



## THE EXCHANGE

**3303-3363 W. Commercial Boulevard  
Fort Lauderdale, FL 33309**

**Address:** 3303 - 3363 W Commercial Blvd,  
Fort Lauderdale, Florida 33309

**Size:** **Six Buildings**  
A Building (3363) - 2 Stories  
B Building (3333) - 2 Stories  
C/D Building (3343) - 1 Story  
E Building (3323) - 2 Stories  
F Building (3313) - 1 Story  
G Building (3303) - 2 Stories  
**TOTAL SF = 174,473**

**Rental Structure:** \$11.50 to \$12.50 Per RSF rentable square foot (NNN), plus annual increases

**Operating Expenses:** 2015 - \$9.24 Per RSF for Operating Expenses including Real Estate Taxes and five-day per week janitorial service. Electric is separately metered and directly billed by Florida Power & Light Company.

**Parking:** Surface lot parking is available at no charge; Ratio of 4.1/1,000.

**Features:** The Exchange is located at the entrance of the Fort Lauderdale Commerce Center minutes from the Florida Turnpike & I-95. Card Access Security System, conveniently located near many banks, restaurants, and other area amenities. Local Property Management and on-site building engineer.

DATE AVAILABLE	SUITE	R.S.F.	CONTIGUOUS	DESCRIPTION
Immediate	A105A	2,167	2,167	4 offices, large kitchen/break room, IT/storage room, large open area, entrance from outside as well as interior building access.
Immediate	B 115	2,675	2,675	Waiting area, 9 windowed offices, 1 interior office, break-room and storage.
Immediate	B 200	6,515	6,515	Reception, 7 private offices, large conference room, break room, copy/mail area, large open area, coffee bar, file room.
Immediate	C/D106	3,186	3,186	9 office suite with reception area, conference room, galley kitchen, IT/phone/storage room.
Immediate	E 260	4,329	4,329	10 office suite with large executive office, break room and with open areas.
Immediate	F 190	2,600	2,600	Reception/waiting area, 4 offices, conference room, break room, copy room, telephone room.
Immediate	G100	3,426	3,426	Reception, 2 large open work areas, kitchen, private restroom with shower, 2 offices.
Immediate	G190	3,101	3,101	Reception, 4 offices, conference room, two large open areas, kitchen/breakroom.