

5555 ANGLERS AVE

5555 ANGLERS AVENUE, DANIA BEACH, 33312



PROPERTY DETAILS

- Suite 15 & 16 (A & B) - 10,530 +/- SF
- Suite 5A & 27 - 3,343 +/- SF
- Suite 8 - 1,000 +/- SF
- Individual office Suite(s) with no Common Area or Add-on Factor.
- Separately metered for Electric and HVAC – 24/7 access and control of HVAC.
- 4/1,000 SF parking ratio
- Zoned IROM, City of Dania Beach (flexible zoning for a variety of office uses).
- Base Rent From \$27.00 PSF
- Est. 2025 CAM \$7.85 PSF
- Conveniently located near area hotels, restaurants, banking, Tri-Rail Station, and Dania Pointe.
- Strategic location with proximity to I-95, I-595, Fort Lauderdale-Hollywood International Airport (FLL), and Port Everglades.

ABOUT PROPERTY



PRICE

\$27.00 SF/yr (NNN)



YEAR BUILT

2000



AVAILABLE SF

1,000 to 10,530 SF



PARKING

4/1,000



LOCATION

Broward County

For more information:

Jonathan Thiel

954.652.2020 | Jthiel@Bergercommercial.Com
bergercommercial.com

Keith R. Graves, CCIM, SIOR

954.652.2031 | Kgraves@Bergercommercial.Com



Information furnished regarding this property is from sources deemed reliable, but no warranty or representation as to the accuracy thereof and it is submitted subject to errors, omissions, prior sale, lease or withdrawal without prior notice.

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ADDITIONAL PHOTOS



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CFRAC
International

COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

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AERIAL MAP



Oakwood Plaza

Map data ©2024 Imagery ©2024 Airbus,
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