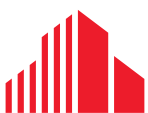




12,000 SF FOR LEASE

BROWARD INTERNATIONAL COMMERCE CENTER

241 N. Bryan Road, Dania Beach, FL 33004



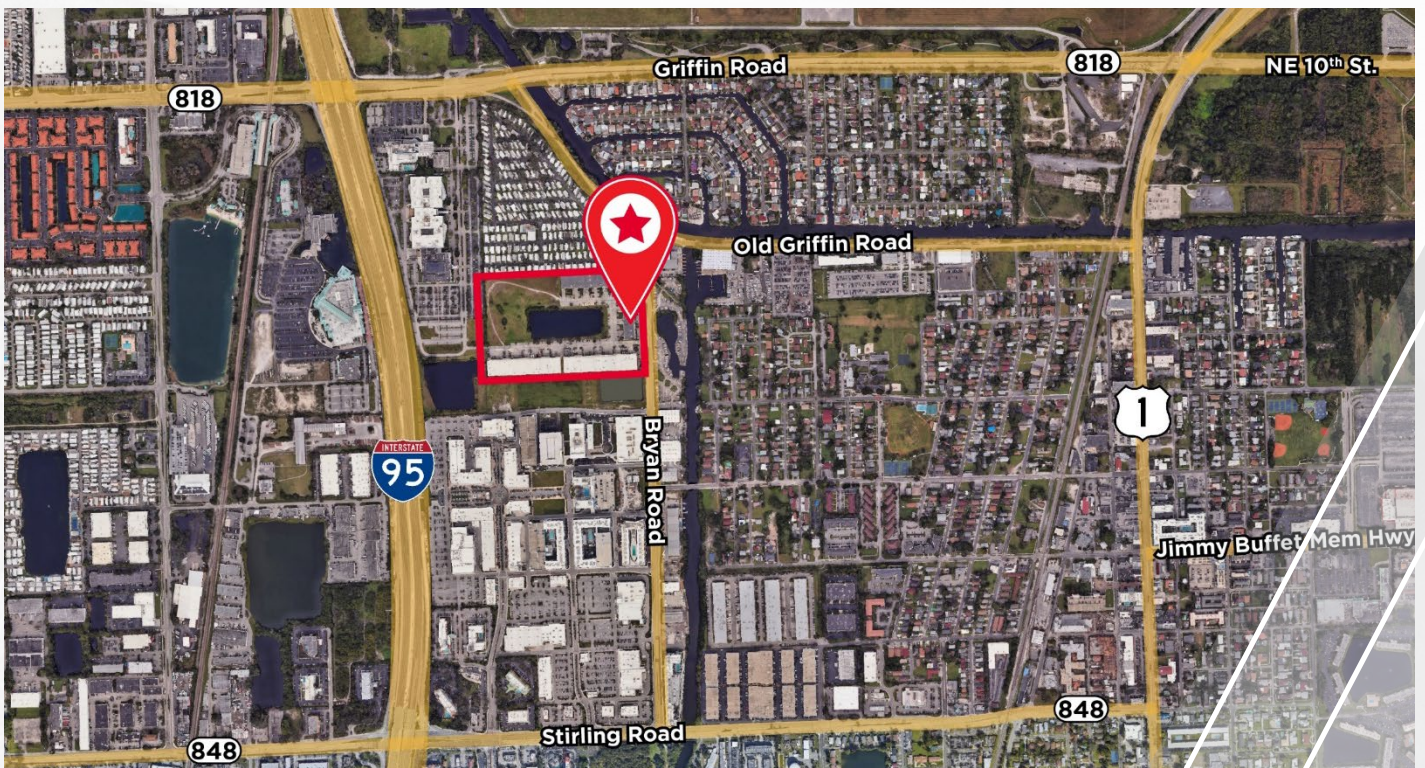
**CUSHMAN &
WAKEFIELD**

PROPERTY FEATURES

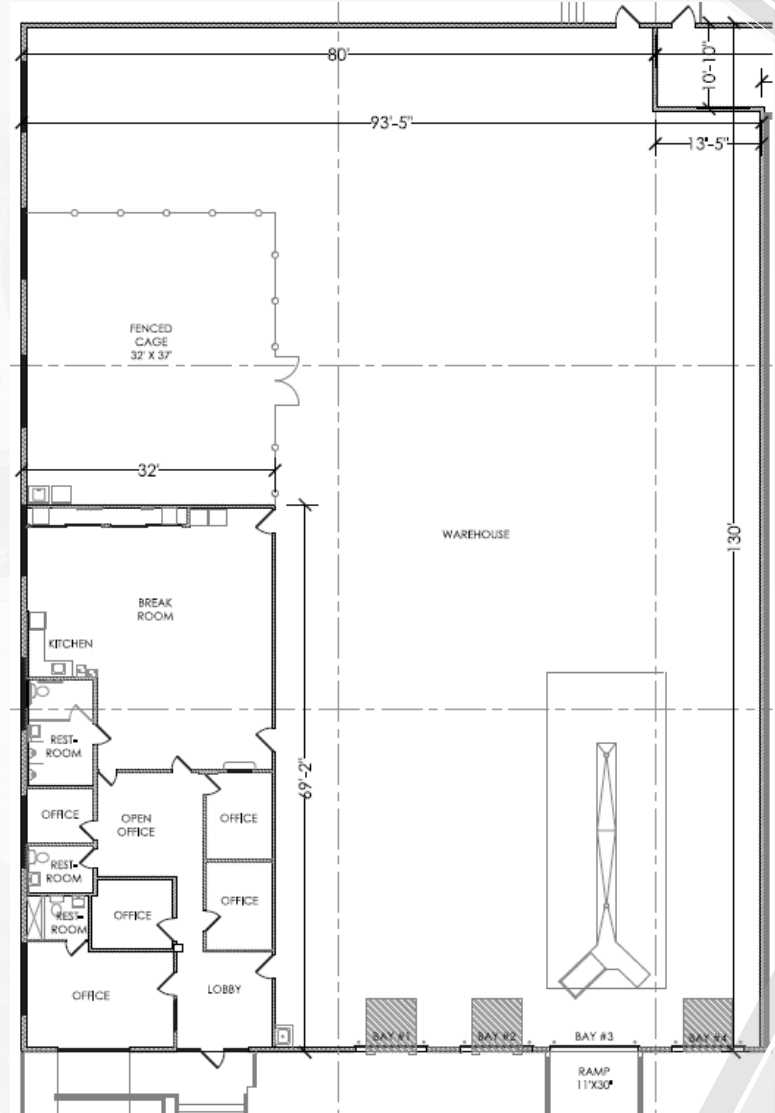
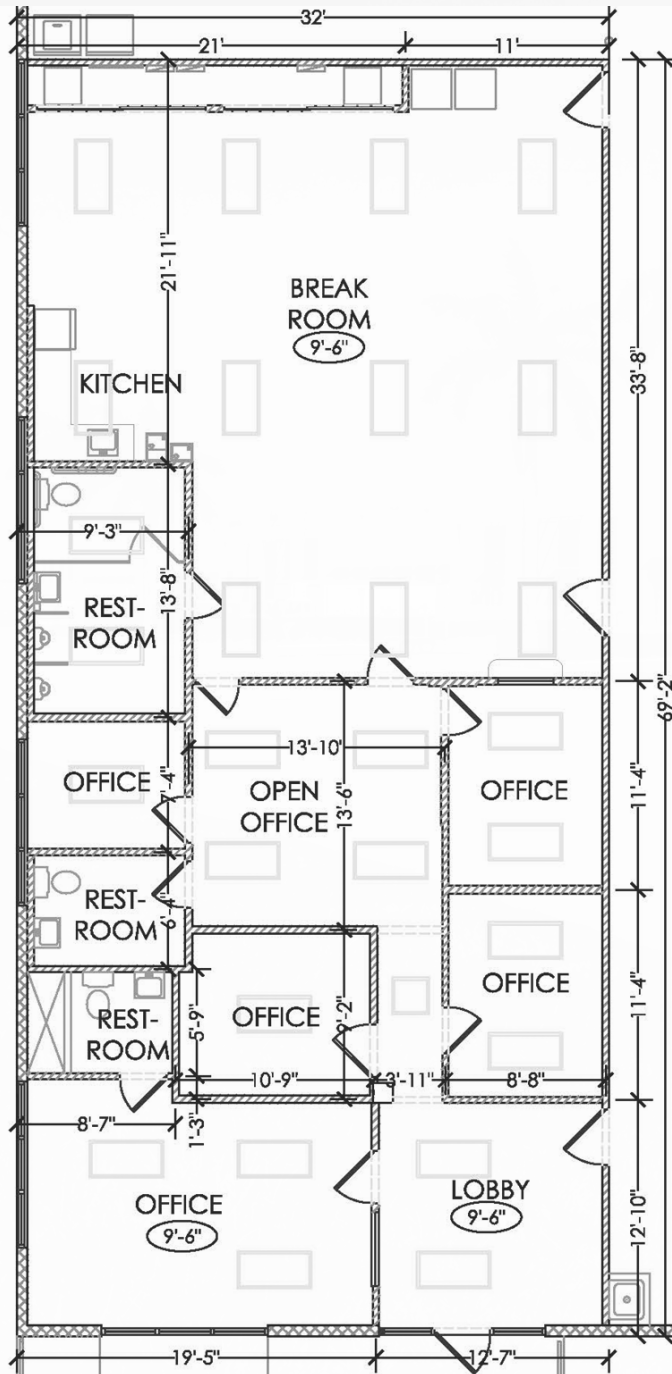
| | |
|---------------------|--------------------------------|
| PREMISES | 241 N. Bryan Road, Dania Beach |
| AVAILABLE FOR LEASE | 12,000 SF |
| LEASE RATE | \$19.95 NNN \$5.28 OpEx |

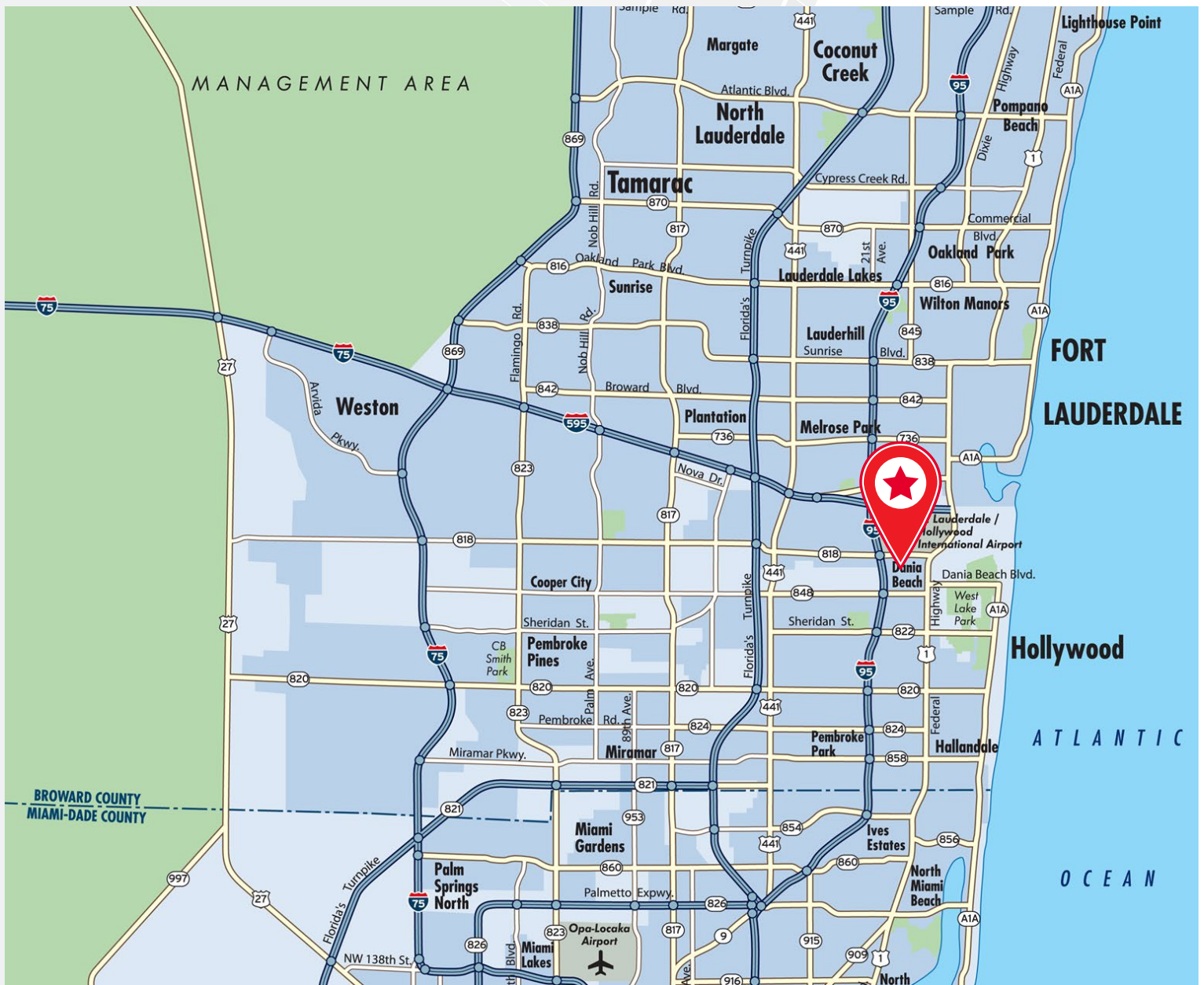
PROPERTY HIGHLIGHTS

- 2,212 SF office
- 24' clear ceiling height
- 1 drive-in ramp
- 3 dock high doors with levelers
- Fire sprinklered
- Available February 1, 2026
- Project has I-95 visibility / Bryan Road frontage
- Immediate I-95 access via Griffin Road or Stirling Road
- Close proximity to DCOTA, the LeMeridien Hotel, Ft. Lauderdale International Airport, Port Everglades, and Dania Pointe - a 100-acre mixed use development with restaurants, shops, office, and apartments



FLOOR PLAN





For more information, please contact:

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