

## Executive Summary

**Palm Crossing (North)**

3520-3560 NW 56th St.

**Palm Crossing (South)**

3330-3350 NW 53th St.

**Palm Crossing (Central)**

5361-5381 NW 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
- 2019 CAM: Palm North = \$4.25/psf; Palm Central =  
\$4.38/psf; Palm South = \$4.13/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 South # 105	\$13.00 SF/YR	2,236 SF
Palm Crossing Central - #101	\$13.00 SF/YR	6,784 SF



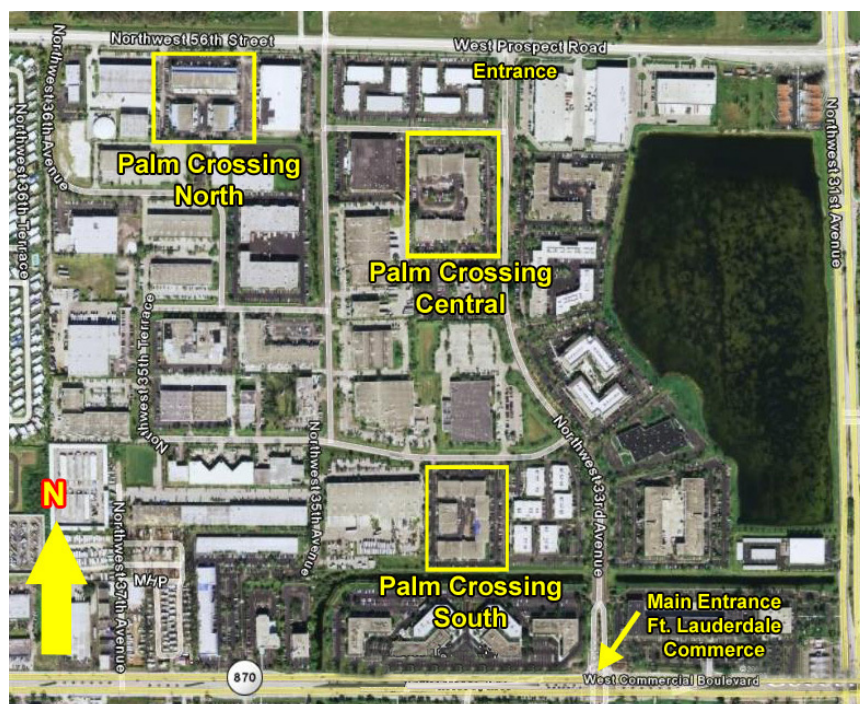
## Available Spaces

LEASE TYPE | NNN

**TOTAL SPACE** | 2,236 - 6,784 SF

**LEASE TERM** | 3 - 10 years

**LEASE RATE** | \$13.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Palm South # 105	Available	2,236 SF	NNN	\$13.00 SF/yr	Small-bay w/ 1 grade level door.
Palm Crossing Central - #101	Available	6,784 SF	NNN	\$13.00 SF/yr	Flex bay with 50% office