

For Lease  
**±1,403-6,321 SF**  
Office Space



## Commerce Point

3511 W Commercial Boulevard  
Fort Lauderdale, FL 33309

### Property Features

- 24-hour keycard access, newly renovated common areas, abundant natural light, and floor-to-ceiling windows
- Building and monument signage available
- Ample shaded parking
- Separately metered HVAC
- Excellent location in between the Florida Turnpike and I-95
- Easy access to Fort Lauderdale Executive Airport and Cypress Creek business district
- Close to plentiful retail, dining, and banking

### Key Highlights



**Upgraded common areas, façade update, and new spec suites coming soon!**



Close to I-95 and the Florida Turnpike



Close to numerous conveniences and amenities

For more information:

**Lesley Sheinberg**, Managing Director  
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C: 561 254 7810 | O: 561 471 8000



FOR LEASE: COMMERCE POINT, FORT LAUDERDALE

±1,403-6,321 SF Office Space Near the Turnpike & I-95



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### Available Space

Suite 100: 3,302 – 6,231 SF  
Suite 101: 2,929 – 6,231 SF  
Suite 302: 1,510 SF  
Suite 400: 3,535 SF  
Suite 402: 1,403 SF

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### Rental Rate

\$14.50/SF NNN  
\$13.50/SF CAM

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### Parking

Ample shaded parking  
(4/1,000)

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## PROPERTY UPGRADES COMING SOON

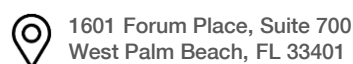
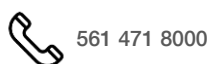
- Façade update
- New signage
- Lobby renovation
- Elevator cab upgrade



FOR MORE INFORMATION:

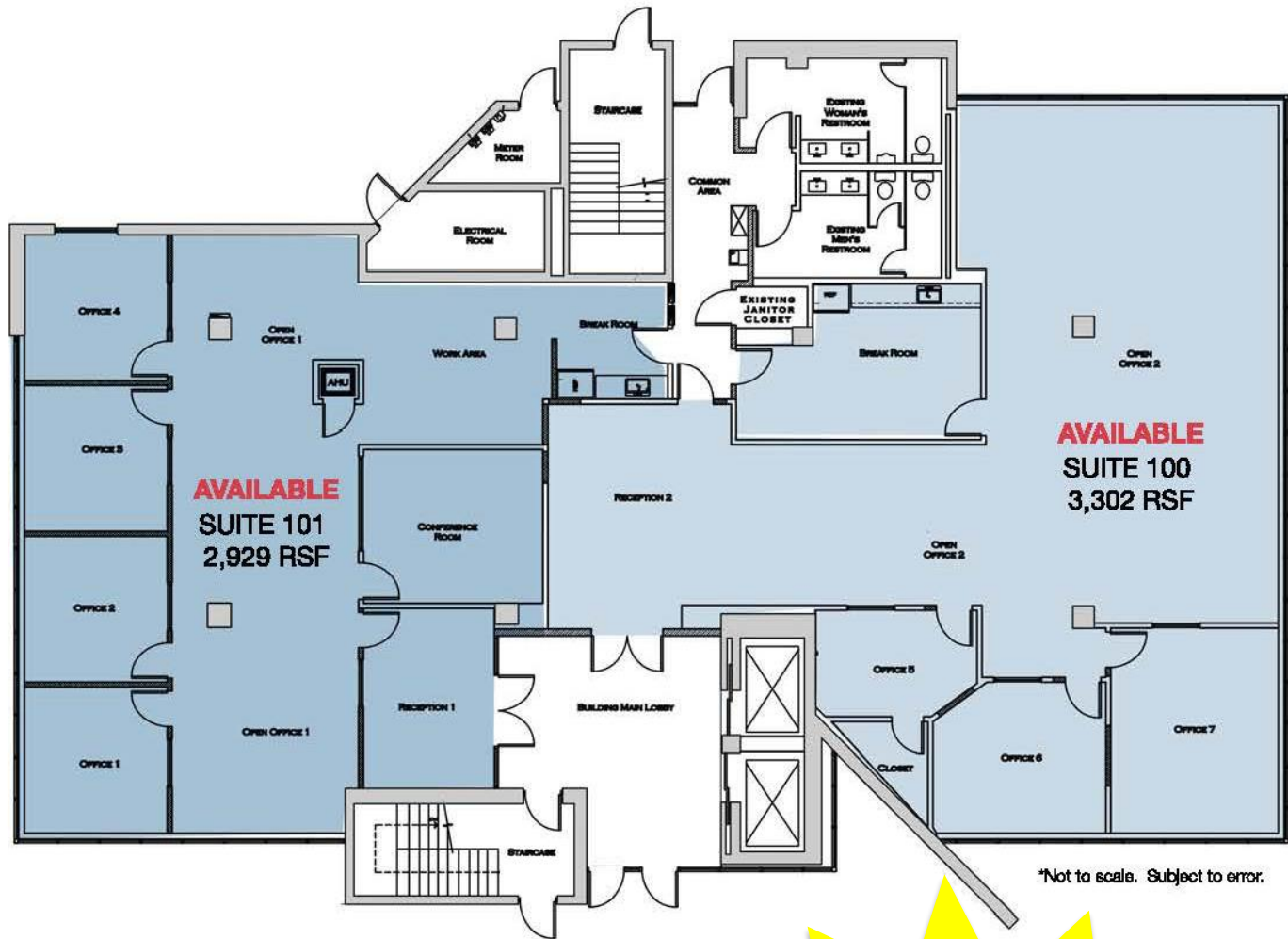
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FOR LEASE: COMMERCE POINT, FORT LAUDERDALE  
**Fort Lauderdale Office Space That Works For You**

**Suite 100 & 101 ±2,929-6,231 SF**

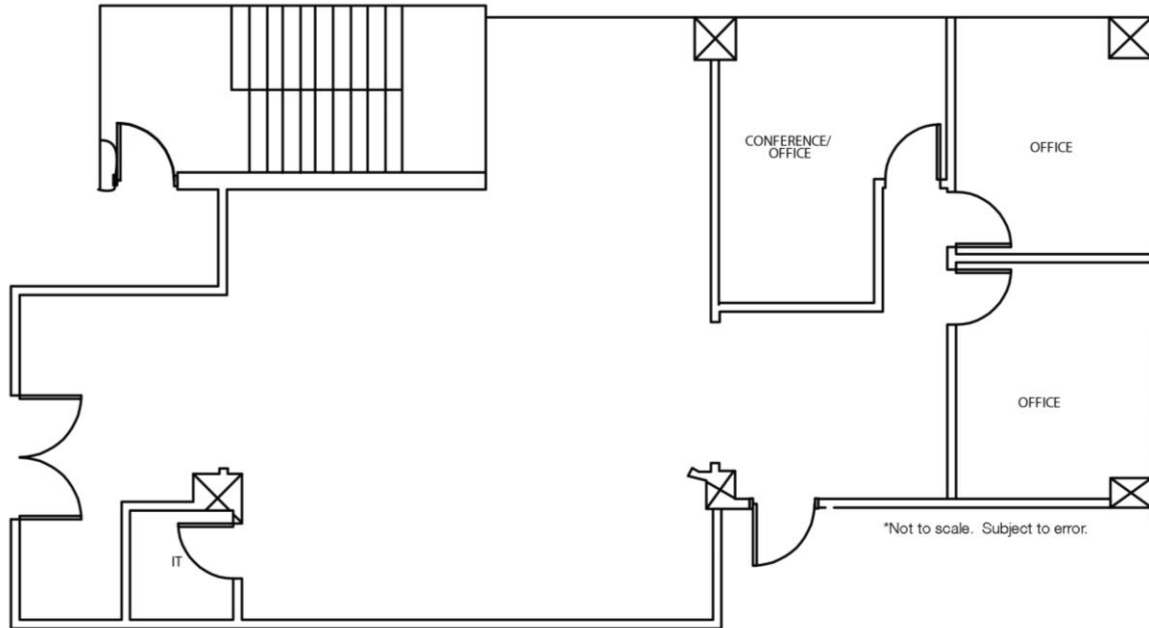


**NEW SPEC  
SUITES  
COMING SOON**

FOR LEASE: COMMERCE POINT, FORT LAUDERDALE

## Modern & Move-In Ready Workspace

Suite 302 ±1,510 SF



### Suite Features:

- Immediately available modern build-out
- Double door entry
- Glass accents
- Spacious layout with open work area & 3 private offices
- Abundant natural light

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