



CLASS A OFFICE  
FOR LEASE

**COMMERCIAL  
TOWER**  
*At Executive Airport*

2101 W Commercial Blvd  
Fort Lauderdale, FL 33309

*Unmatched Accessibility  
in the Heart of Broward*







# PROPERTY HIGHLIGHTS

Position your business at Commercial Tower — a modern, 5-story Class A office building in the heart of Fort Lauderdale. Featuring sleek marble entryways, lake views, and flexible suite options ranging from  $\pm 1,000$  to  $\pm 9,212$  SF, this professionally managed property provides a refined and efficient environment for growing companies.


Tenants benefit from a recently renovated lobby, on-site conference center, and abundant parking — all just minutes from I-95, the Florida Turnpike, and Fort Lauderdale Executive Airport. Commercial Tower is where modern business meets everyday convenience.


**I-95** Ideally situated between the Florida Turnpike and I-95, offering easy accessibility.


 Minutes to Cypress Creek Tri-Rail station, Ft. Lauderdale/ Hollywood International Airport, and Ft. Lauderdale Executive Airport.


 Close proximity to retail, dining, and banking options.

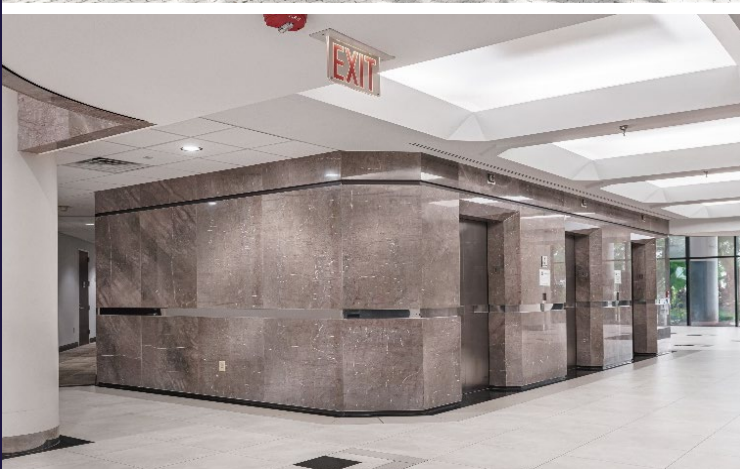
 4/1,000 SF parking ratio. Covered parking is available.

 Class A building with brand new spec suites available.

 Renovated marble lobby with upgraded finishes.

 New state-of-the-art tenant conference center.

 Brand new elevators and modernized building systems.



# TIME IS MONEY. SAVE BOTH!

FOURTH FLOOR – BRAND NEW CONTIGUOUS SPEC SUITES  
AVAILABLE OFFERING FLEXIBILITY TO MEET YOUR NEEDS



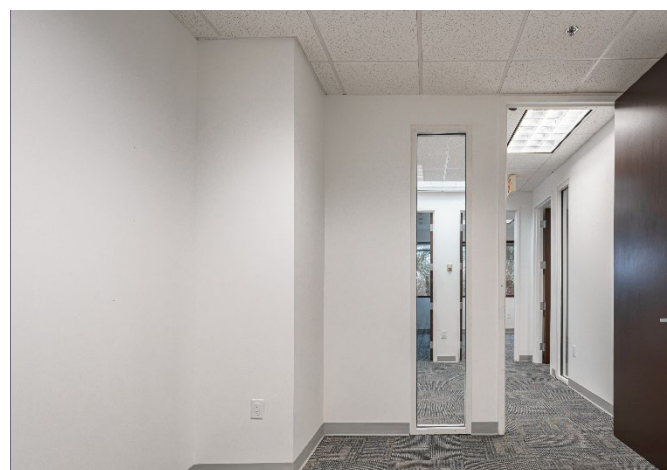
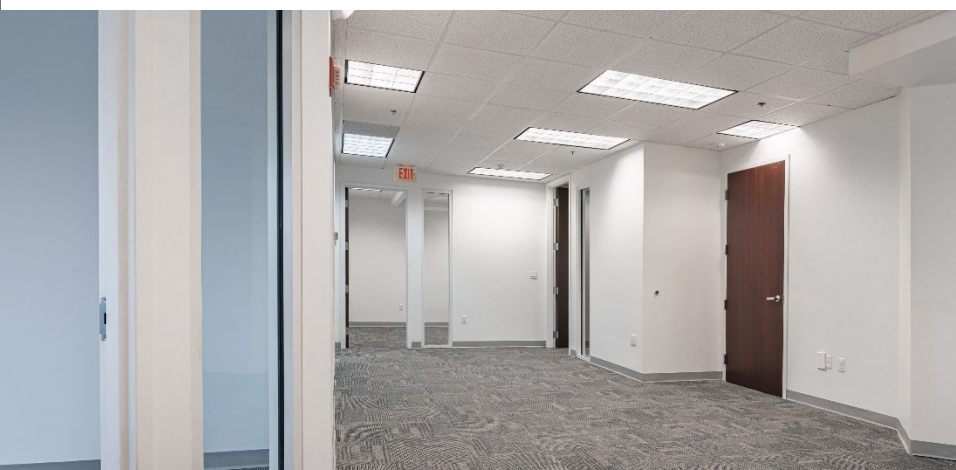
Fourth Floor Availability  
2,695 – 9,212 RSF

Suites	RSF
Suite A	2,695
Suite B	3,665
Suite C	2,852

## Availability: 1,000 SF – 9,212 SF

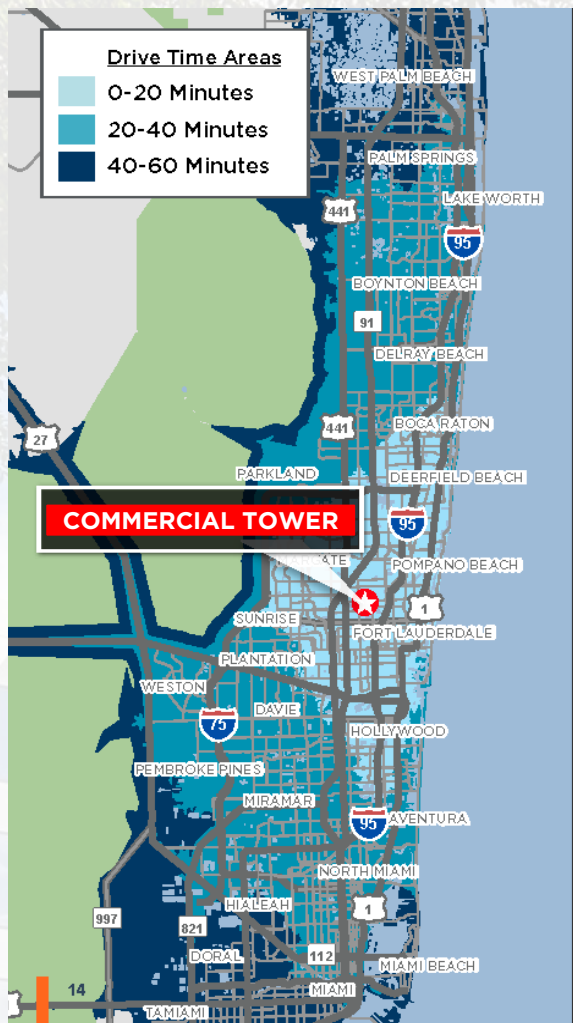
Suite 1250	1,000 SF	Suite 4A	2,695 SF
Suite 1400	3,156 SF	Suite 4B	3,665 SF
Suite 2000	3,287 SF	Suite 4C	2,852 SF
Suite 2600	1,870 – 8,800 SF	Suite 5200	1,562 SF
		Suite 5350	1,550 SF

**Rental Rate: \$17.50 NNN**





# LOCATION! LOCATION! LOCATION!



## OUTSTANDING LOCATION AND ACCESSIBILITY

- Within one hour drive of roughly 92% of South Florida's population
- Daily traffic count surrounding the Portfolio exceeds 400,000 VPD
- Proximate to Downtown Fort Lauderdale, Ft. Lauderdale International Airport, and .5 mile south of Fort Lauderdale's Executive Airport
- 2.6 miles west of the Commercial Boulevard exit off I-95 and 1.7 miles east of the Commercial Boulevard exit of the Florida Turnpike



2.4  
MILES



2.9  
MILES



1.3 MILES



3.6 MILES



13.6 MILES

ACCESS TO **5.3M PEOPLE**  
WITHIN A ONE HOUR DRIVE

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