

# SEAGRAPE COMMONS

OFFICE FOR LEASE

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**218-222 E COMMERCIAL BOULEVARD**

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*Fort Lauderdale, FL 33308*

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*For Lease By*

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PROPERTY DESCRIPTION

Lauderdale by the Seas most iconic building, Seagrape Commons, offers a mix of retail, office and restaurant options steps from the beach. The building is located on Commercial Blvd, a short three block walk from the Ocean. The site features a curated mix of the neighborhoods most popular retailers and restaurants, including Basilic, Billy Jack's Pump Sushi, Crema Gourmet, Beach Buns, and Dr. Juice. Beyond being an instantly recognizable location, the property features expansive natural light, ample parking, open floor plans and competitive rates. The property features full size retail/restaurant and office options as well as some executive office suites upstairs. Only a few suites left.

PROPERTY HIGHLIGHTS

- Iconic building.
- Steps from the beach.
- Natural light.
- Ample parking.
- Open floor plans.
- Competitive rates.

OFFERING SUMMARY

Lease Rate:	\$355.83 - 5,413.33 per month (NNN; MG)
NNN:	Varies per unit, available upon request
Available SF:	122 - 1,624 SF
Building Size:	36,898 SF

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	69,458	189,208	316,203
Total Population	135,204	374,263	669,529
Average HH Income	\$71,766	\$65,815	\$65,232





LEASE INFORMATION

Lease Type:	NNN; MG	Lease Term:	Negotiable
Total Space:	122 - 1,624 SF	Lease Rate:	\$355.83 - \$5,413.33 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
218 - 202	Available	847 SF	NNN	\$2,010 per month	Office Suite 202, building 218.
218 - 221	Available	631 SF	NNN	\$1,497 per month	-
218 - 204	Available	843 SF	NNN	\$2,001 per month	Office Suite 204, building 218.
222 - 205	Available	827 SF	NNN	\$1,955 per month	Office Suite 205, building 222.
218 - 210	Available	122 SF	Modified Gross	\$35.00 SF/yr	Office Suite 207, building 222.
222 -100 & 101	Available	1,624 SF	NNN	\$40.00 SF/yr	Ground Floor Unit













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ARGENT  
TRADER JEWELRY

Jack's She

RIGHT LANE  
MUST  
TURN RIGHT





LAUDERDALE BY THE SEA

222

Valente  
PIZZERIA

DR. JUICE

Pump sushi Thai





101

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