

FLEX/OFFICE SPACE FOR LEASE

5410-5430 NW 33RD AVE, FORT LAUDERDALE, FL 33309



### PROPERTY DETAILS

- Located in a Qualified HUBZone
- Base rent: \$15-16/SF NNN
- 2024 Estimated CAM: \$6.92/SF
- Excellent proximity to I-95, Turnpike & SR441
- Conveniently close to FXE (Fort Lauderdale Executive Airport)
- Ample Parking
- Private entrances and private bathrooms
- Utilities included

### ABOUT PROPERTY



#### PRICE

\$15-16/SF/Y



#### YEAR BUILT

1984



#### AVAILABLE SF

1,740 - 3808 SF



#### PARKING

255 Surface Spaces



#### LOCATION

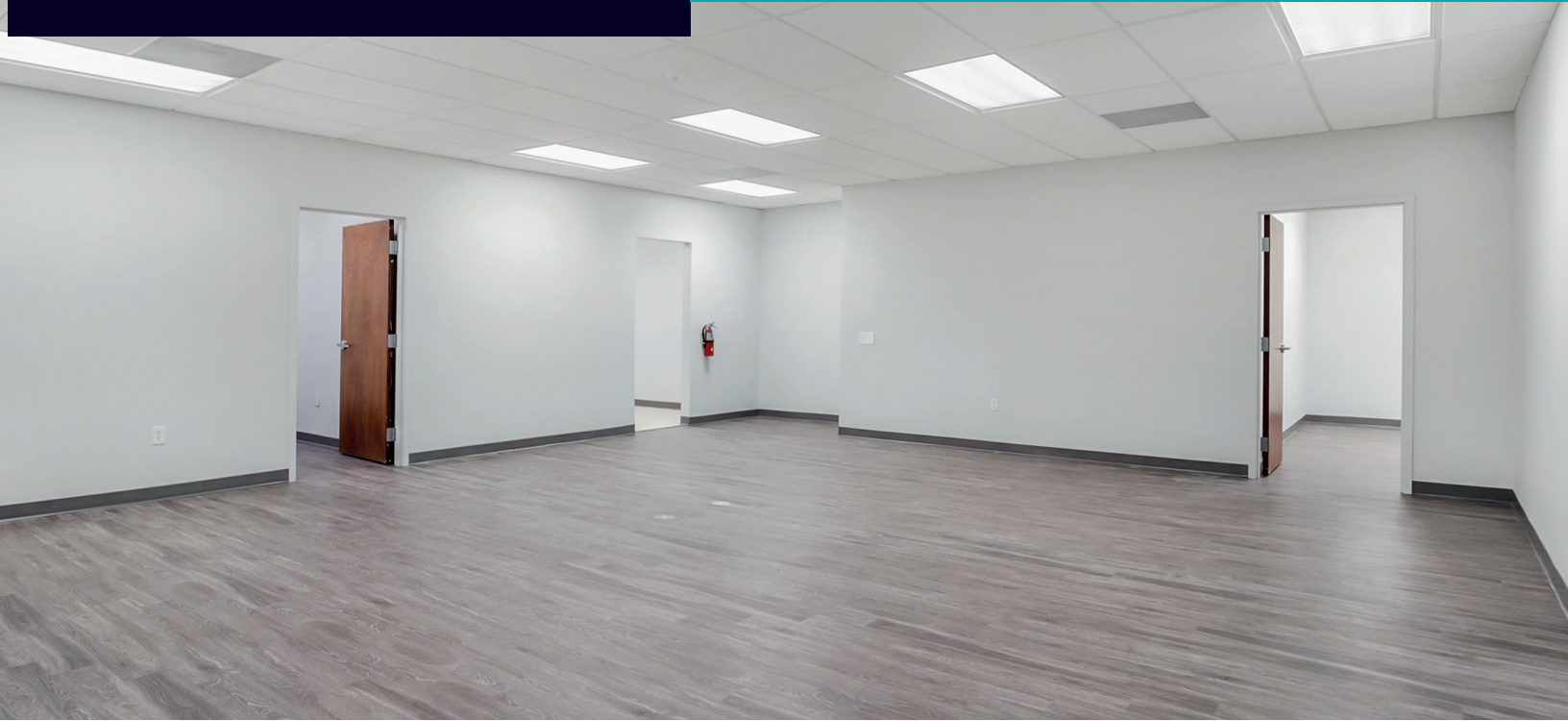
Ft. Lauderdale

For more information:

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305.916.8826



Information furnished regarding this property is from sources deemed reliable, but no warranty or representation as to the accuracy thereof and it is submitted subject to errors, omissions, prior sale, lease or withdrawal without prior notice.



**LEASE INFORMATION**

Lease Type:	NNN
Lease Type:	1,740 - 10,000+ SF

Lease Term:	Negotiable
Lease Rate:	\$15 - \$16/SF

SUITE	STATUS	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 7	Available	3,102 SF	NNN	\$15 SF/yr	Office
Suite 11	Available	1,926 SF	NNN	\$15.75 SF/yr	Office
Suite 12	Available	1,882 SF	NNN	\$15.75 SF/yr	Office
Suite 100	Available	1740 SF	NNN	\$16 SF/yr	Flex

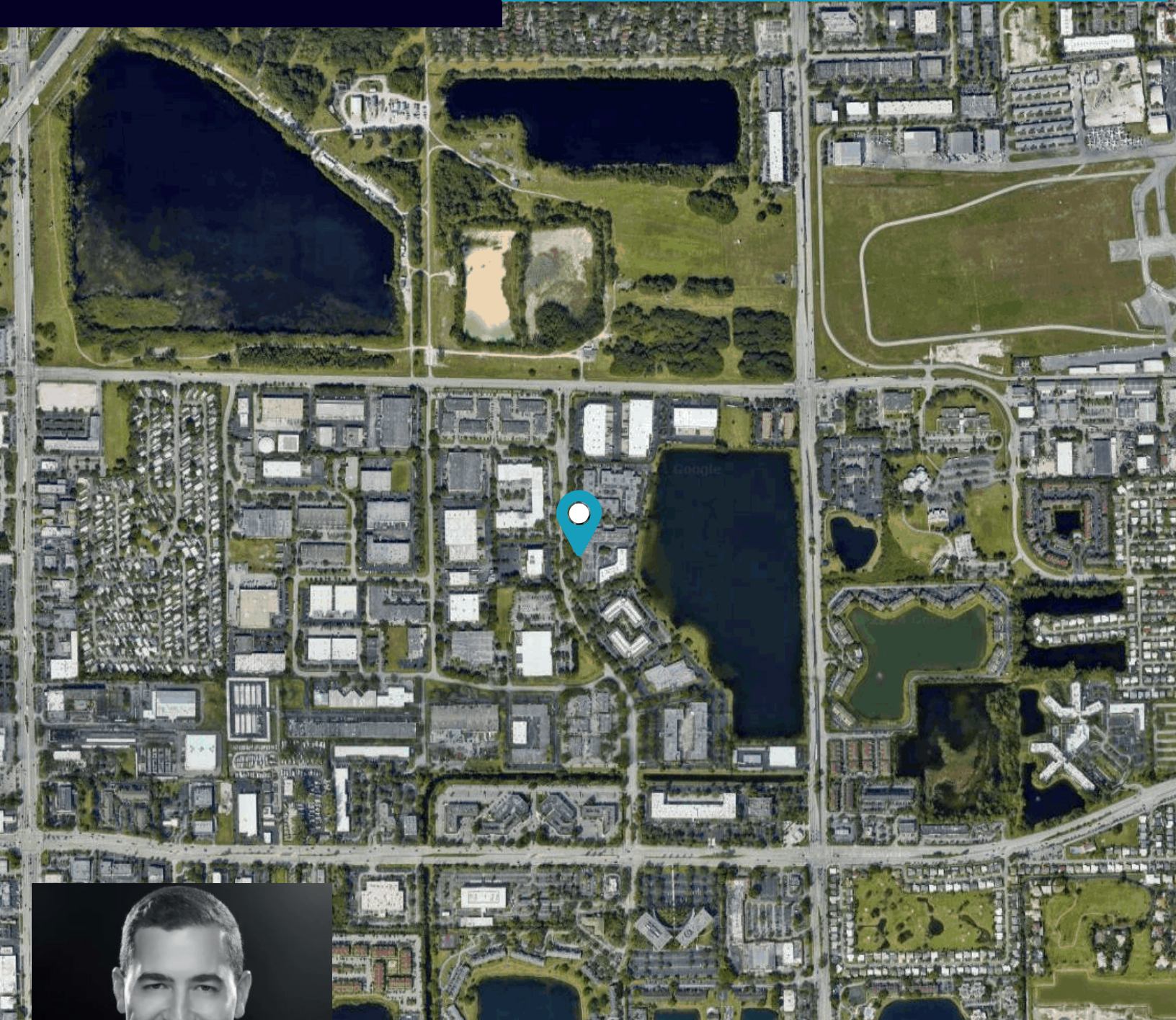
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AERIAL MAP



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