

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Building Size:	66,757 SF
Available SF:	1,991 - 6,810 SF
Number of Units:	4
Renovated:	2022
Submarket:	Cypress Creek/Commercial Blvd.

PROPERTY HIGHLIGHTS

- Immediate occupancy - Located in a Qualified HUB Zone
- Easy access 24/7; tenant controls a/c
- Ample parking
- In proximity to restaurants, shopping, banks and public transportation
- Adjacent to Fort Lauderdale Executive Airport (FXE)
- Base Rental Rate \$16.00 PSF NNN
- Estimated Operating Expenses/CAM at \$8.76 PSF (2025)
- Zoned CC- City of Fort Lauderdale; suitable for Research and Development

SPACES	LEASE RATE	SPACE SIZE
5211-5215	\$16.00 SF/yr	1,991 - 6,662 SF
5249	\$16.00 SF/yr	6,810 SF

For more information:

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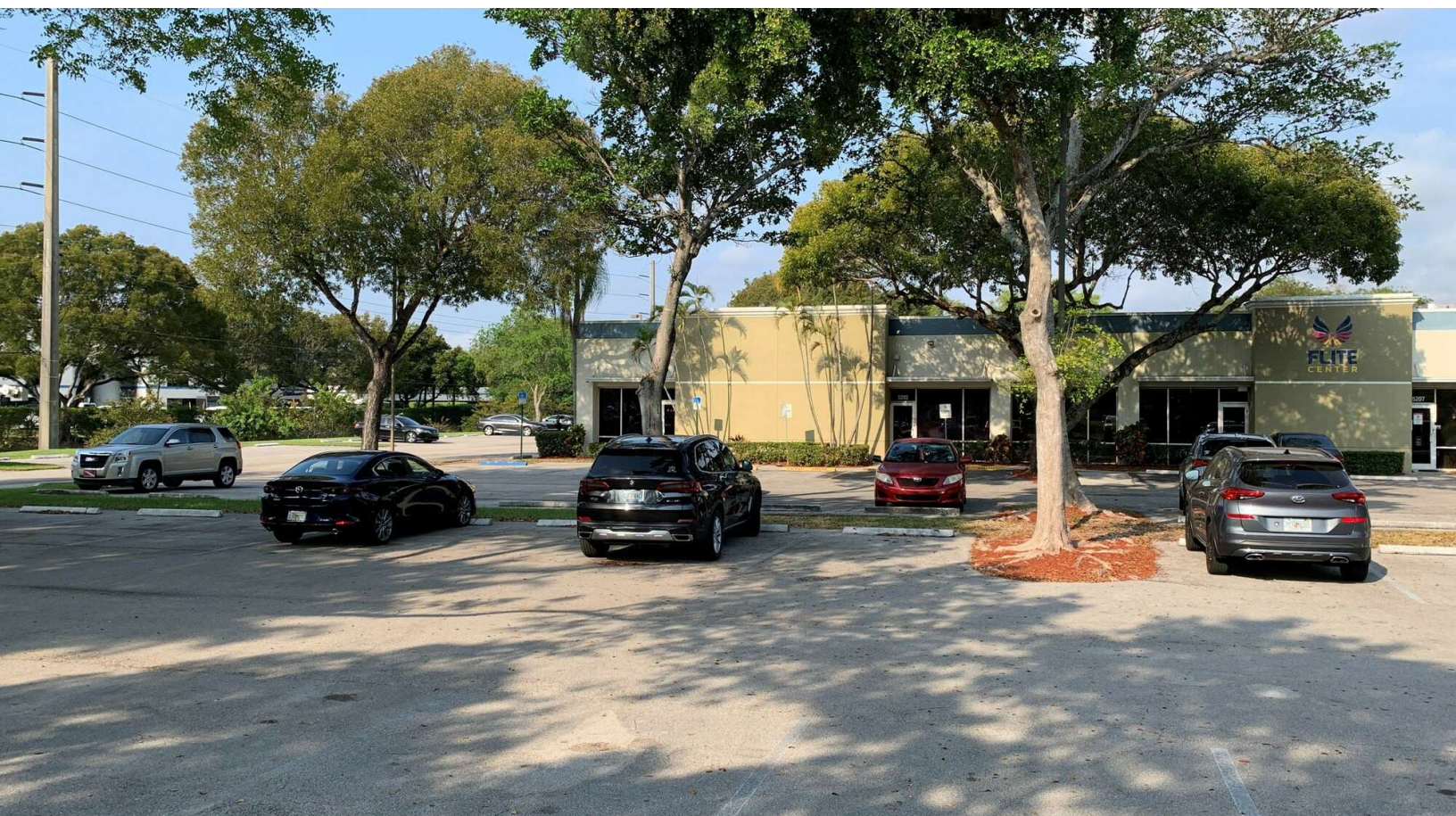
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