

SALE

Avion Corporate Center

2200 WEST COMMERCIAL BOULEVARD

Fort Lauderdale, FL 33309

PRESENTED BY:

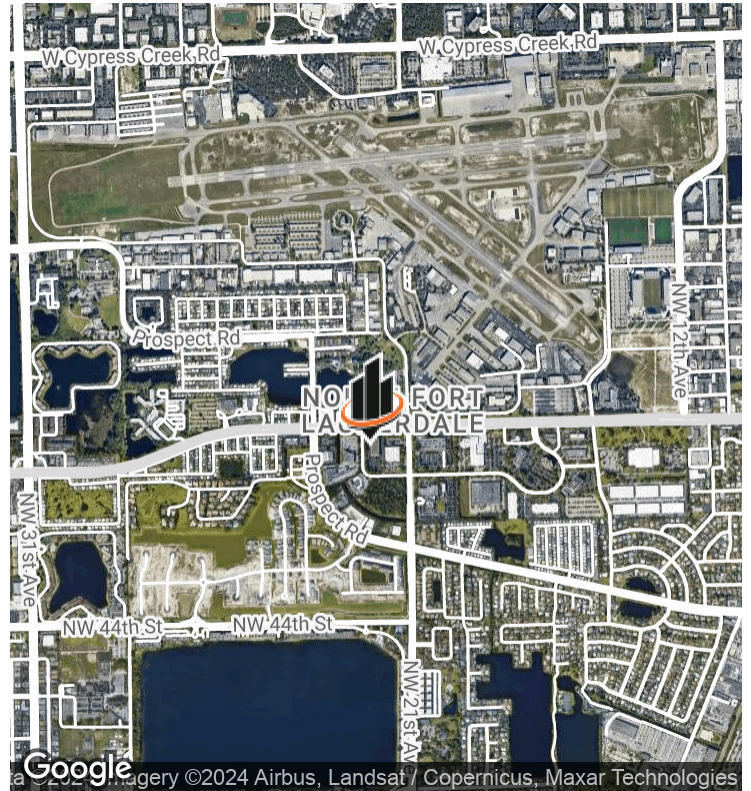
KEITH KIDWELL, SIOR, CCIM

C: 954.234.8777

keith@svncr.com



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$13,000,000
BUILDING SIZE:	69,729 SF
AVAILABLE SF:	48,408 SF
LOT SIZE:	2.03 Acres
PRICE / SF:	\$186.44
NOI:	\$118,945
YEAR BUILT:	1984
RENOVATED:	2018
ZONING:	AIP (City of Fort Lauderdale)
MARKET:	Broward

PROPERTY OVERVIEW

+/- 69,729 Sq. Ft. 3-Story Atrium Office Building
Great Investment or Owner/User Building
Completely Renovated in 2017/2018

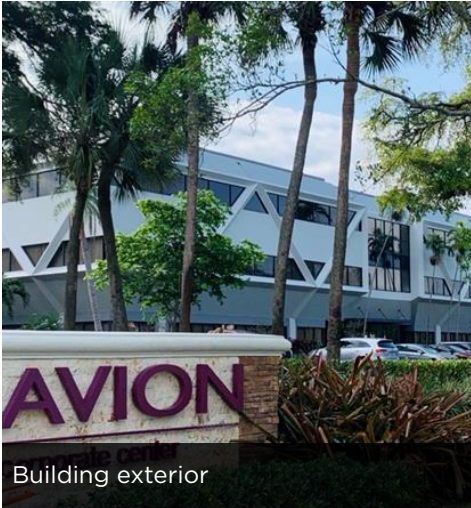
PROPERTY HIGHLIGHTS

- +/- 69,729 Sq. Ft. 3-Story Atrium Office Building
- Suites Available from +/- 1,300 Sq. Ft.
- 4/1,000 Parking Ratio
- West Commercial Boulevard Frontage
- Building Signage Available
- Estimated Operating Expenses are \$8.50 PSF
- Must See Interior Renovations
- New High Efficiency LED Lighting
- 24/7 Access

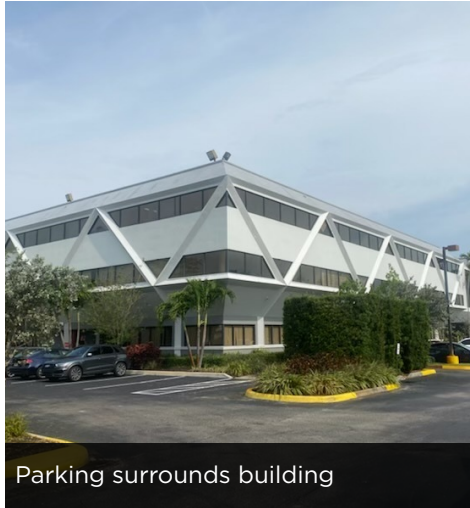
KEITH KIDWELL, SIOR, CCIM

C: 954.234.8777
keith@svncr.com

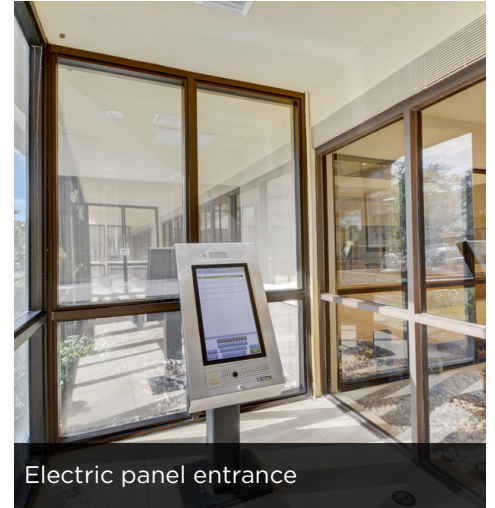
ADDITIONAL PHOTOS



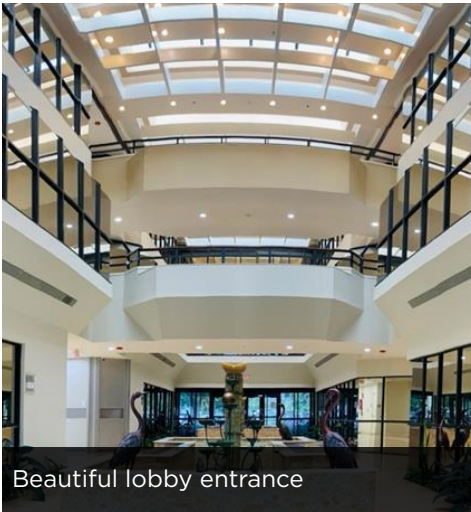
Building exterior



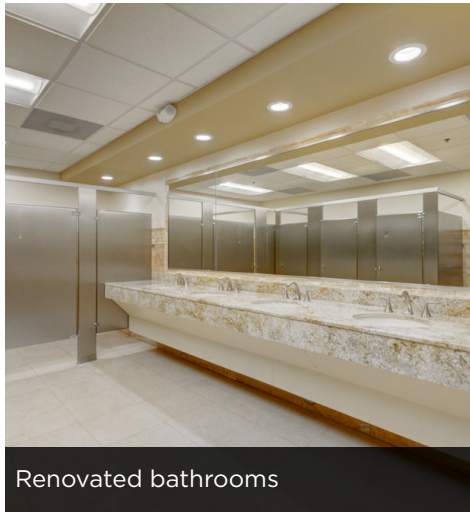
Parking surrounds building



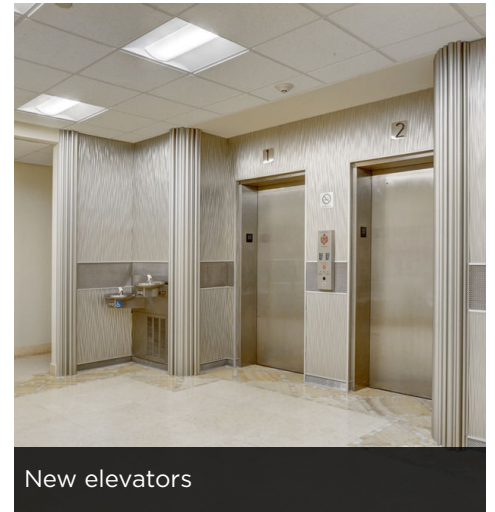
Electric panel entrance



Beautiful lobby entrance



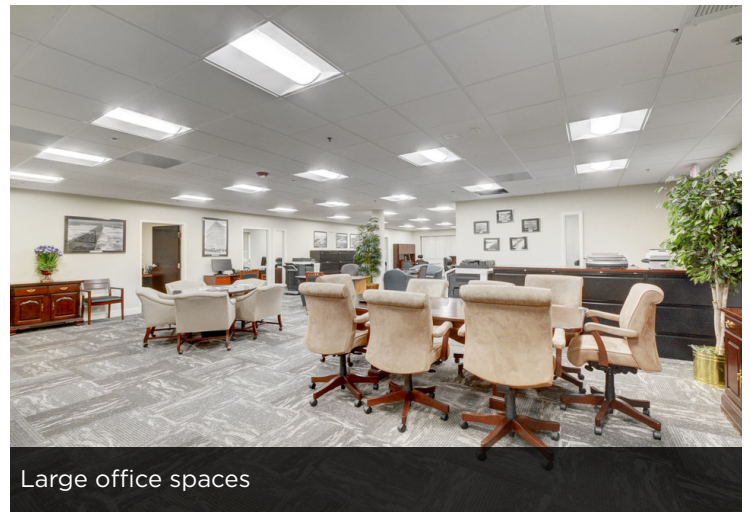
Renovated bathrooms



New elevators



Natural light in offices



Large office spaces

KEITH KIDWELL, SIOR, CCIM

C: 954.234.8777

keith@svncr.com