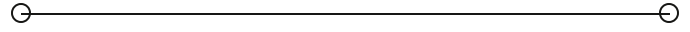


**LEASE**

# Avion Corporate Center

**2200 WEST COMMERCIAL BOULEVARD**

Fort Lauderdale, FL 33309



**PRESENTED BY:**

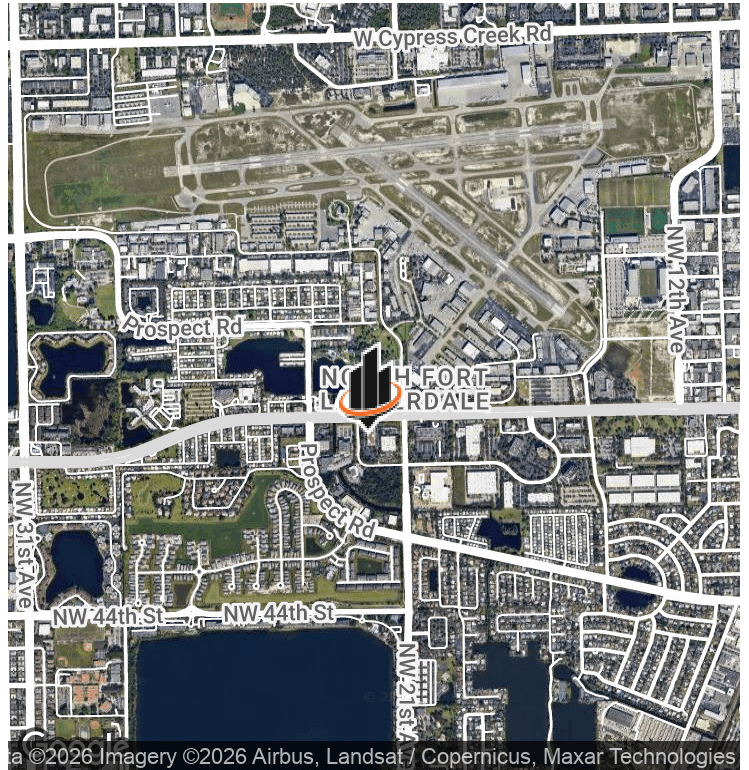
**KEITH KIDWELL, SIOR, CCIM**

C: 954.234.8777

keith@svncr.com



# PROPERTY SUMMARY



## OFFERING SUMMARY

|  |                                     |
|--|-------------------------------------|
| <b>LEASE RATE:</b>                       | \$15.00 - \$17.00<br>SF/yr (NNN)    |
| <b>BUILDING SIZE:</b>                    | 69,729 SF                           |
| <b>AVAILABLE SF:</b>                     | 1,638 - 6,180 SF                    |
| <b>LARGEST<br/>CONTIGUOUS<br/>SPACE:</b> | 9,380 SF                            |
| <b>LOT SIZE:</b>                         | 3.61 Acres                          |
| <b>ZONING:</b>                           | AIP (City of Fort<br>Lauderdale)    |
| <b>SUBMARKET:</b>                        | Cypress Creek /<br>Commercial Blvd. |

## PROPERTY OVERVIEW

The Avion Corporate Center features a 3-story atrium office building that is located on West Commercial Blvd. with easy access to I-95, the Florida Turnpike and the Fort Lauderdale Executive Airport. The interior of the building has been completely remodeled with many high-end upgrades. The building is comprised of 17 available suites ranging from 1,638 SF to 6,180 SF with the largest contiguous space totaling 9,380 square feet.

## PROPERTY HIGHLIGHTS

- +/- 69,729 Sq. Ft. 3-Story Atrium Office Building
- Suites Available from +/- 1,638 Sq. Ft.
- Parking Surrounding Building on 4 Sides
- Estimated Operating Expenses are \$8.90 PSF
- Excellent Access to Public Transportation
- Building Signage Available
- 24/7 Access
- Must See Interior Renovations

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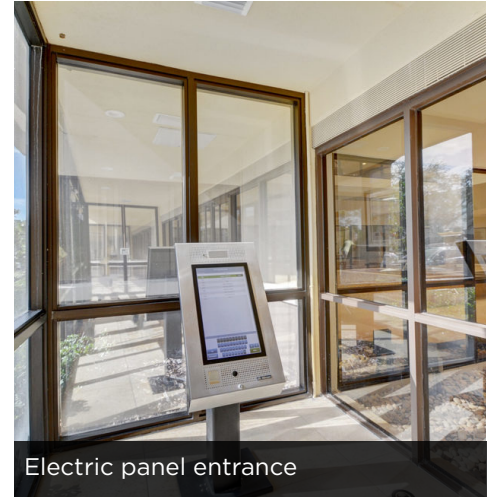
## ADDITIONAL PHOTOS



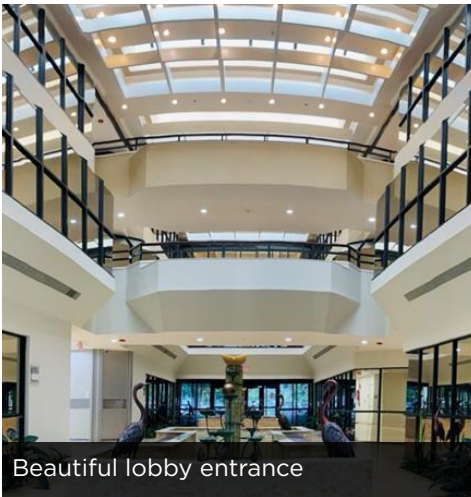
Building exterior



Parking surrounds building



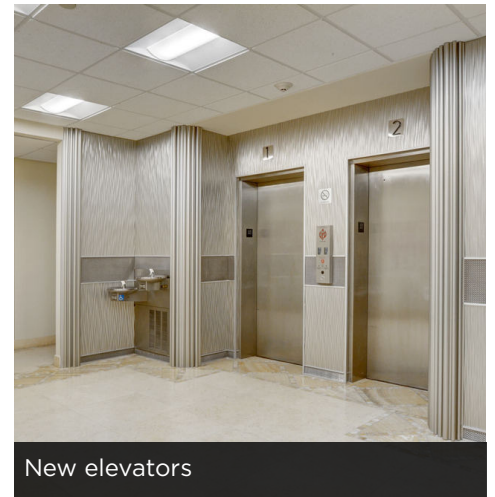
Electric panel entrance



Beautiful lobby entrance



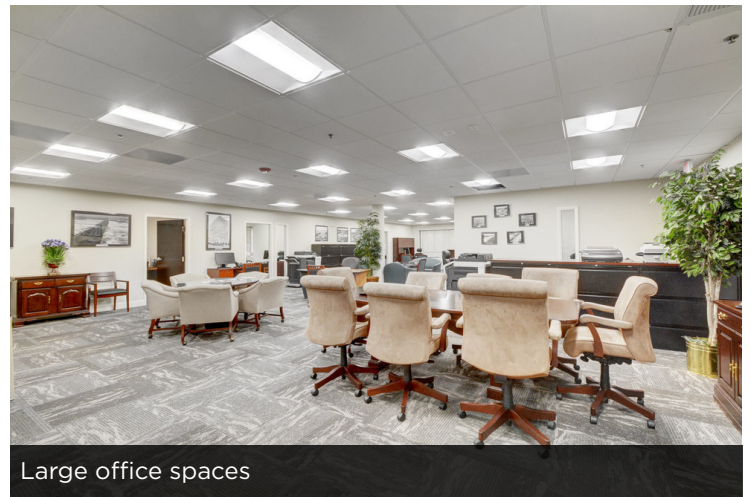
Renovated bathrooms



New elevators



Natural light in offices



Large office spaces

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