

POWERLINE BUSINESS CENTER #302

5601 N POWERLINE RD #302, FORT LAUDERDALE, FL 33309

PROPERTY SUMMARY



360° VIRTUAL TOUR

PROPERTY DESCRIPTION

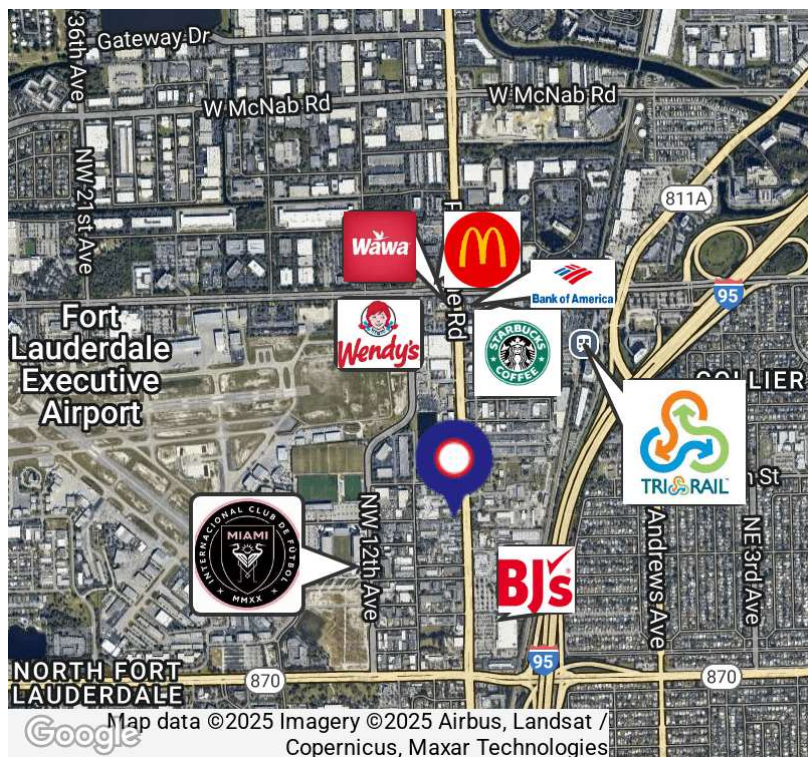
5601 N Powerline Rd Suite 302 in Fort Lauderdale is a 2,100 SF fully air-conditioned premium flex unit in Powerline Business Center. Seconds to I-95 at Commercial Blvd. with close proximity to the Florida Turnpike. Storefront floor to ceiling windows, 2 offices +/- 400 SF with 1,700 SF air-conditioned warehouse, private restroom, kitchenette and two 12' x 10' grade level overhead doors and 16' clear ceiling. Offices can be added. CAM is \$7 psf. VIRTUAL TOUR link <https://my.matterport.com/show/?m=XtN23fTtz2g>

PROPERTY HIGHLIGHTS

- 2,100 SF
- Fully air-conditioned
- +/- 400 SF offices, offices can be added
- 1,700 SF warehouse, 16' clear with two 12' x 10' grade level overhead doors
- Kitchenette
- Private restroom
- Seconds from I-95 and close to Florida Turnpike
- CAM is \$7 psf

KEN SILBERLING

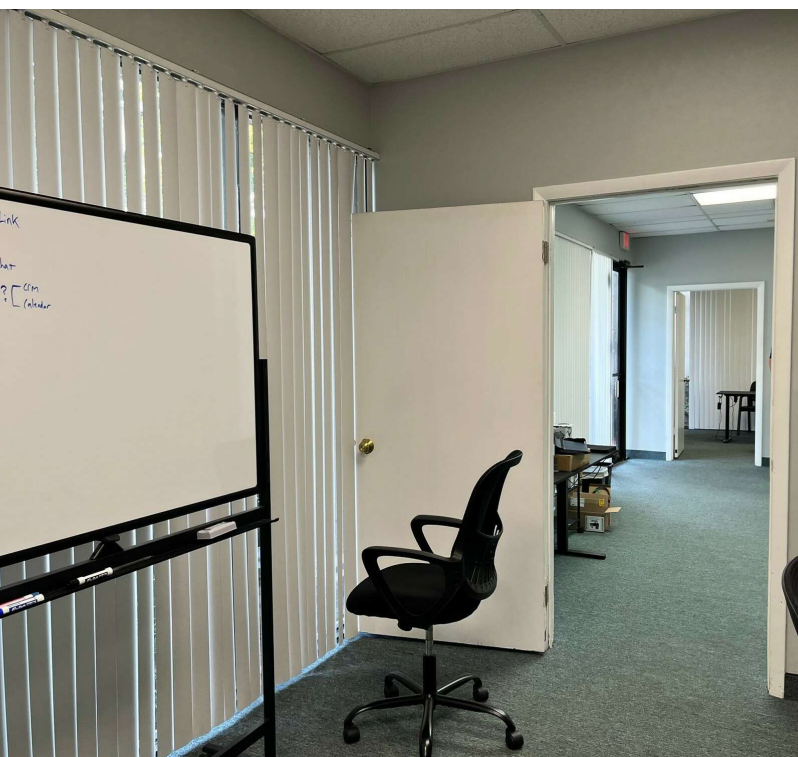
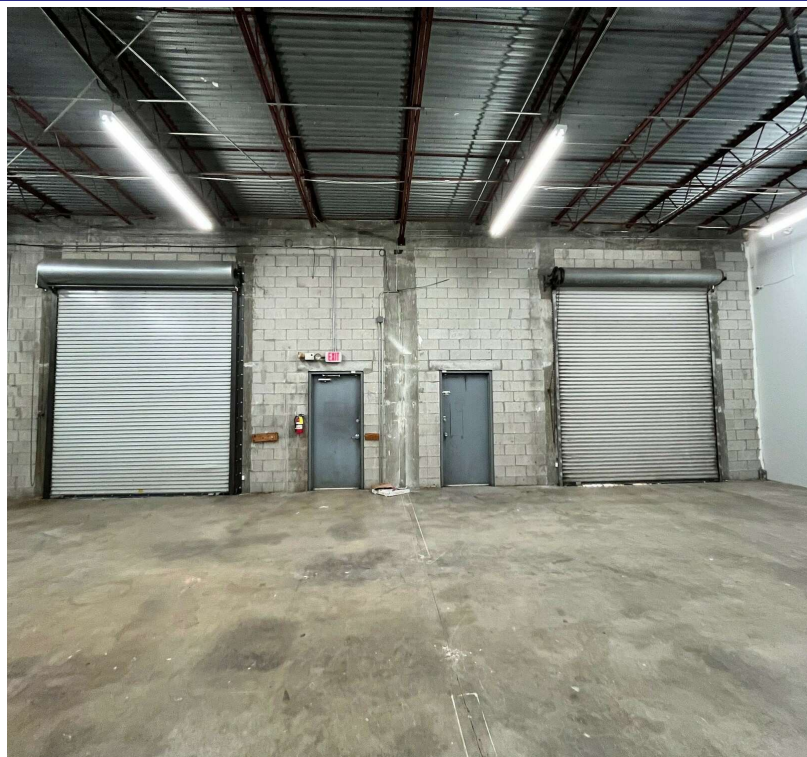
Sr. VP - Brokerage and Tenant Representation
Direct: 561.245.0295 | Cell: 561.245.0295
ken@levyrai.com



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ADDITIONAL PHOTOS SUITE 302



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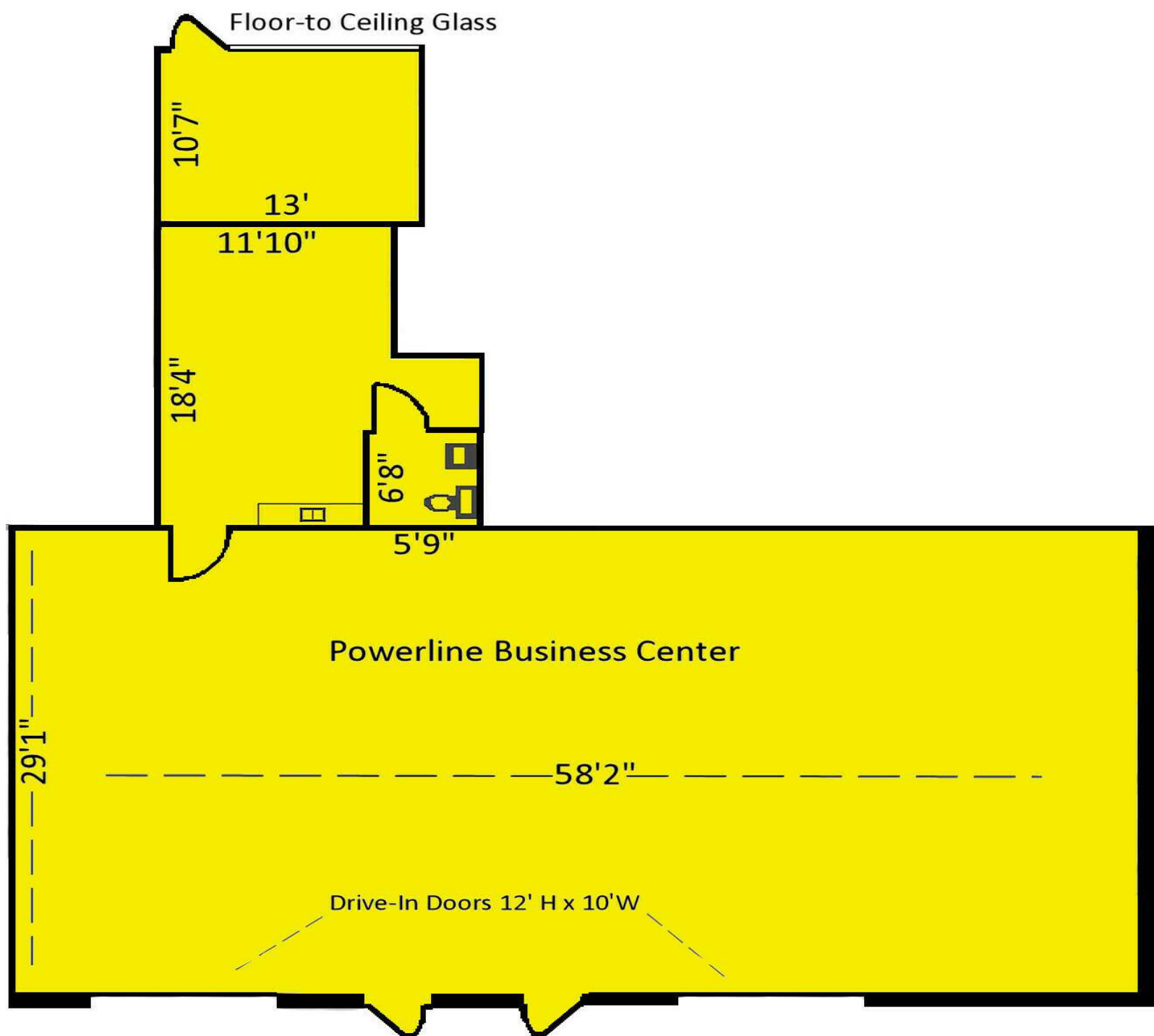
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5601 N POWERLINE RD #302 FLOOR PLAN



Suite 302 | 2,100 SF | +/- 400 SF Office 1,700 SF A/C'd Warehouse
Not Drawn to Scale, Field Measurements Not Certified as Accurate

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