

FXE BUSINESS CENTER

5101 NW 21st Avenue, Fort Lauderdale, FL 33309



THE PROPERTY

FXE Business Center is a one-story office park offering convenient office and flex space in proximity to various transportation options. FXE sits alongside Caporella Park, featuring a serene pond at its center. New monument signage is available along NW 21st Avenue to boost brand awareness. This property is adjacent to Fort Lauderdale Executive Airport and Commercial Boulevard, and a four-minute drive of I-95.



PROPERTY HIGHLIGHTS

- ✓ VARIOUS PERMITTED USES
- ✓ BRIGHT OFFICES WITH BEAUTIFUL NATURAL LIGHT
- ✓ 14' FLOOR CLEAR WAREHOUSE CEILINGS
- ✓ 10'X12' STREET LEVEL ROLL UP DOORS
- ✓ JUST OFF COMMERCIAL BLVD

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PROPERTY DETAILS



MARKET:
SOUTH FLORIDA



SUBMARKET:
**CENTRAL BROWARD
LIGHT DISTRIBUTION**



PROPERTY TYPE:
FLEX/OFFICE



YEAR BUILT/RENOVATED:
1987/2022



LEASE TYPE:
MODIFIED GROSS



PARKING RATIO:
3/1,000 SF



AVAILABILITY



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AREA OVERVIEW



I-595
9.8 MILES



I-95
2.1 MILES



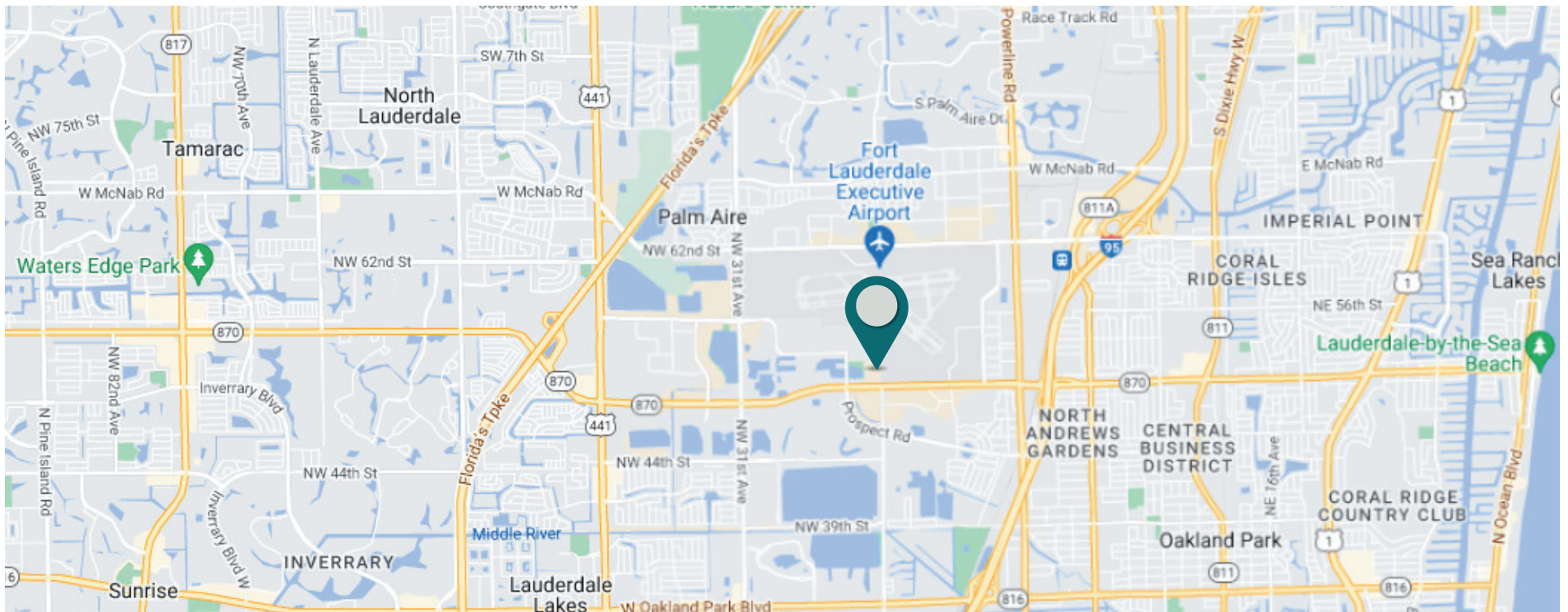
FL TURNPIKE
3.4 MILES



SR-7
2.9 MILES



**FT LAUDERDALE
AIRPORT**
13.6 MILES



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[ALL LISTINGS](#)