



**OFFERING SUMMARY**

Lease Rate:	\$16.00 SF/yr (NNN)
Building Size:	82,360 SF
Available SF:	12,448
Submarket:	Cypress Creek/Commercial Blvd.

**PROPERTY HIGHLIGHTS**

- Master planned business park - Located in a Qualified HUB Zone
- Grade level overhead doors
- Easy access 24/7; tenant controls A/C
- Ample parking & Immediate occupancy
- Strategically located between I-95 and the Florida Turnpike at Commercial Boulevard
- In proximity to restaurants, shopping, banks, and public transportation
- Adjacent to Fort Lauderdale Executive Airport (FXE)
- Base Rental Rate \$16.00 NNN
- Estimated Operating Expenses/CAM at \$9.08 PSF (2026)
- Zoned- CC- City of Fort Lauderdale; suitable for Research and Development

SPACES	LEASE RATE	SPACE SIZE
Suite 3405 - Flex	\$16.00 SF/yr	6,854 SF
Suite 3421 - Flex	\$16.00 SF/yr	2,597 SF
Suite 3471A - Flex space	\$16.00 SF/yr	1,133 SF

For more information:

**Jonathan Thiel**

954.652.2020 | Jthiel@Bergercommercial.Com  
 bergercommercial.com

**Lawrence Oxenberg**

954.652.2017 | Loxenberg@Bergercommercial.Com

**Keith R. Graves, CCIM, SIOR**

954.652.2031 | Kgraves@Bergercommercial.Com





For more information:

**Jonathan Thiel**

954.652.2020 | [Jthiel@Bergercommercial.com](mailto:Jthiel@Bergercommercial.com)

[bergercommercial.com](http://bergercommercial.com)

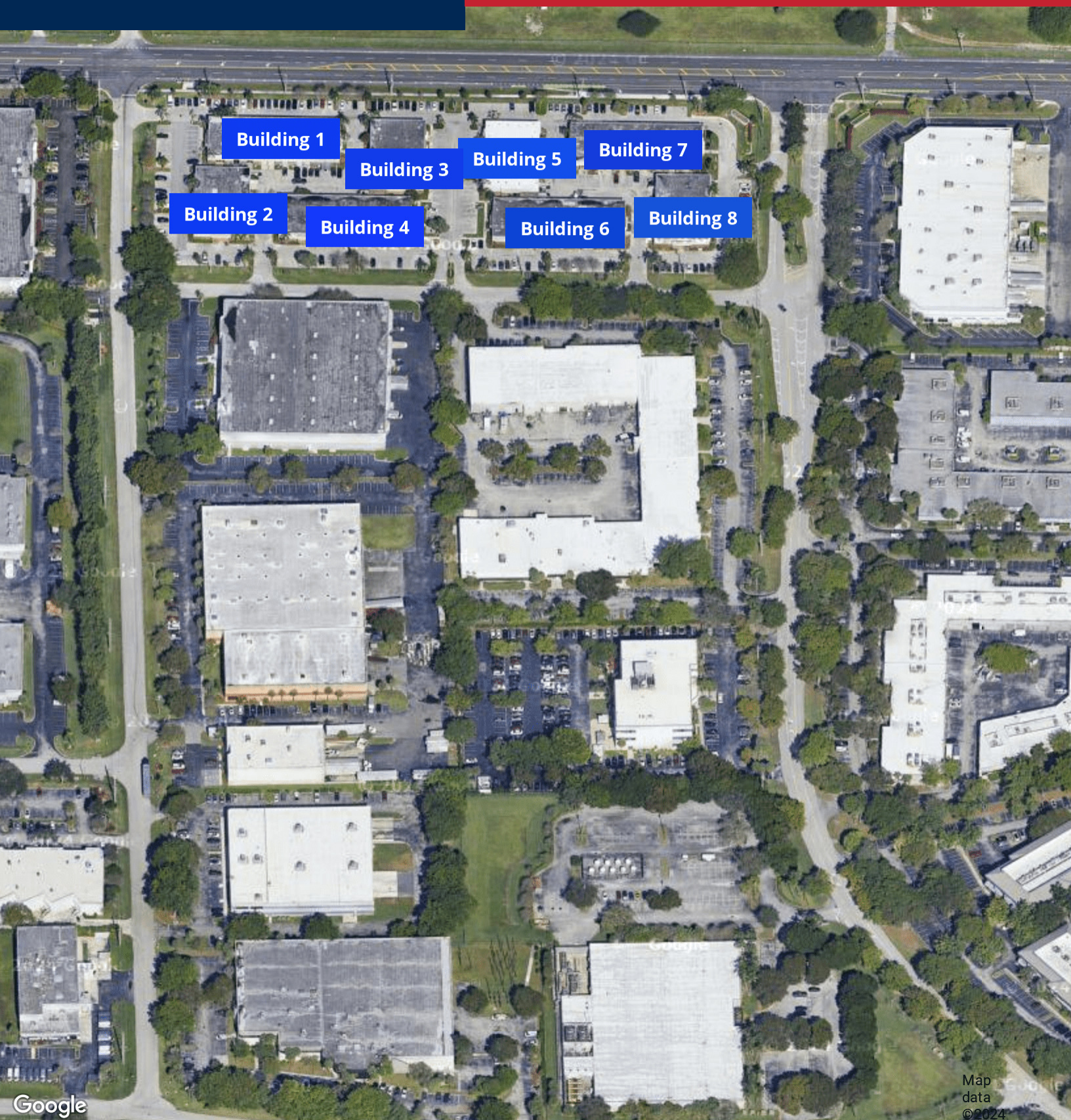
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[bergercommercial.com](http://bergercommercial.com)

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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT



For more information:

**Jonathan Thiel**

954.652.2020 | Jthiel@Bergercommercial.Com

bergercommercial.com

**Lawrence Oxenberg**

954.652.2017 | Loxenberg@Bergercommercial.Com

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