

**Executive Summary**



**PALM CROSSING NORTH- 3250-3560 N.W. 56TH STREET**

**PALM CROSSING SOUTH- 3330-3350 N.W. 53RD STREET**

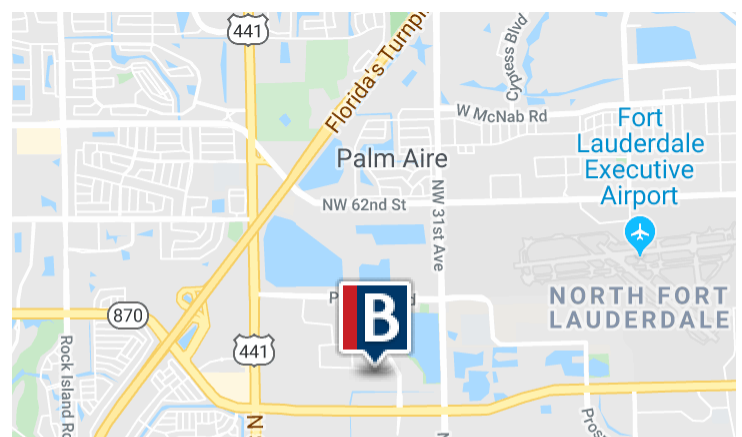
**PALM CROSSING CENTRAL - 5361-5381 N.W. 33RD AVE**

**PROPERTY DESCRIPTION**

- Office/Flex/Warehouse Property
- Multi-Bldg project w/ flexible floor plans
- Campus style - office park setting Ample parking Proximity to I-95& Fla. Turnpike - centrally located w/ quick access to restaurants, hotels banking and Fort Lauderdale Executive Airport (FXE)
- Base rent from \$13.00/PSF NNN
- 2020 CAM: Palm North = \$5.00/psf; Palm Central = \$4.56/psf; Palm South = \$4.46/psf
- Located just north of Commercial Boulevard close to NW 33rd Avenue and Prospect Road
- Easy access from I-95 and the Florida Turnpike

**AVAILABLE SPACES**

SPACE	LEASE RATE	SIZE (SF)
Palm Crossing Central - #101	\$13.00 SF/YR	6,784 SF



# PALM CROSSING (NORTH/SOUTH/CENTRAL)

3350 NW 53rd Street, Fort Lauderdale, FL 33309

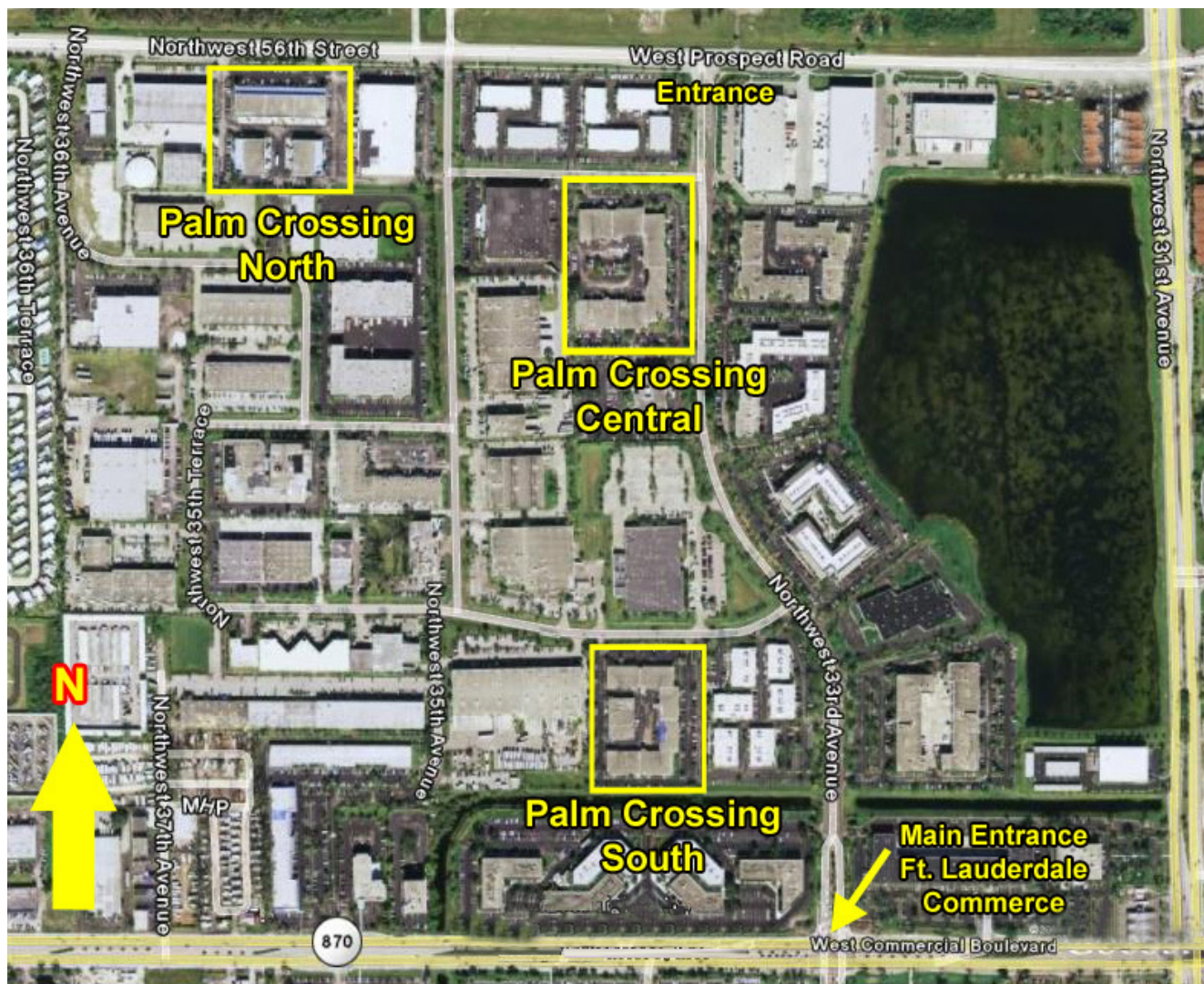


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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

## Available Spaces

**LEASE TYPE** | NNN      **TOTAL SPACE** | 6,784 SF      **LEASE TERM** | 3 - 10 years      **LEASE RATE** | \$13.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Palm Crossing Central - #101	Available	6,784 SF	NNN	\$13.00 SF/yr	Flex bay with 50% office



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