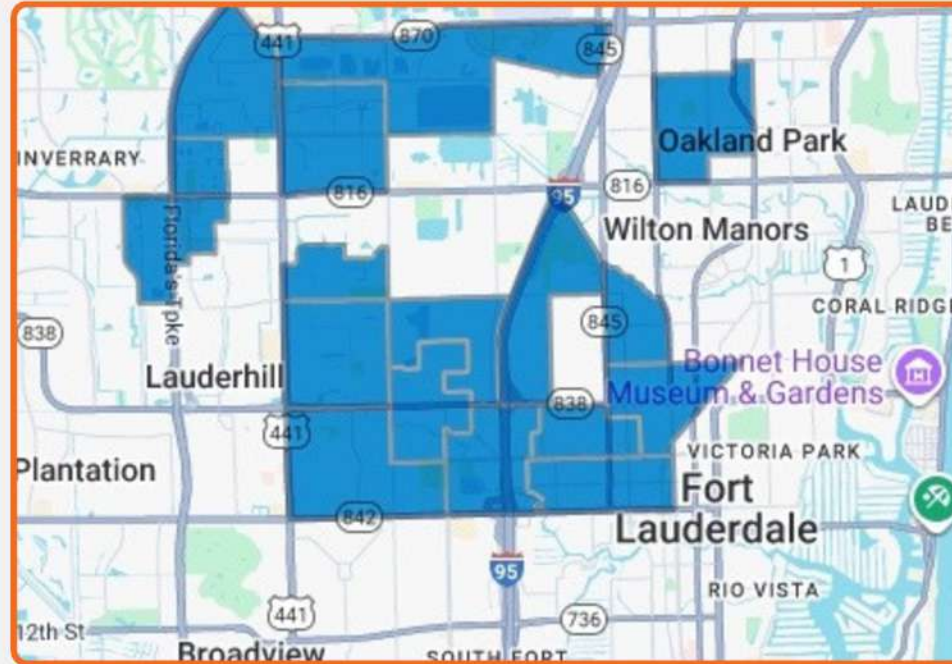
2550 NW 4th Ct is strategically positioned in Fort Lauderdale, offering excellent access to major transportation corridors and regional hubs. The property benefits from being 1 mile away from I-95 via Broward Blvd, providing seamless north–south mobility throughout South Florida, while proximity to Sunrise Boulevard and Broward Boulevard further enhances accessibility for local distribution and commuter traffic.

- The site is within a short drive of key business and infrastructure assets, including:
- 1.2 miles to I-95, providing excellent regional highway connectivity.
- 7 miles Fort Lauderdale International Airport (FLL), ideal for air cargo or aviation-related tenants.
- 5 miles of Port Everglades, a major seaport and cruise gateway.
- Roughly 4–5 miles from downtown Fort Lauderdale, retaining logistical proximity while offering a more industrial setting.

The property also benefits from its close connection to Fort Lauderdale's urban core, offering access to a large and diverse workforce, as well as proximity to retail, dining, and residential amenities that support employee convenience and satisfaction. Positioned in a region recognized for its pro-business climate and strategic role in global trade, 2550 NW 4th Ct is well situated for long-term growth and stability, making it a strong choice for companies seeking operational efficiency and regional connectivity.



# OPPORTUNITY ZONE



## Tax benefits of an Opportunity Zone investment

### 1. Temporary deferral of capital gains

Investors can temporarily defer tax on a prior eligible capital gain by reinvesting it into a QOF within 180 days of the gain.

- The tax on the original capital gain is deferred until the QOF investment is sold, or until December 31, 2026, whichever comes first.

### 2. Partial forgiveness of the original capital gain

By holding the QOF investment for a certain length of time, you can reduce the amount of the original deferred gain that is ultimately taxed.

- 10% gain exclusion: For investments held for at least five years before the end of 2026, the basis of your investment is increased by 10% of the deferred gain.
- 15% gain exclusion: For investments held for at least seven years before the end of 2026, the basis is increased by an additional 5%, for a total of 15% of the deferred gain excluded from taxation.
- Note: Because the tax recognition date is December 31, 2026, the opportunity to realize the 7-year benefit has passed for new investors.

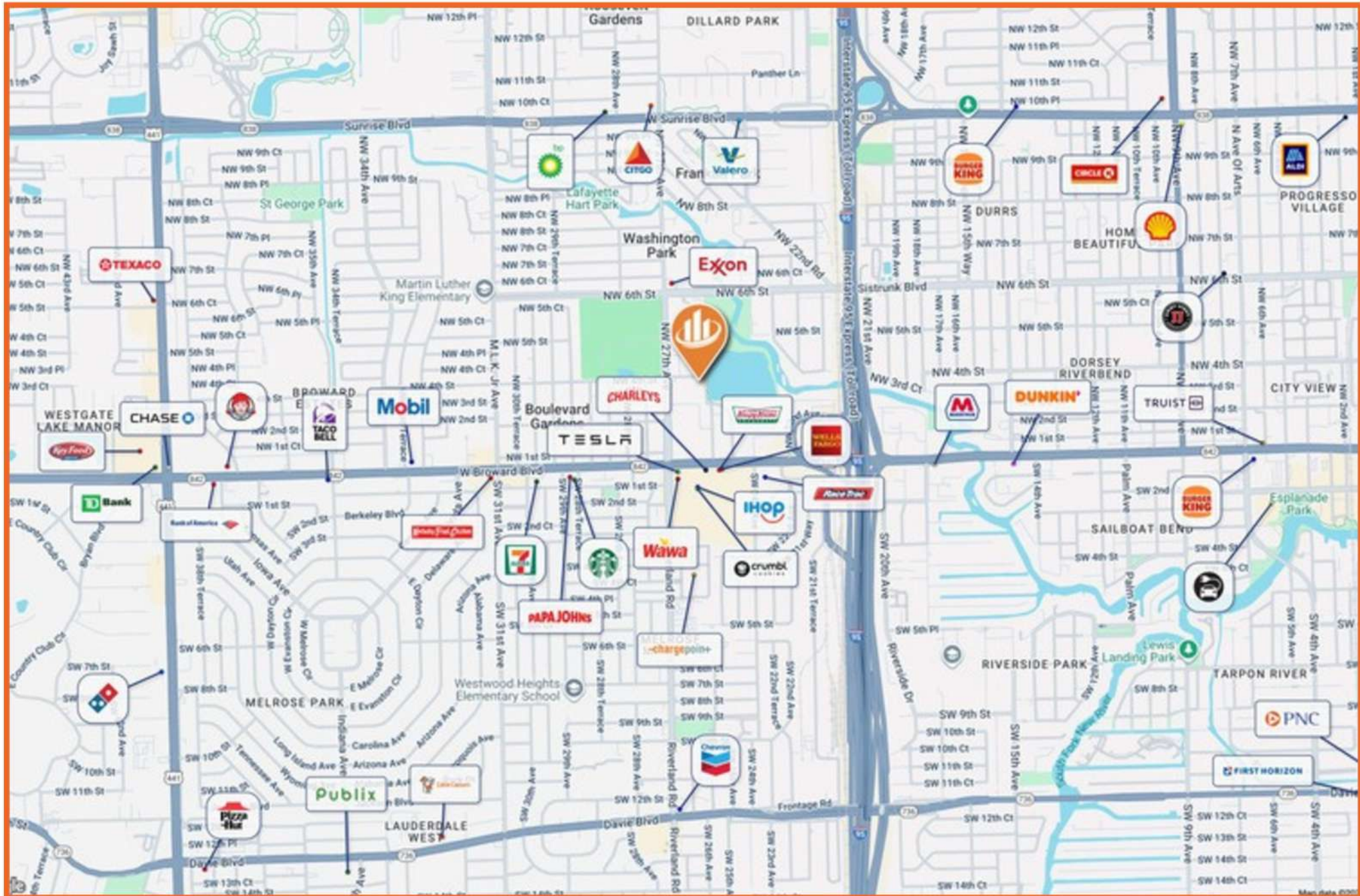
### 3. Permanent tax exclusion of new capital gains

The most significant benefit is the potential for a complete tax exclusion on the appreciation of your QOF investment itself.

- If you hold your investment in the QOF for at least 10 years, any capital gains from the appreciation of that investment are permanently excluded from taxation.
- When you sell or exchange the QOF investment after 10 years, its tax basis becomes its fair market value on the date of the sale, eliminating the capital gains tax liability on the appreciation.



# RETAIL MAP





# ZONING OVERVIEW

## M-2 Medium Industrial

Intended to accommodate general industrial uses such as manufacturing, processing, assembly, warehousing, distribution, and heavy commercial operations.

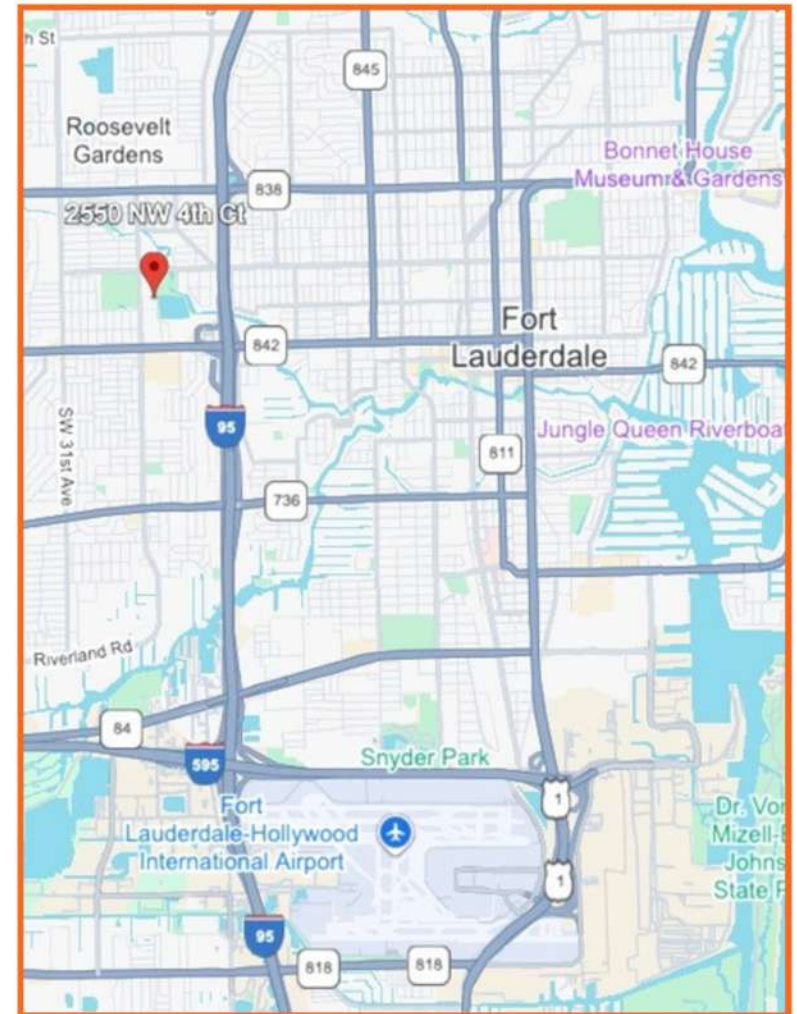
Manufacturing, processing, and assembly of goods, Warehousing, distribution, and logistics centers, Heavy equipment sales, rental, and repair, Contractor yards and outdoor storage, Certain wholesale trade operations. This district, along with other mixed-use corridors like those envisioned for Hollywood Boulevard and State Road 7, aims to encourage a more sustainable long-term growth pattern by allowing for a mix of uses.

1.0–1.5, subject to site plan approval

Minimum front, side, and rear setbacks required for safety and access

Regulated by location and proximity to residential areas

Front: 25 feet, Side: 15 feet (can increase if abutting residential zoning, Rear: 25 feet



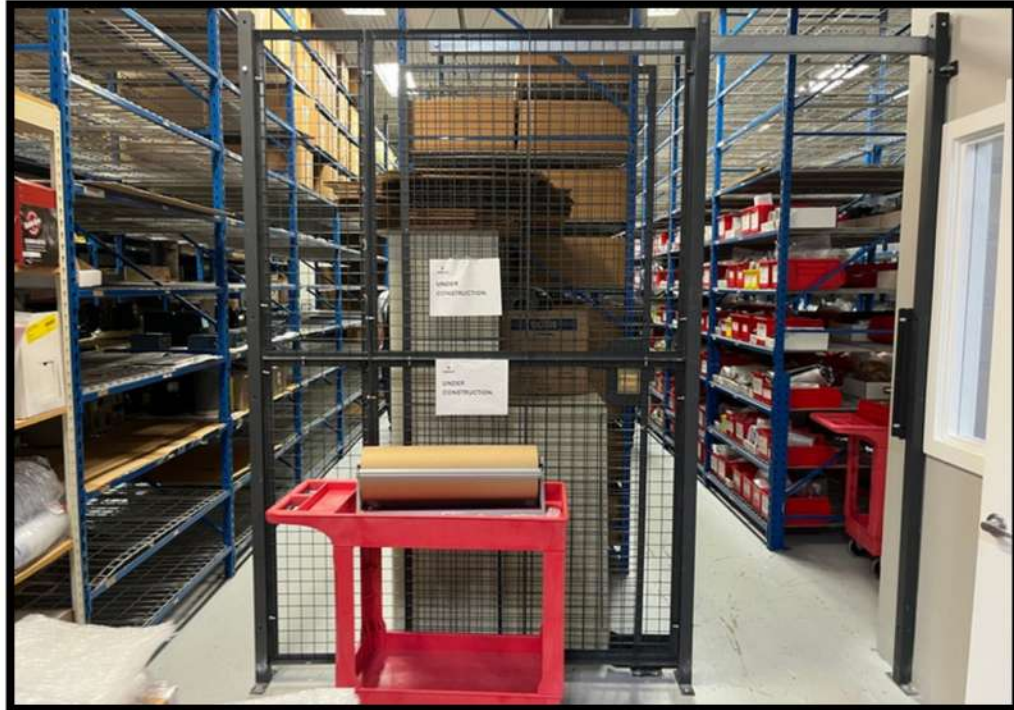
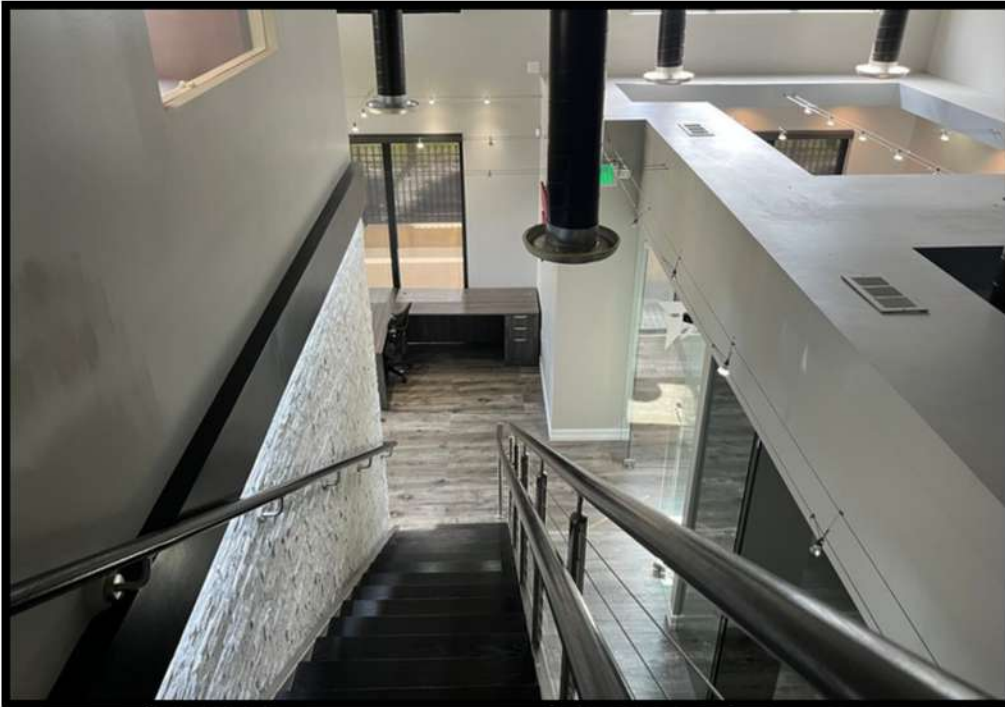




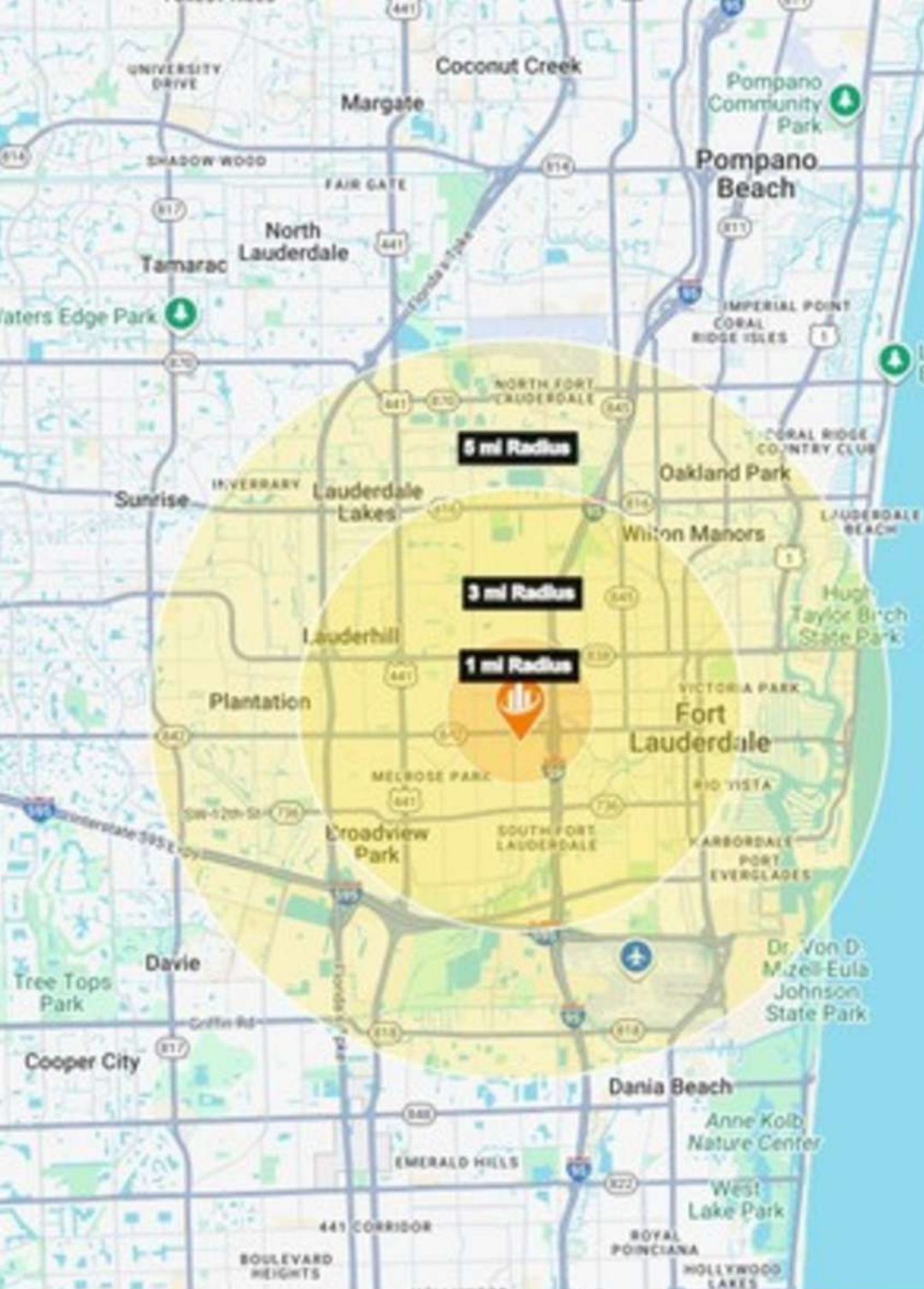












## DEMOGRAPHICS

2024 Summary	1 MIN	3 MIN	5 MIN
Population	18,176	185,274	408,269
Households	5,827	73,149	166,063
Avg Household Size	2.9	2.4	2.3
Avg Home Value	\$309K	\$411K	\$438K
Median Age	35	38	40
Median HH Income	\$41,970	\$57,084	\$59,401
Avg Household Income	\$59,954	\$85,149	\$91,734



**\$4.5B**

TOTAL  
CONSUMER  
SPEND (3 MILE)



**0.2%**

POPULATION  
GROWTH 5 YR  
(3 MILE)



**\$82,215**

Average HH  
INCOME  
(3 MIN)



**\$411K**

AVG HOME  
VALUE  
(1 MILE)



**38**

MEDIAN AGE  
(3 MIN)



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