### **PROSPECT PARK I**

5201- 5255 NW 33RD AVE. FORT LAUDERDALE



OFFERING SUMMARY		
Lease Rate:	\$16.00 SF/yr (NNN)	
Building Size:	66,757 SF	
Available SF:	1,178 - 3,754 SF	
Number of Units:	4	
Renovated:	2015	
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 \$8.32 PSF (2024)
- Zoned CC- City of Fort Lauderdale; suitable for Research and Development

SPACES	LEASE RATE	SPACE SIZE
Suite 5241	\$16.00 SF/yr	3,047 SF
Building 5 # 5221	\$16.00 SF/yr	2,115 SF

For	more	in	formation:
· • ·			

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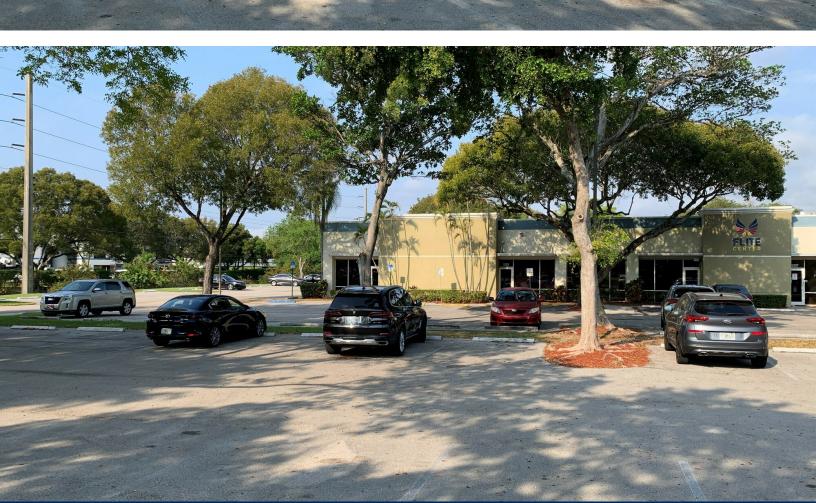
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Information furnished regarding this property is from sources deemed reliable, but no warranty or representation as to the accuracy thereof and it is submitted subject to errors, omissions, prior sale, lease or withdrawal without prior notice.

# PROSPECT PARK I

## ADDITIONAL PHOTOS



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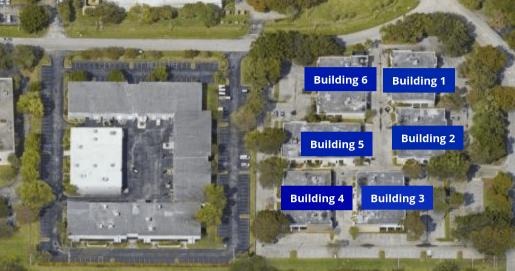
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# PROSPECT PARK I

### SITE MAP



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**Commercial Boulevard** 

### Google

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### SITE PLAN



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