

# COMMERCIAL FLORIDA

REALTY PARTNERS, LLC



## ***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**

**Operating Expenses:** 2024 Operating Expenses - \$11.61/PSF  
Electricity is separately metered and directly billed by FP&L

**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. Recently renovated common areas and restrooms!

SUITE	PRICE	R.S.F.	DESCRIPTION
C/D 103	\$195 / PSF	2,210	1 <sup>st</sup> floor unit directly off the Commercial Blvd Corridor, double door entrance off the main lobby, reception area, 5 offices, large conference room and an IT / Storage room.
C/D 106	\$195 / PSF	3,186	Exterior entrance on the 1 <sup>st</sup> floor, reception area, kitchen / breakroom, 8 offices with interior glass throughout, conference room, IT / Storage room and open space for support staff.
F130	\$195 / PSF	4,280	1 <sup>st</sup> floor unit directly off the Commercial Blvd Corridor, reception area, 6 total offices, 3 of which are on the window line, large glass conference room on the window line, 2 large open areas for support staff, kitchen / break room and an IT / storage room. All offices have interior glass inserts.
G200 - 290 Entire 2 <sup>nd</sup> Floor	\$276 / PSF	19,528	Two Private Wings with available exterior signage rights. Double door glass entrance, lobby / reception area, large board room, 3 breakout / training rooms with interior glass, 10 private offices with floor to ceiling glass front, 2 kitchen / breakrooms, IT / Storage Room and flexible open space for workstations.

**For Additional Information Please Contact:**

**George Sacks – Dante Gentile**

**COMMERCIAL FLORIDA REALTY PARTNERS, LLC**

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**NOTE: This offering is subject to errors, omissions, prior lease, sale or withdrawal without notice.**