

SALE

Trafalgar Office Plaza

5300-5310 NW 33RD AVENUE

Fort Lauderdale, FL 33309

PRESENTED BY:

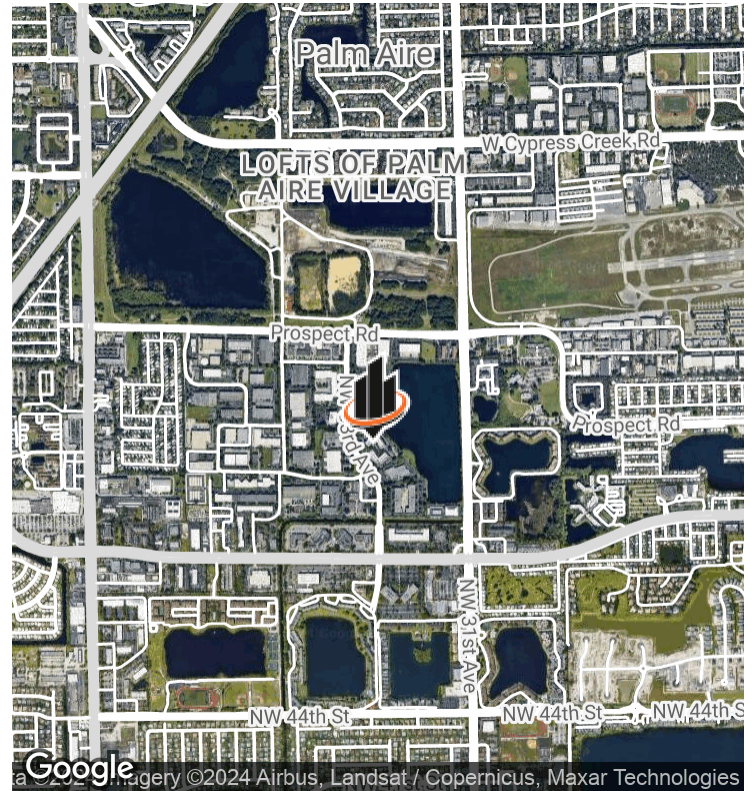
KEITH KIDWELL, SIOR, CCIM

C: 954.234.8777

keith@svncr.com

5300

PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-----------------------|------------------------------|
| SALE PRICE: | \$16,000,000 |
| BUILDING SIZE: | 103,809 SF |
| AVAILABLE SF: | 53,918 SF |
| LOT SIZE: | 6.19 Acres |
| PRICE / SF: | \$154.13 |
| NOI: | \$136,888 |
| YEAR BUILT: | 1986 |
| RENOVATED: | 2018 |
| ZONING: | CC (City of Fort Lauderdale) |
| MARKET: | Broward |
| SUBMARKET: | Uptown District |

PROPERTY OVERVIEW

The Trafalgar Office Plaza features two, 2-story campus style office buildings that are ideally located off West Commercial Blvd. in the Fort Lauderdale Commerce Center with easy access to I-95, the Florida Turnpike, and the Fort Lauderdale Executive Airport. The interior and exterior of the buildings have been recently remodeled with many upgrades including: LED lighting, marble floors, electronic access panels, etc. The buildings are comprised of 45 suites ranging from 532 square feet to 7,828 square feet with the largest contiguous space totaling 11,463 square feet.

PROPERTY HIGHLIGHTS

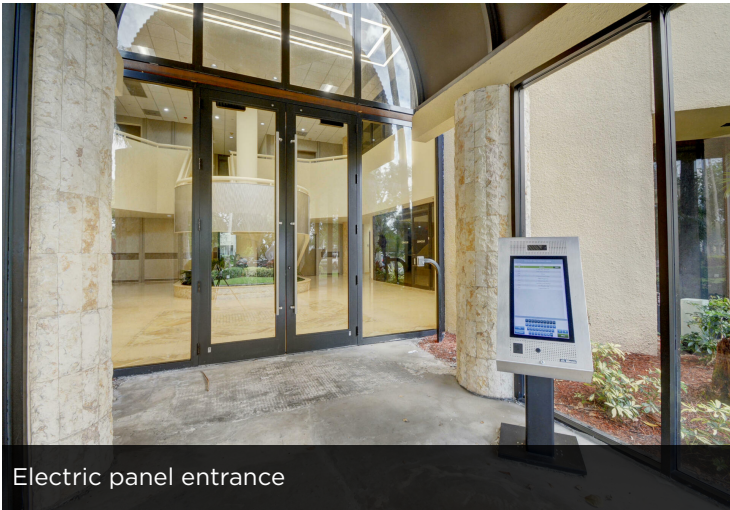
- Incredible Upside Potential on Increased Occupancy and Rents
- New High Efficiency LED Lighting
- Priced Well Below Replacement Cost
- Must See Interior Renovations (2018)
- Minimal T.I. Required on Vacant Suites

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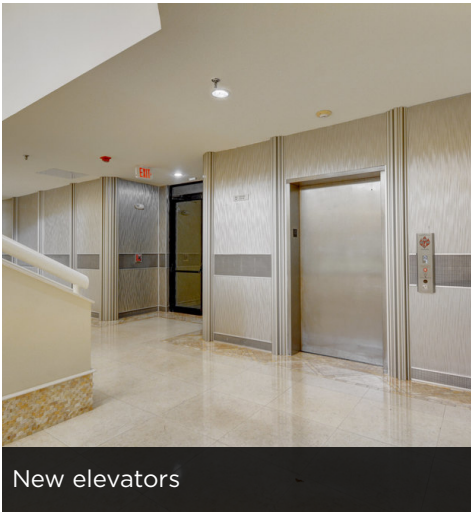
ADDITIONAL PHOTOS



Electric panel entrance



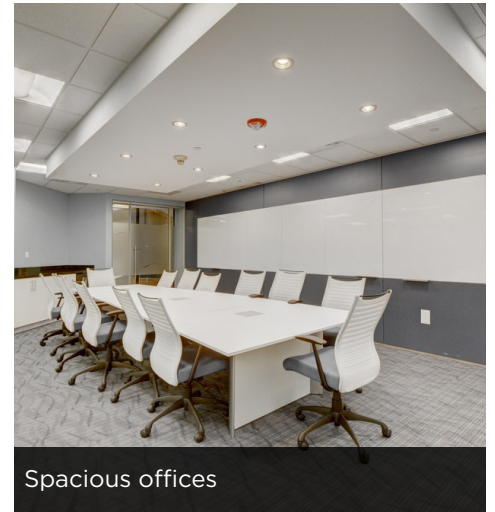
Updated lobby



New elevators



LED lights



Spacious offices



Overlooks lake with gazebo for lunch



Relaxing fountain in patio/lunch area

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