

LAKESHORE BUSINESS CENTER

5100-5200 NW 33 AVENUE &
3125-3201 W COMMERCIAL BLVD
FORT LAUDERDALE, FL 33309

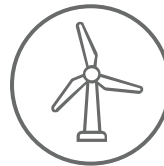


FOR LEASE

RENOVATED OFFICE SPACE

PROPERTY FEATURES

- Conference Facilities Free of Charge
- Newly Renovated Common Areas
- Direct Access to I-95 & Florida Turnpike
- 24/7 HVAC (Separately Metered Suites)
- Signage Fronting Commercial Boulevard
- Immediate Occupancy
- Abundant Nearby Amenities Restaurants / Banks / Shops



24/7 HVAC
ACCESS & CONTROL



CONFERENCE
FACILITIES



WATER VIEWS 

For more information, please contact:

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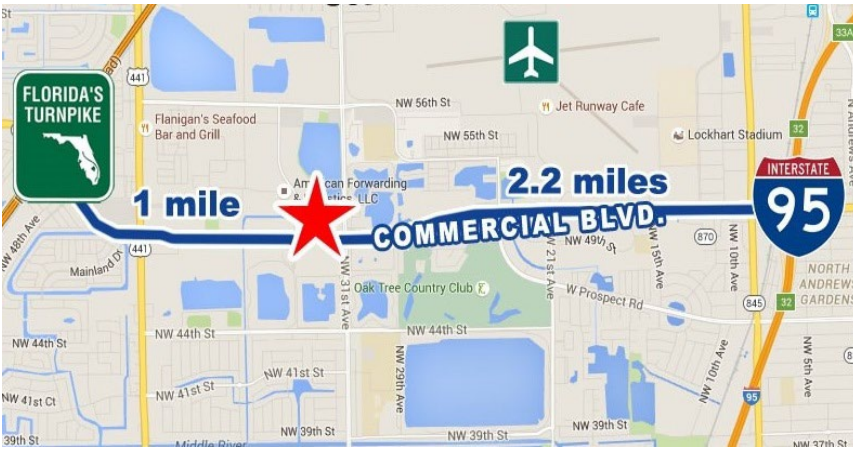
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3125-3201 W COMMERCIAL BLVD, FORT LAUDERDALE, FL 33309



BUILDING SF	237,440 SF
BASE NET RENTAL RATE	\$16.50 - \$18.50 PSF NNN
OPERATING EXPENSES – 2023 EST.	\$10.00 PSF, Net of Electric
AVAILABLE SUITES	670 SF – 14,852 SF
PARKING	4/1,000 SF, Free of Charge
HVAC	24 Hour / Fully Tenant Controlled

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