



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: 2025 Operating Expenses - \$9.93/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
B210	\$220 / PSF	9,184	Move in ready Former Corporate HQ 2 nd floor private suite, Twelve (12) offices, 8 of which are on the window line, Conference / Board Room, Reception Area, Double Door Entrance, Newly Renovated Kitchen / Breakroom, Two (2) Private Restrooms, Lounge Area, Large Open Space w/ +/- 50 in place workstations, IT Room and Two (2) Storage Rooms. Furniture can be made available and included.
G200 - 290 Entire 2 nd Floor	\$276 / PSF	9,413- 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

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