

FLEX/OFFICE SPACE FOR LEASE

5410-5430 NW 33RD AVE, FORT LAUDERDALE, FL 33309



PROPERTY DETAILS

- Located in a Qualified HUBZone
- Base rent: \$13-15/SF NNN
- 2024 Estimated CAM: \$10.06/SF
- Excellent proximity to I-95, Turnpike & SR441
- Conveniently close to FXE (Fort Lauderdale Executive Airport)
- Ample Parking
- Private entrances and private bathrooms
- Utilities included

ABOUT PROPERTY



PRICE

\$13-15/SF/Y



YEAR BUILT

1984



AVAILABLE SF

1,740 - 5311 SF



PARKING

255 Surface Spaces



LOCATION

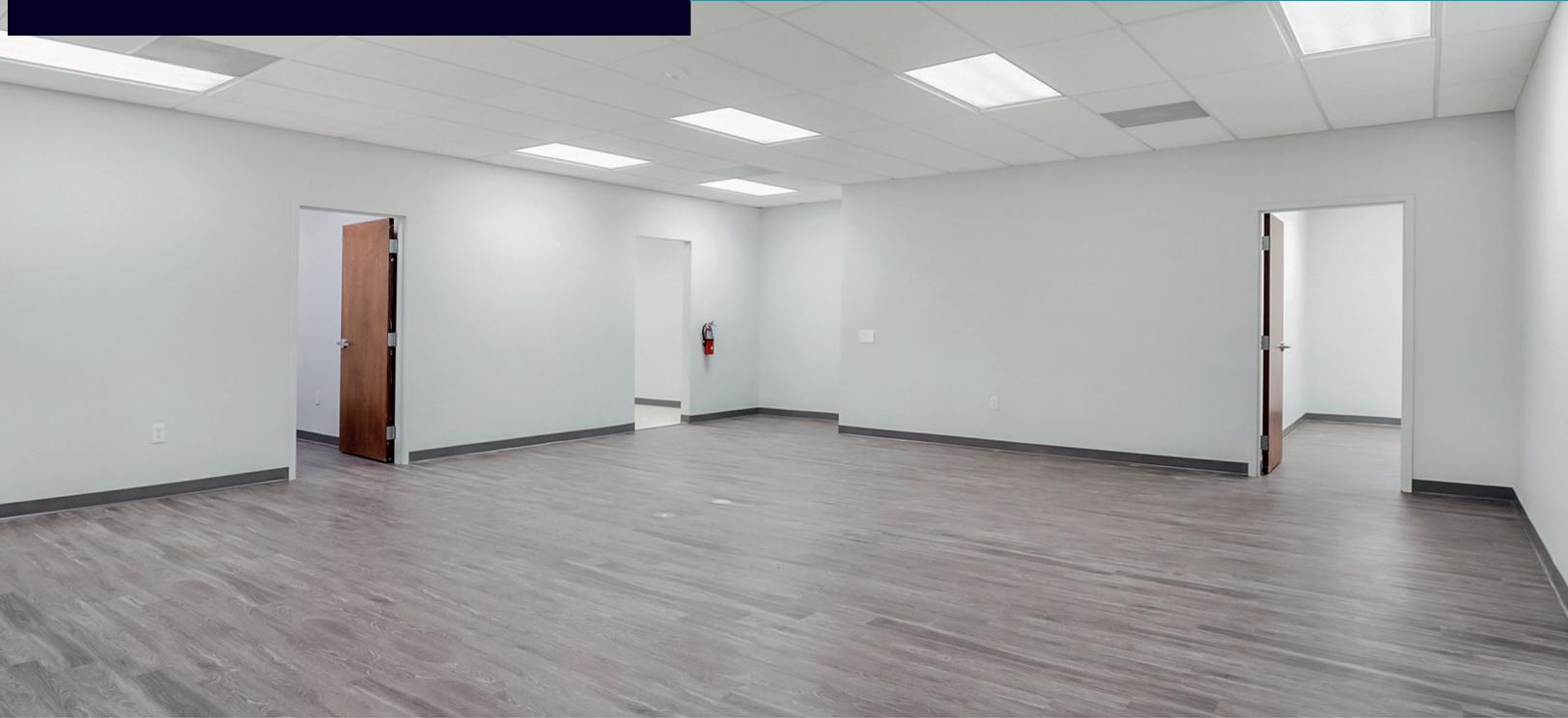
Ft. Lauderdale

For more information:

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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.



LEASE INFORMATION

Lease Type:	NNN
Lease Type:	1,740 - 5,311+ SF

Lease Term:	Negotiable
Lease Rate:	\$13 - \$14.50/SF

SUITE	STATUS	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 4A	Available	1,766 SF	NNN	\$14.50 SF/yr	FLEX
Suite 4B	Available	1,828 SF	NNN	\$14.50 SF/yr	FLEX
Suite 5	Available	5,135 SF	NNN	\$13 SF/yr	OFFICE
Suite 6	Available	5,311 SF	NNN	\$13 SF/yr	OFFICE

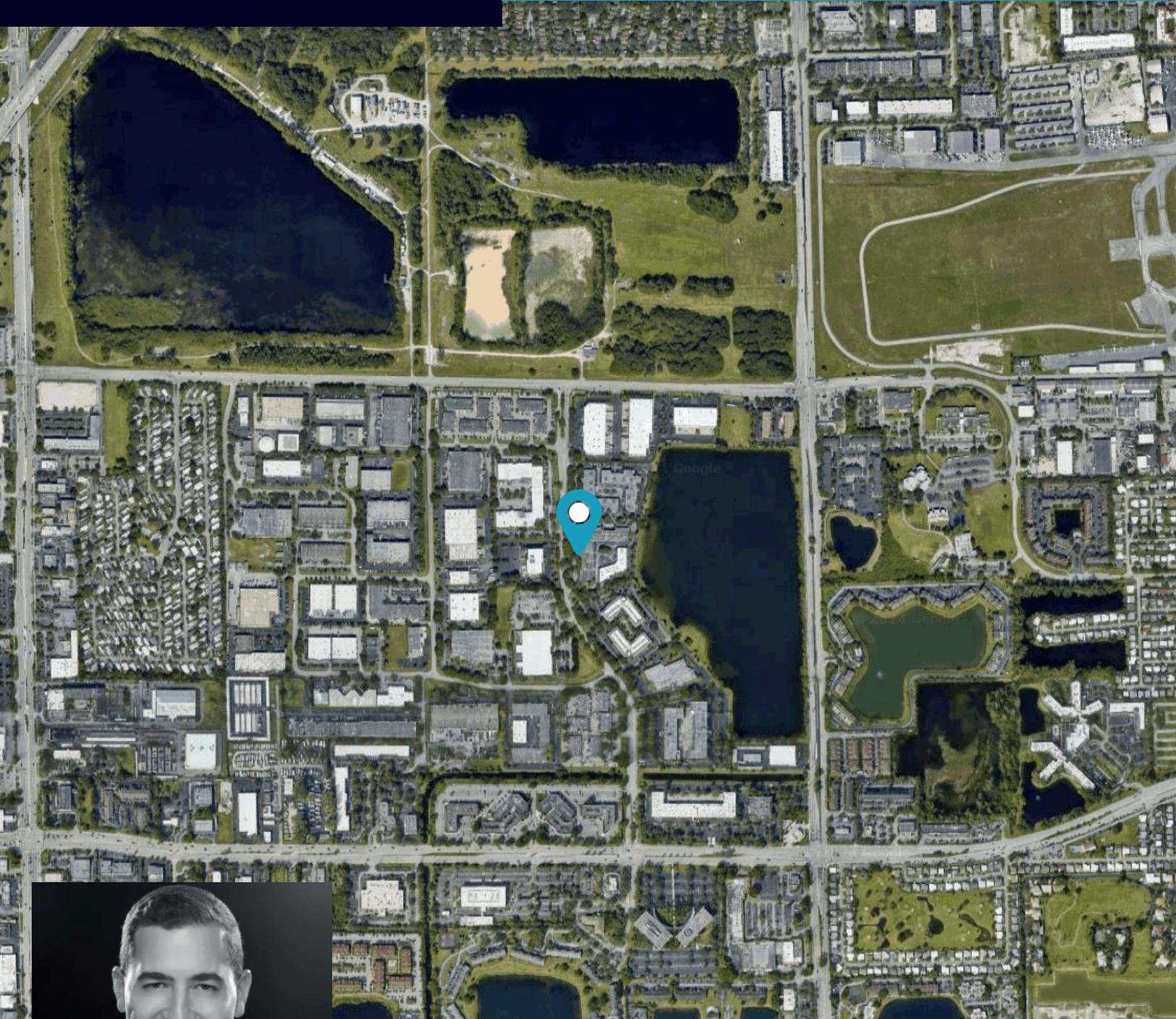
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FLEX/OFFICE SPACE FOR LEASE

AERIAL MAP



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