

**SUBLEASE**

Commercial Place II

3250 W Commercial Blvd | Fort Lauderdale, FL 33309

Sublease Space

2,630 SF

Asking Rent

\$22.00/ SF NNN

\$12.31/ SF OpEx FS (2025)

Lease Expiration

02/28/2029

CONTACT US**Alfie Hamilton**

Senior Vice President

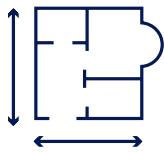
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Strategically positioned between I-95 and the Florida Turnpike, **Commercial Place** offers corporate users seamless access to the tri-county area. Located on Commercial Boulevard in the Cypress Creek submarket, this premier office complex features a state-of-the-art conference facility, an on-site café, and a fitness center, making it an exceptional corporate destination.

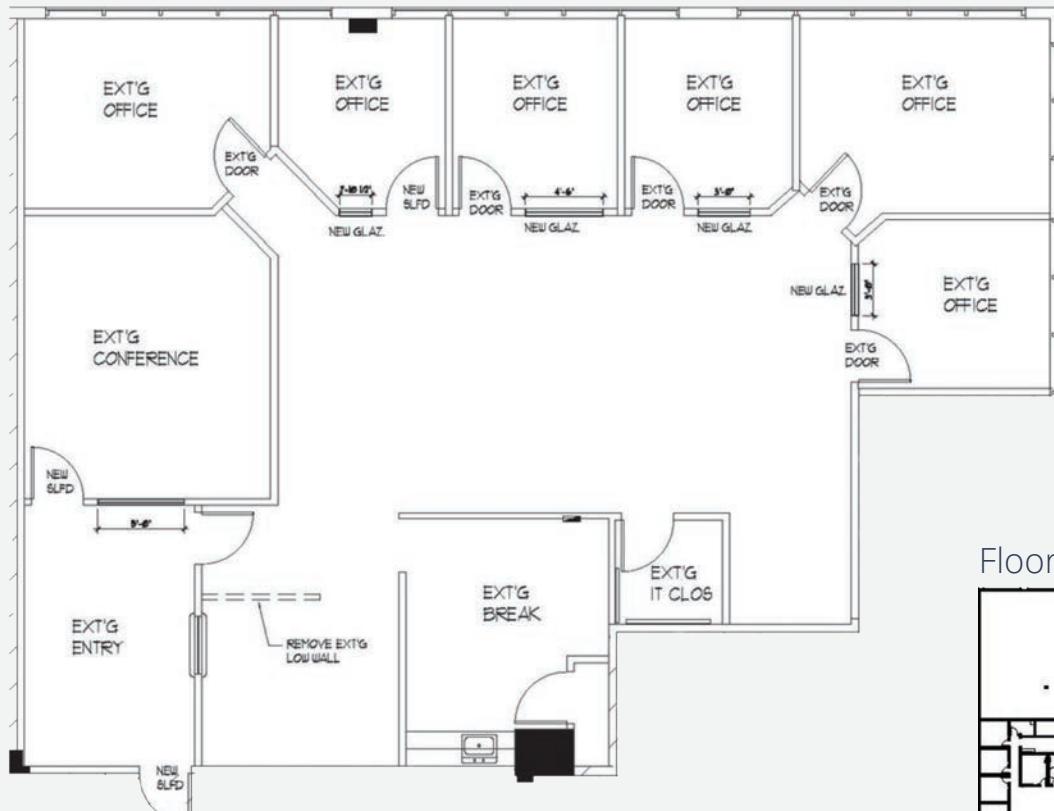
Building Features:

- Class A Office Space
- Easy access from Fort Lauderdale and Boca Raton
- Centrally located between I-95 and the FL Turnpike
- Ample free surface parking with a ratio of over 4/1,000
- On-site EV charging stations
- Newly upgraded conference center
- Fitness center with locker and showers
- On-site café with indoor and outdoor seating
- On-site engineering and management staff

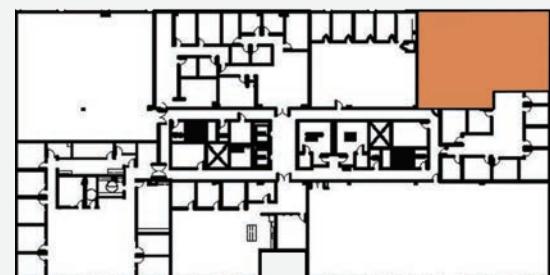


Floor Plan

Suite 345
2,630SF



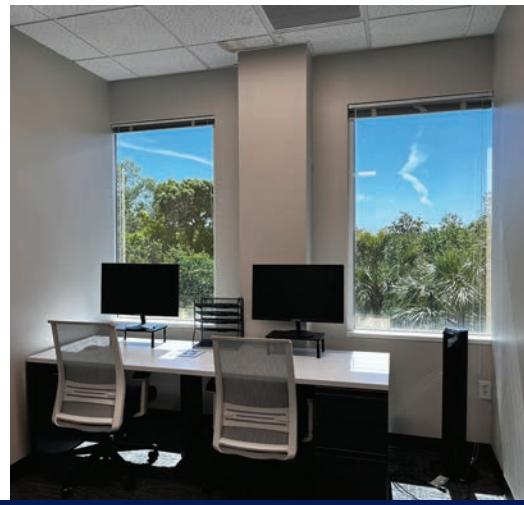
Floor Overview



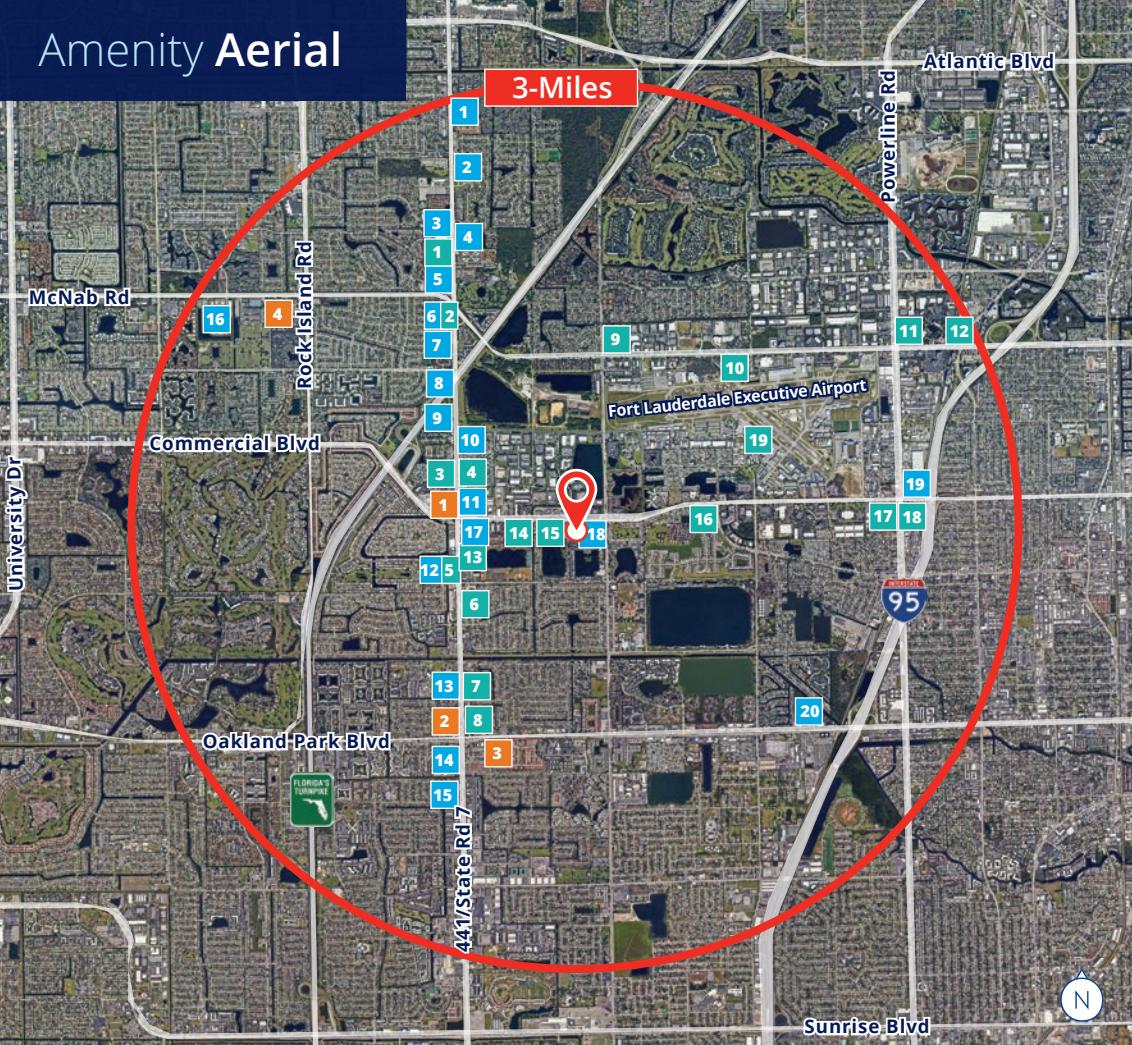
Suite Features

- Plug-n-play, move-in ready space.
- Newly renovated space with modern finishes
- Corner suite with southern exposure
- 2 executive offices and 4 private offices on the window line
- Offices feature glass fronts, single light doors and indirect LED lighting
- Reception and conference room for 6-8 people
- Eat-in break room with plumbing and storage
- Open area can accommodate 6 to 8 workstations
- IT closet – suite fully wired
- Existing furniture is negotiable
- Willing to consider leasing portion of the suite

Interior Photos



Amenity Aerial



Retail / Grocery Stores

1	Dollar Tree
2	Dollar General
3	Key Food Supermarket; Home Depot
4	Aldi
5	Publix; Headz Up Hair Studio; Super City Beauty Supply; Firestone; Mobil Soca Fitness; Marvin's Barbershop 2;
6	Boost Mobile; Fiesta Auto Insurance
7	ACE Educational Supplies; Dirty Dogs Car Wash
8	One Food Stop
9	Exxon
10	Murphy USA
11	O'Reilly Auto Parts; King of Pawn; Speedy Signs/Print
12	RaceTrac; Dollar General
13	O'Reilly Auto Parts
14	Walmart Supercenter; Walgreens
15	Family Thrift Store; Planet Fitness; Tire Kingdom
16	Walmart Supercenter; AutoZone; Mattress Firm
17	Walgreens
18	Winn-Dixie
19	Bj's
20	Home Depot

Restaurants

1	Burger King China Chef La Union Bakery Pizza Hut	2	Le Gout Des Caraibes Tabanka Rootz Soul Café	3	Sabor Autentico Hondureño 19 Bar & Grill La Paisa Sports & Grill Hong Kong City BBQ	4	Flanigan's Seafood Bar & Grill Wil Cafe Creole GG's of NY Players Sports Bar & Grill Jayno's Pizza	5	Noodle House Singh's Roti Delight				
6	McDonald's Bak A Yaad Cuisine Five Star Bakery Royal Delight Island Palace	7	Next Level Bar & Lounge Brunia's Caribbean	8	KFC	9	Big Louie's Pizzeria	10	Offerdahl's	11	Chili's	12	Twin Peaks Longhorn Steakhouse Moonlite Diner Beehive Kitchen Blaze Pizza Five Guys Hooters Cabaña 28
13	Dunkin'	14	Carvel	15	Wendy's	16	Jimmy John's Savvy Sliders	17	Dunkin' McDonald's	18	Waffle House	19	Jet Runway Café

Shopping Centers / Malls

1	Sunshine Plaza Marshalls Metro Dollar Tree Publix Crunch Fitness Truist Wells Fargo Shell Aaron's Rent to Own China Star Subway Cold Stone Creamery Snappers Caribbean Cuisine Smoothie King Hibachi Way	2	Lakes Mall Burlington La Granja Aldi Beauty Supply 4U Five Below Ross Dress for Less Rainbow Shops Burger King Shell	3	South Lakes Shopping Plaza Chevron Taco Bell Dunkin' Advance Auto Parts Value Pawn Top Nails & Spa Carl's Seafood Fortune Restaurant Papa John's Felix Hobby Shop 5 Star Liquor YouFit Gym Subway The Check Cashing Store World Famous	4	Arena Shoppes Elegant Beauty Supplies Ross Dress for Less Metro China Wok The Imperial Bamboo Snappers Fish & Chicken Taco Bell Chevron McDonald's Verizon Huey Magoo's Chicken Tenders Dollar Tree YouFit Gyms RaceTrac
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