



OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Building Size:	66,757 SF
Available SF:	1,991 - 6,810 SF
Number of Units:	4
Renovated:	2022
Submarket:	Cypress Creek/Commercial Blvd.

PROPERTY HIGHLIGHTS

- Immediate occupancy - Located in a Qualified HUB Zone
- Easy access 24/7; tenant controls a/c
- Ample parking
- In proximity to restaurants, shopping, banks and public transportation
- Adjacent to Fort Lauderdale Executive Airport (FXE)
- Base Rental Rate \$16.00 PSF NNN
- Estimated Operating Expenses/CAM at \$9.17 PSF (2026)
- Zoned CC- City of Fort Lauderdale; suitable for Research and Development

SPACES	LEASE RATE	SPACE SIZE
Suite 5211	\$16.00 SF/yr	1,991 SF
Suite 5221	\$16.00 SF/yr	2,115 SF
Suite 5223	\$16.00 SF/yr	2,327 SF
Suite 5237	\$16.00 SF/yr	2,651 SF
Suite 5243	\$12.00 - 13.00 SF/yr	1,463 SF
Suite 5249	\$16.00 SF/yr	6,810 SF

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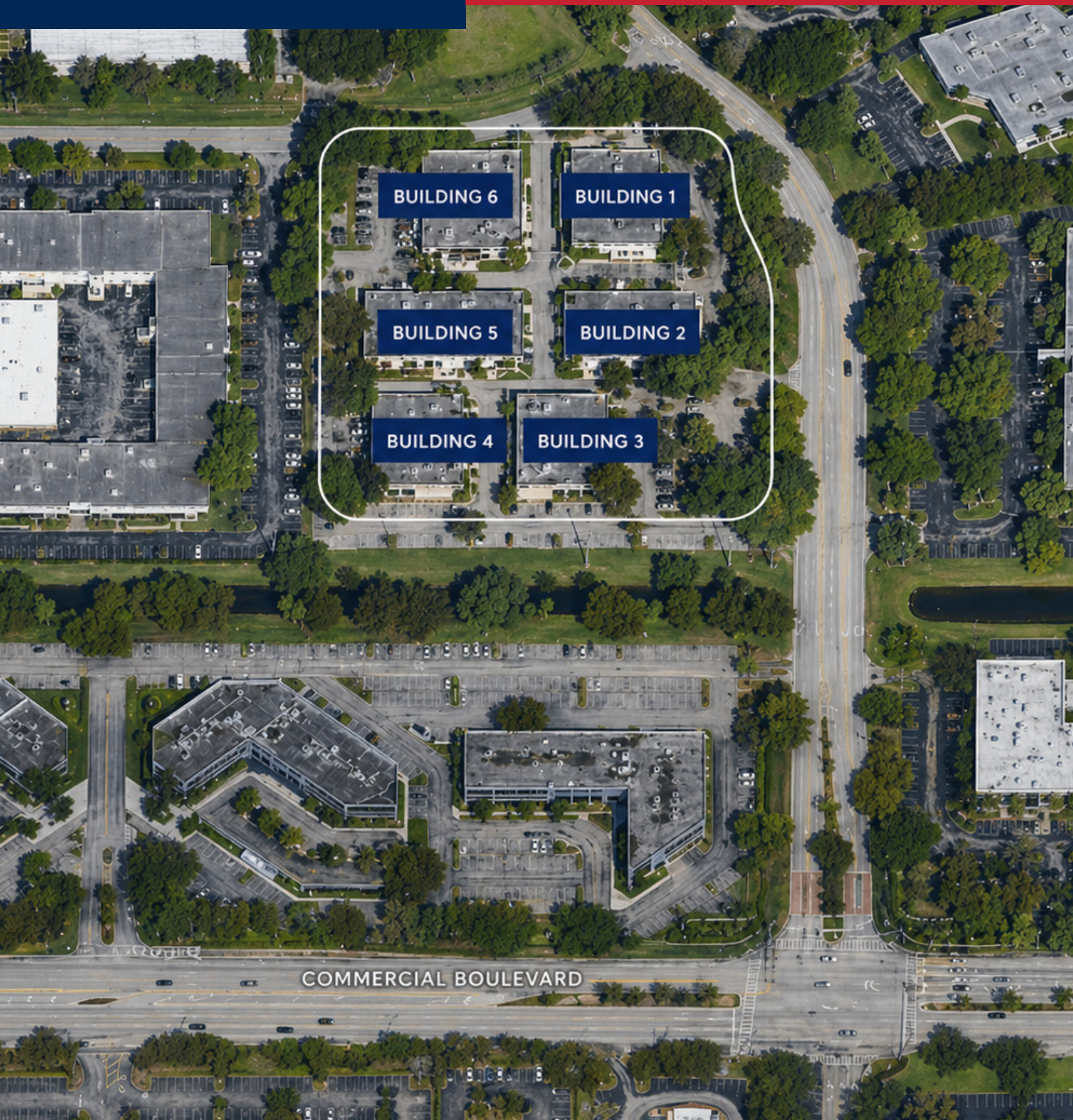
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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT



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