



**OFFERING SUMMARY**

Lease Rate:	\$16.00 SF/yr (NNN)
Building Size:	82,360 SF
Available SF:	12,448
Submarket:	Cypress Creek/Commercial Blvd.

**PROPERTY HIGHLIGHTS**

- Master planned business park - Located in a Qualified HUB Zone
- Grade level overhead doors
- Easy access 24/7; tenant controls A/C
- Ample parking & Immediate occupancy
- Strategically located between I-95 and the Florida Turnpike at Commercial Boulevard
- In proximity to restaurants, shopping, banks, and public transportation
- Adjacent to Fort Lauderdale Executive Airport (FXE)
- Base Rental Rate \$16.00 NNN
- Estimated Operating Expenses/CAM at \$8.73 PSF (2025)
- Zoned- CC- City of Fort Lauderdale; suitable for Research and Development

SPACES	LEASE RATE	SPACE SIZE
Suite 3405	\$16.00 SF/yr	6,854 SF
Suite 3421	\$16.00 SF/yr	2,597 SF
Suite 3471A - Flex space	\$16.00 SF/yr	1,133 SF
3467	\$16.00 SF/yr	4,190 SF

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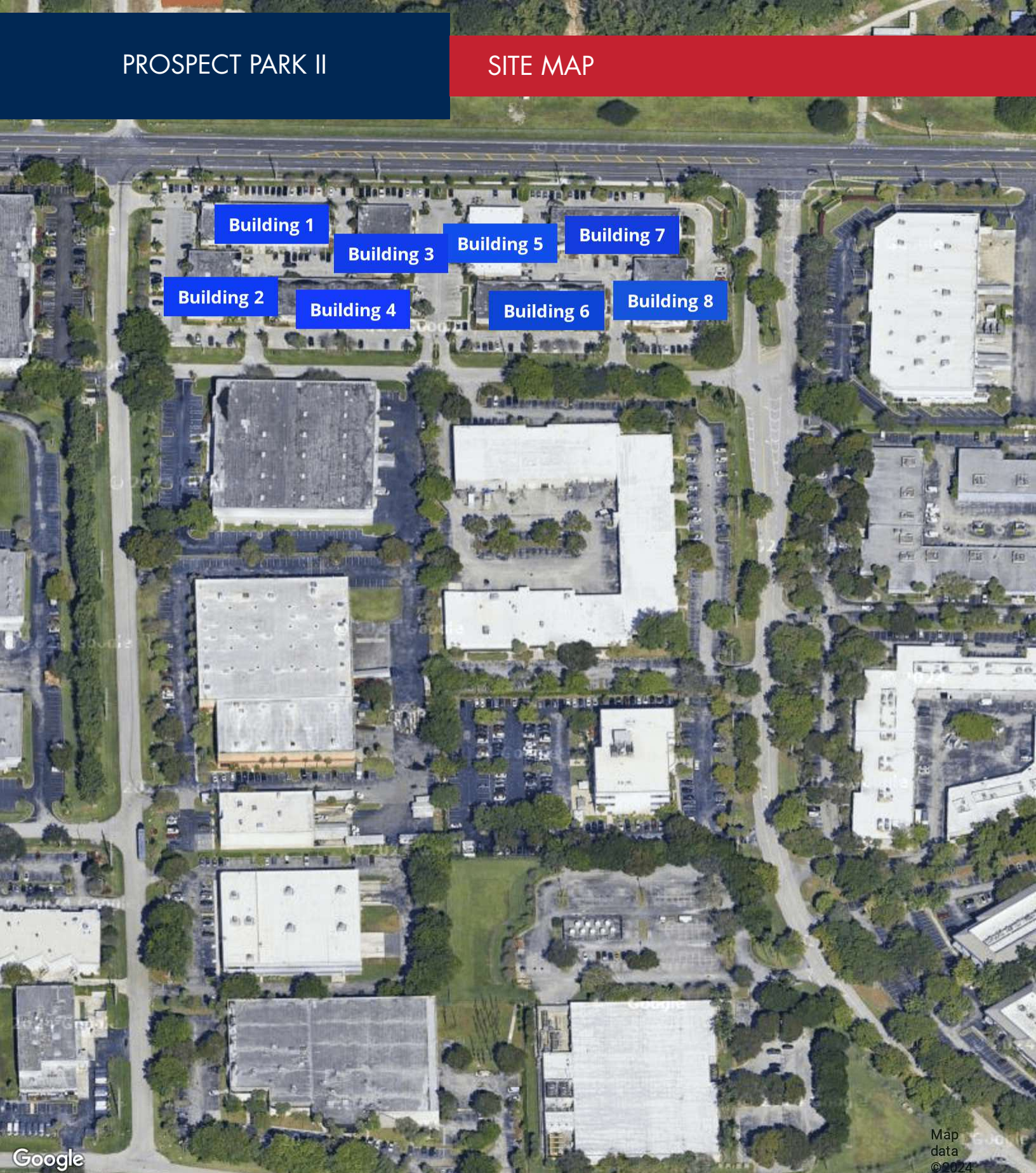
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Map  
data  
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