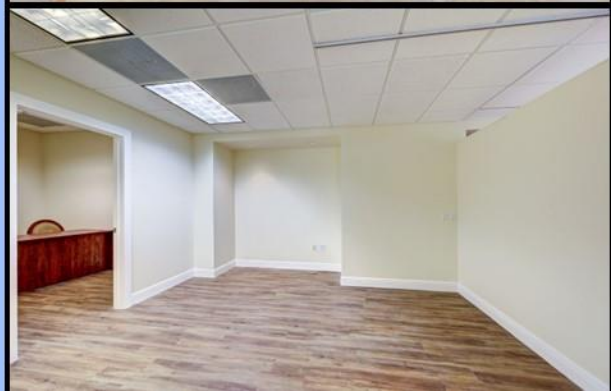
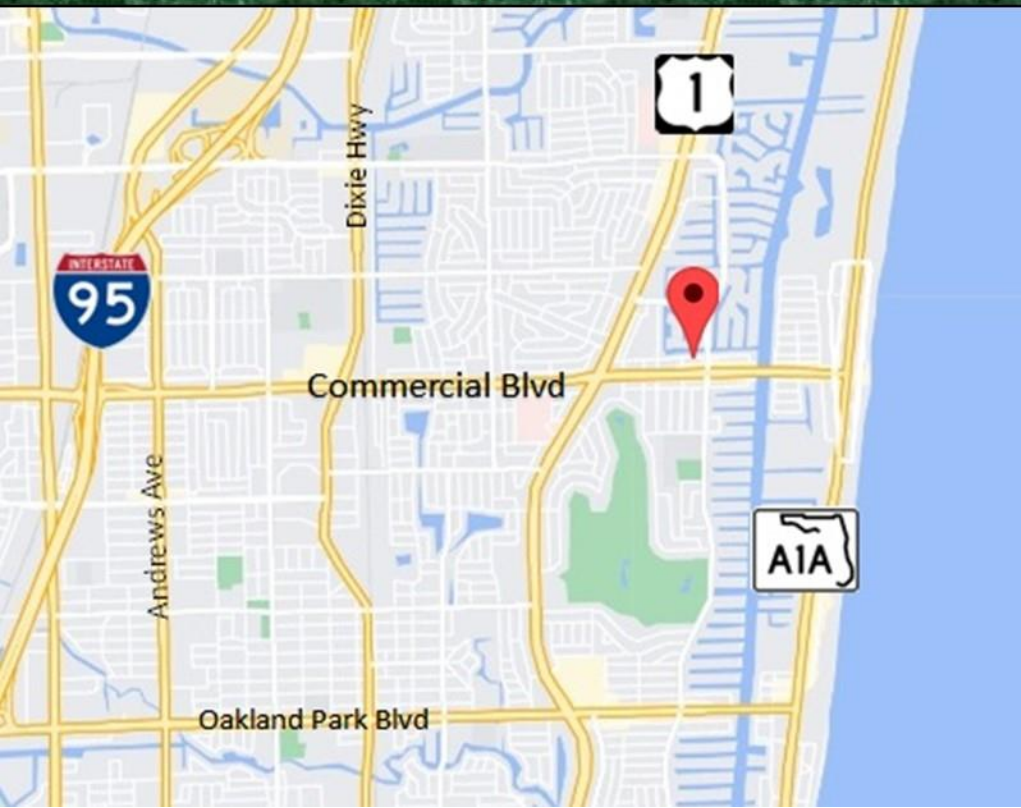




**2801-2809 E COMMERCIAL AVE
FORT LAUDERDALE, FL 33308**



**TURNKEY OFFICE
FOR LEASE**



PROPERTY OVERVIEW

BUILDING ADDRESS	2801-2809 E Commercial Blvd, Fort Lauderdale, Florida 33308
LEASABLE AREA	1,035 SF, 1,246 SF, 1,868 SF, 2,723 SF or the entire floor at 6,872 SF
TRAFFIC COUNT	35,000+ on E Commercial Blvd
PARCEL	4942 13 07 0330
FRONTAGE	103' on E Commercial Blvd
SERVICE TYPE	NNN
ACCESSIBILITY	Easy Access from E Commercial Blvd, a thoroughfare for both I-95 and A1A
ZONING	CB
MAJORFEATURES	Excellently maintained office space with secure entryway, private elevator, competitive lease rates, shared conference and two restrooms, 24 hour access, spaces are turn key and easily combined into one, windowed offices, office kitchen, built out individual office suites, available for immediate occupancy, located off I-95's Exit 32, E Commercial Blvd, with easy access to A1A and Fort Lauderdale's beaches.

EXTERIOR



INTERIOR

- 1,035 SF, 1,246 SF, 1,868 SF or 2,723 SF Turn-Key Offices
- CAN BE COMBINED INTO 6,872 SQ FT



FOR PROPERTY INQUIRIES AND
SHOWINGS PLEASE CALL
TOM BUSH: (615)509-7804

N.E.G. Property Services, Inc.
Licensed Real Estate Broker
Gary Glusman
954-491-2281

