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
- 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 1-95, 1-595, 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**

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## 5555 ANGLERS AVE

# **ADDITIONAL PHOTOS**

















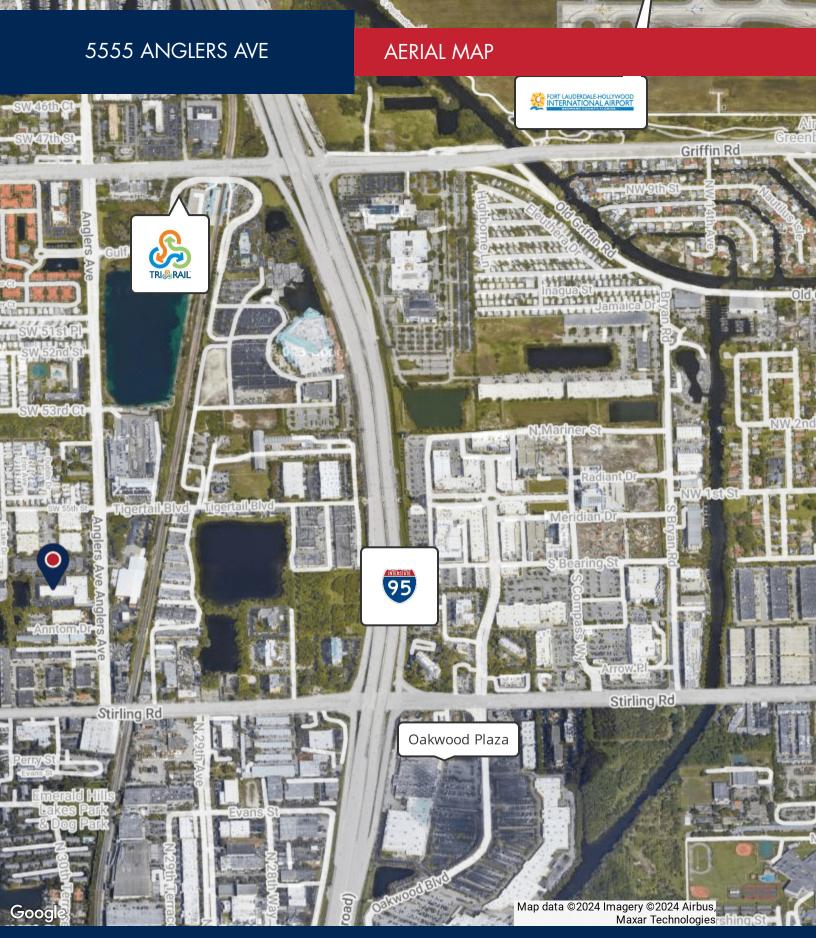
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