



THE EXCHANGE
3303-3363 W. Commercial Boulevard
Fort Lauderdale, FL 33309

Address: 3303 - 3363 W Commercial Blvd,
Fort Lauderdale, Florida 33309

Size: **Six Buildings**
A Building (3363) - 2 Stories
B Building (3333) - 2 Stories
C/D Building (3343) - 1 Story
E Building (3323) - 2 Stories
F Building (3313) - 1 Story
G Building (3303) - 2 Stories
TOTAL SF = 174,473

Rental Structure: \$11.50 to \$12.50 Per RSF rentable square foot (NNN), plus annual increases

Operating Expenses: Includes Operating Expenses including Real Estate Taxes and five-day per week janitorial service. Electric is separately metered and directly billed by Florida Power & Light Company.

Parking: Surface lot parking is available at no charge; Ratio of 4.1/1,000.

Features: The Exchange is located at the entrance of the Fort Lauderdale Commerce Center minutes from the Florida Turnpike & I-95. Card Access Security System, conveniently located near many banks, restaurants, and other area amenities. Local Property Management and on-site building engineer.

DATE AVAILABLE	SUITE	R.S.F.	CONTIGUOUS	Operating Expenses & R.E. Taxes	DESCRIPTION
Immediate	A105A	2,167	2,167	\$13.21 PSF	4 offices, large kitchen/break room, IT/storage room, large open area, entrance from outside as well as interior building access.
Immediate	F150	3,519	3,519	\$10.11 PSF	Reception/waiting area, 8 offices on windows, kitchen/break room, conference room, large storage closet, open area.

7.21.2017

For Additional Information Please Contact:

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NOTE: This offering is subject to errors, omissions, prior lease, sale or withdrawal without notice.