



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

Operating Expenses: 2025 Operating Expenses - \$9.93/PSF
Electricity is separately metered and directly billed by FP&L

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

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. Recently renovated common areas and restrooms!

SUITE	PRICE	R.S.F.	DESCRIPTION
F130	\$195 / PSF	4,280	1 st floor unit directly off the Commercial Blvd Corridor, reception area, 6 total offices, 3 of which are on the window line, large glass conference room on the window line, 2 large open areas for support staff, kitchen / break room and an IT / storage room. All offices have interior glass inserts.
E250	\$220 / PSF	1,392	Move in ready / Plug & Play, 2 nd floor corner unit, large open area, reception area, large office and/or conference room.
G200 - 290 Entire 2 nd Floor	\$276 / PSF	9,413- 19,528	Two Private Wings with available exterior signage rights. Double door glass entrance, lobby / reception area, large board room, 3 breakout / training rooms with interior glass, 10 private offices with floor to ceiling glass front, 2 kitchen / breakrooms, IT / Storage Room and flexible open space for workstations.

For Additional Information Please Contact:

George Sacks – Dante Gentile

COMMERCIAL FLORIDA REALTY PARTNERS, LLC

4800 North Federal Highway, Building D, Suite 300, Boca Raton, FL 33431

Telephone: (561) 338-9950 Fax: (561) 338-9970 E-mail: gsacks@commercialflorida.net or dgentile@commercialflorida.net

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