

New Town Commerce Center



Facility Overview

291,069 total building square footage

14-18' Clear ceiling height

Small bays

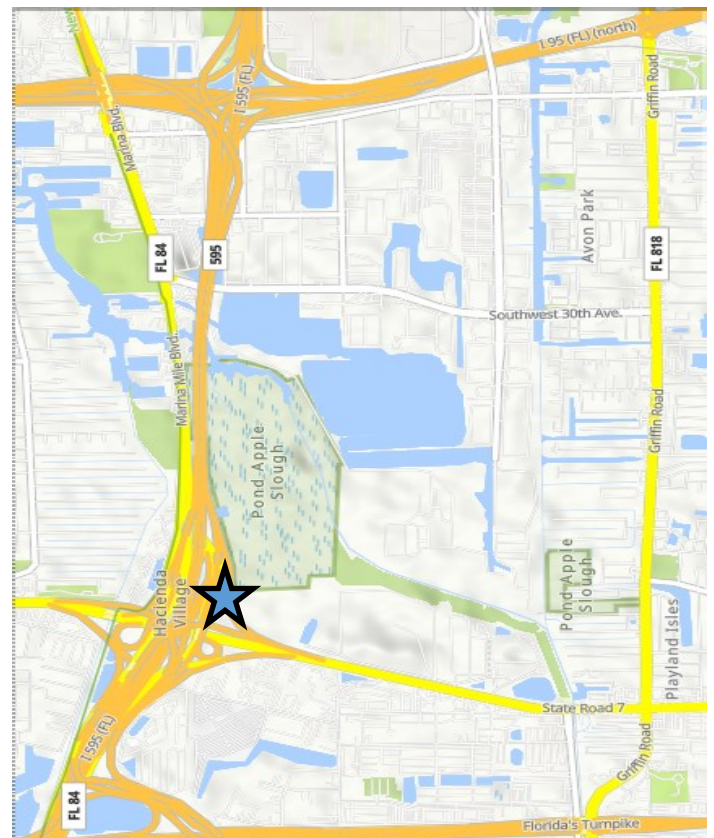
Dock and Grade level loading

Multi Tenant Park

Gated Park

Onsite Management

Conveniently located minutes away from I-95, Florida Turnpike, I-595 and US-441, placing Downtown Fort Lauderdale just 16 minutes away and downtown Miami within 35 minutes and close proximity to transportation hubs like Fort Lauderdale-Hollywood International Airport, Port Everglades, and Miami International Airport.



For more information, or to schedule a tour, please contact:

Dominick Ficarra

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New Town Commerce Center

Current *Availabilities*

3811 SW 47th Avenue, Suite 605

875 SF | \$26.00 PSF Modified Gross | Grade Level
50 SF office / 825 SF warehouse

8/1/2026

3811 SW 47th Avenue, Suite 627

875 SF | \$26.00 PSF Modified Gross | Grade Level
All office — All office space.

Now

4001 SW 47th Avenue, Suite 204

2,100 SF | \$22.00 PSF Modified Gross | Dock High
2,000 SF office / 100 SF warehouse — Dock high loading.

Now

4101 SW 47th Avenue, Suite 105-106

5,679 SF | \$23.00 PSF Modified Gross | Grade Level
4,679 SF office / 1,000 SF warehouse — Multiple private offices, open office, glass conf

7/1/2026

4111 SW 47th Avenue, Suite 313

875 SF | \$26.00 PSF Modified Gross | Grade Level
775 SF office / 100 SF warehouse

5/1/2026

4121 SW 47th Avenue, Suite 1307

875 SF | \$26.00 PSF Modified Gross | Grade Level
150 SF office / 725 SF warehouse

TBD

4131 SW 47th Avenue, Suite 1407

5,850 SF | \$23.00 PSF Modified Gross | Grade Level
All office, fully under air — Built-out lab, private offices, reception, conf room.

7/1/2026

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