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: |
|-------|------|----|------------|
| · • · | | | |

Jonathan Thiel

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ADDITIONAL PHOTOS



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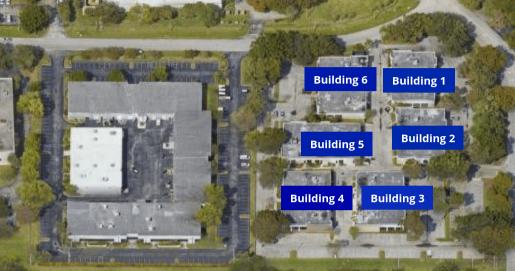
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PROSPECT PARK I

SITE MAP



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Commercial Boulevard

Google

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SITE PLAN



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