

**LEASE**

# Trafalgar Office Plaza

**5300-5310 NW 33RD AVENUE**

Fort Lauderdale, FL 33309

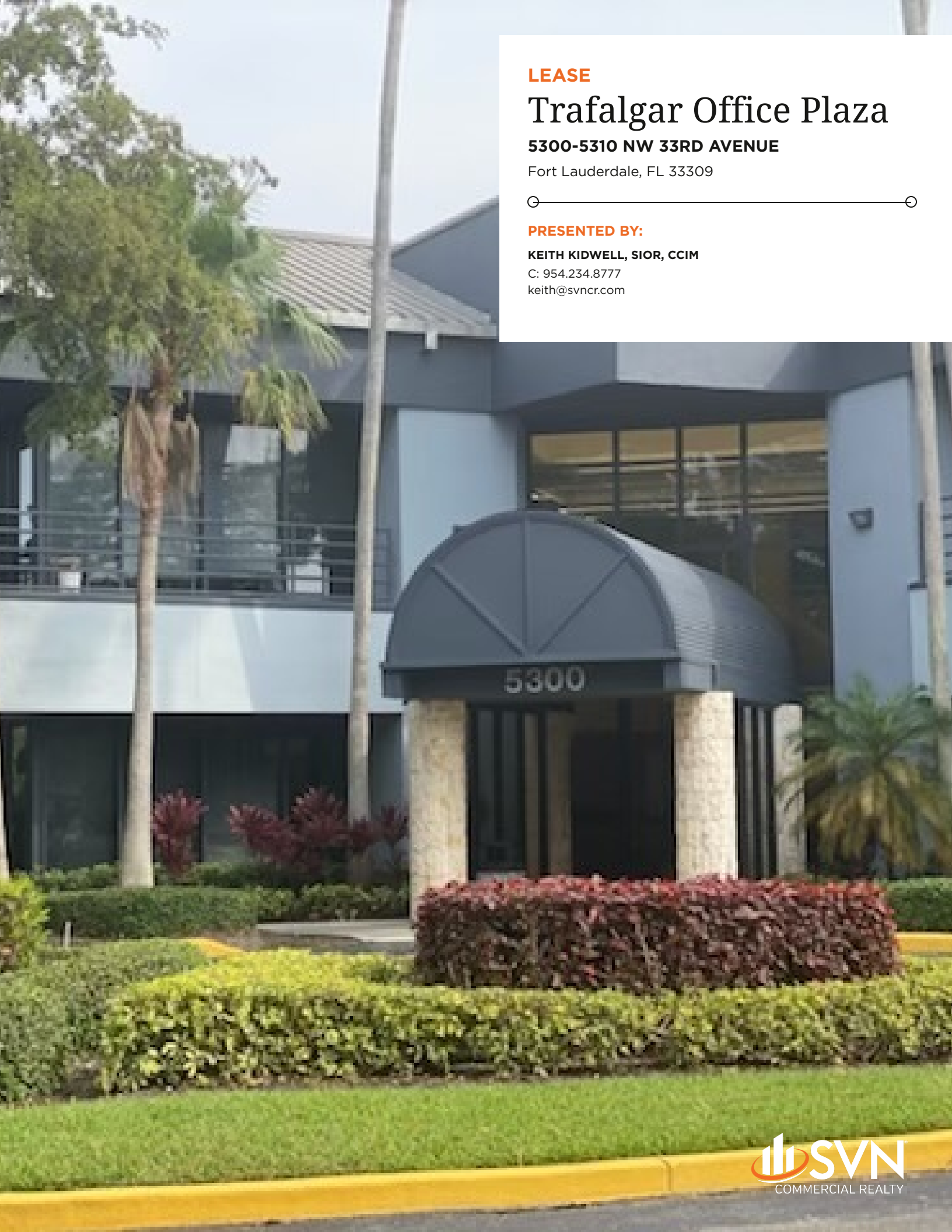


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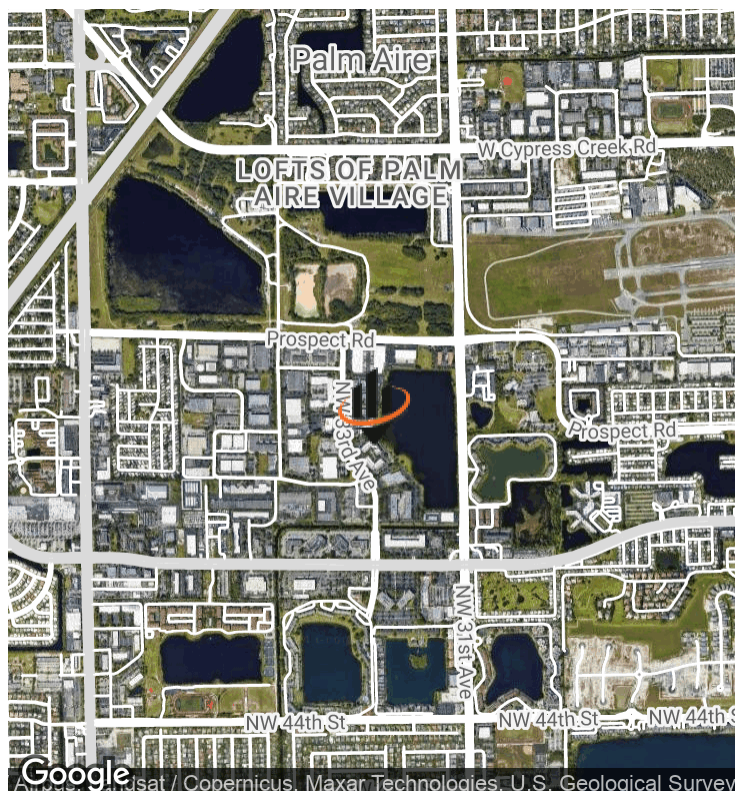
**KEITH KIDWELL, SIOR, CCIM**

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## PROPERTY SUMMARY



### OFFERING SUMMARY

|                                  |                                  |
|----------------------------------|----------------------------------|
| <b>LEASE RATE:</b>               | \$16.00 - \$18.00<br>SF/yr (NNN) |
| <b>COMBINED BUILDINGS SF:</b>    | 104,437 SF                       |
| <b>AVAILABLE SF:</b>             | 532 - 7,828 SF                   |
| <b>LARGEST CONTIGUOUS SPACE:</b> | 7,828 SF                         |
| <b>LOT SIZE:</b>                 | 6.19 Acres                       |
| <b>YEAR BUILT:</b>               | 1986                             |
| <b>ZONING:</b>                   | CC (City of Fort Lauderdale)     |

### PROPERTY OVERVIEW

Recently renovated Trafalgar Office Plaza offers office leasing in a campus atmosphere with picturesque lake views. Ideally located In The Fort Lauderdale Commerce Center near an abundance of restaurants, hotels and retail.

### PROPERTY HIGHLIGHTS

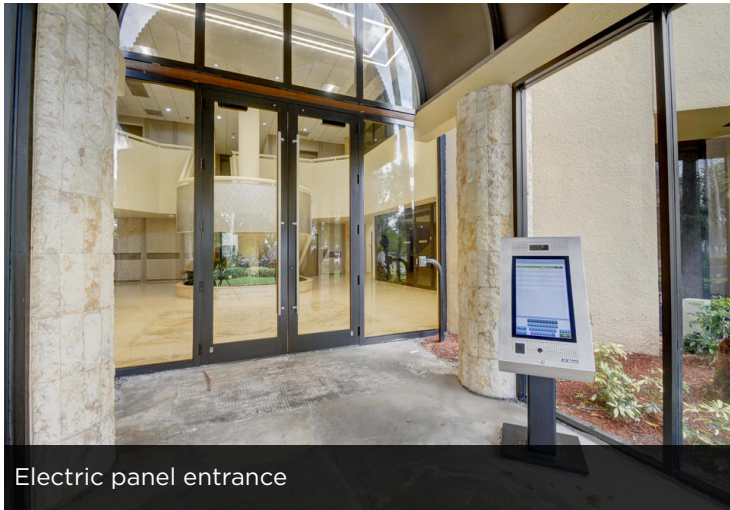
- Lakefront Property.
- 4/1,000 Parking Ratio.
- Landscaped Courtyard With Reflecting Pool.
- Key Card Security Access System.
- Estimated Operating Expenses are \$8.50 PSF.
- Easy access to I-95 and the Florida Turnpike.
- 24/7 Access
- Floor to Ceiling Window Line Allowing Lots of Natural Light.
- New High Efficiency LED Lighting
- Courtyard and Lake Views

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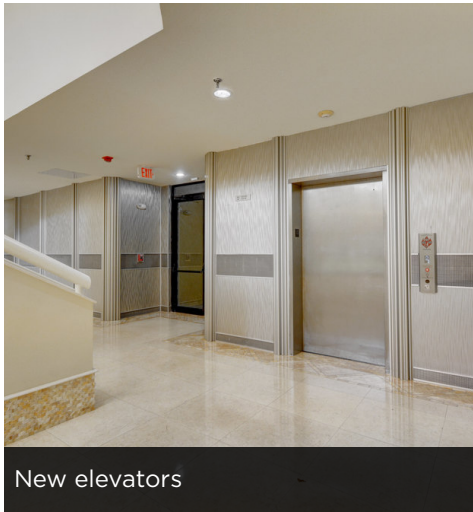
## ADDITIONAL PHOTOS



Electric panel entrance



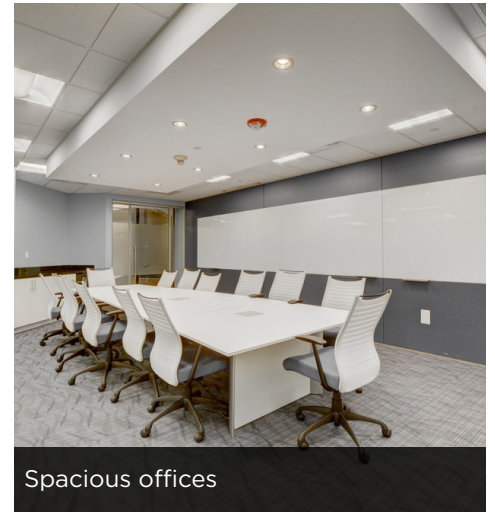
Updated lobby



New elevators



LED lights



Spacious offices



Overlooks lake with gazebo for lunch



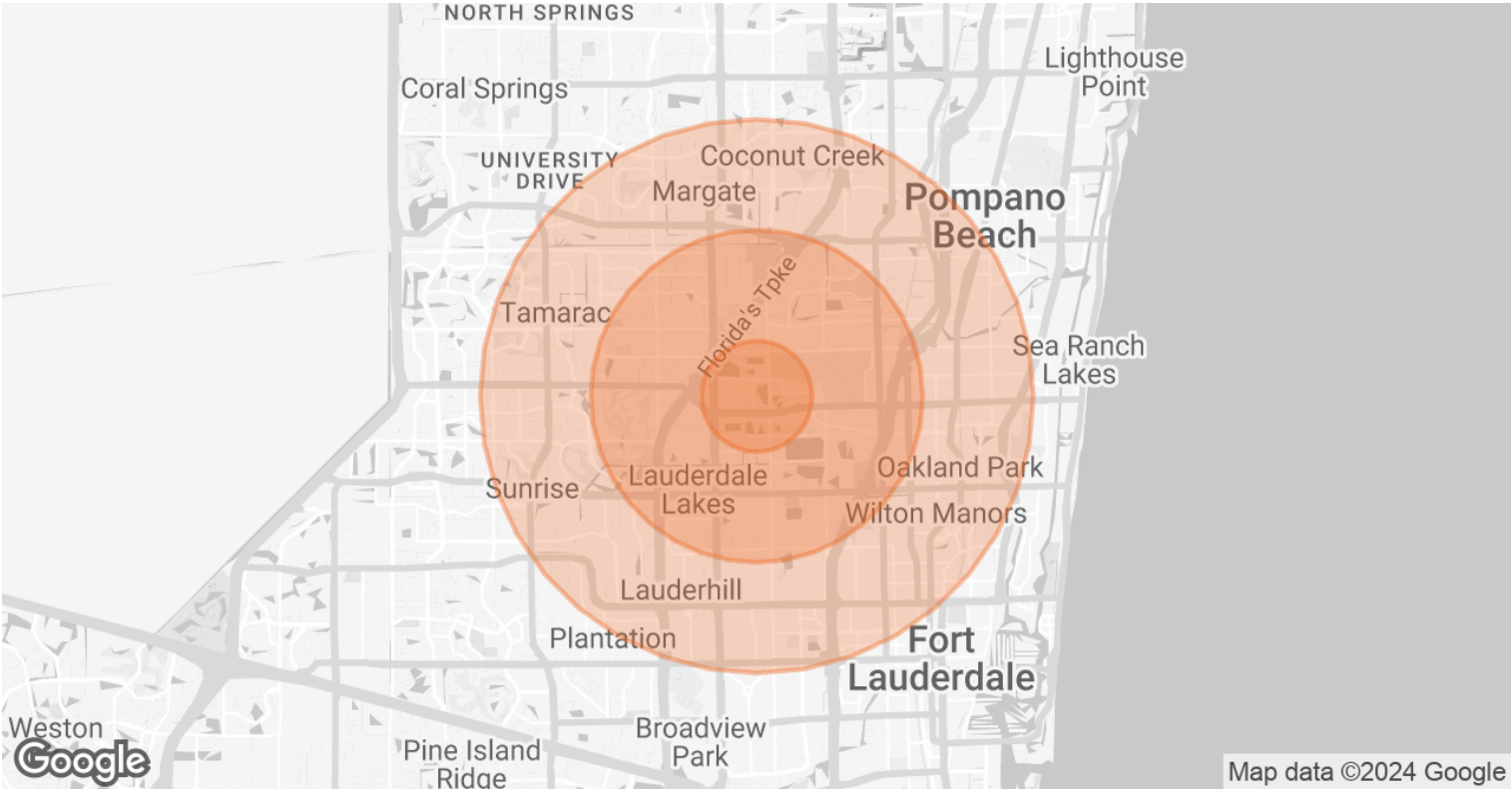
Relaxing fountain in patio/lunch area

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DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION     | 8,406  | 144,691 | 448,602 |
| AVERAGE AGE          | 34.5   | 37.8    | 38.5    |
| AVERAGE AGE (MALE)   | 32.4   | 36.5    | 37.3    |
| AVERAGE AGE (FEMALE) | 36.9   | 39.4    | 39.8    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 3,107     | 56,455    | 173,255   |
| # OF PERSONS PER HH | 2.7       | 2.6       | 2.6       |
| AVERAGE HH INCOME   | \$53,055  | \$50,247  | \$52,370  |
| AVERAGE HOUSE VALUE | \$223,355 | \$198,860 | \$214,896 |

\* Demographic data derived from 2020 ACS - US Census

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