

LEASE

Avion Corporate Center

2200 WEST COMMERCIAL BOULEVARD

Fort Lauderdale, FL 33309

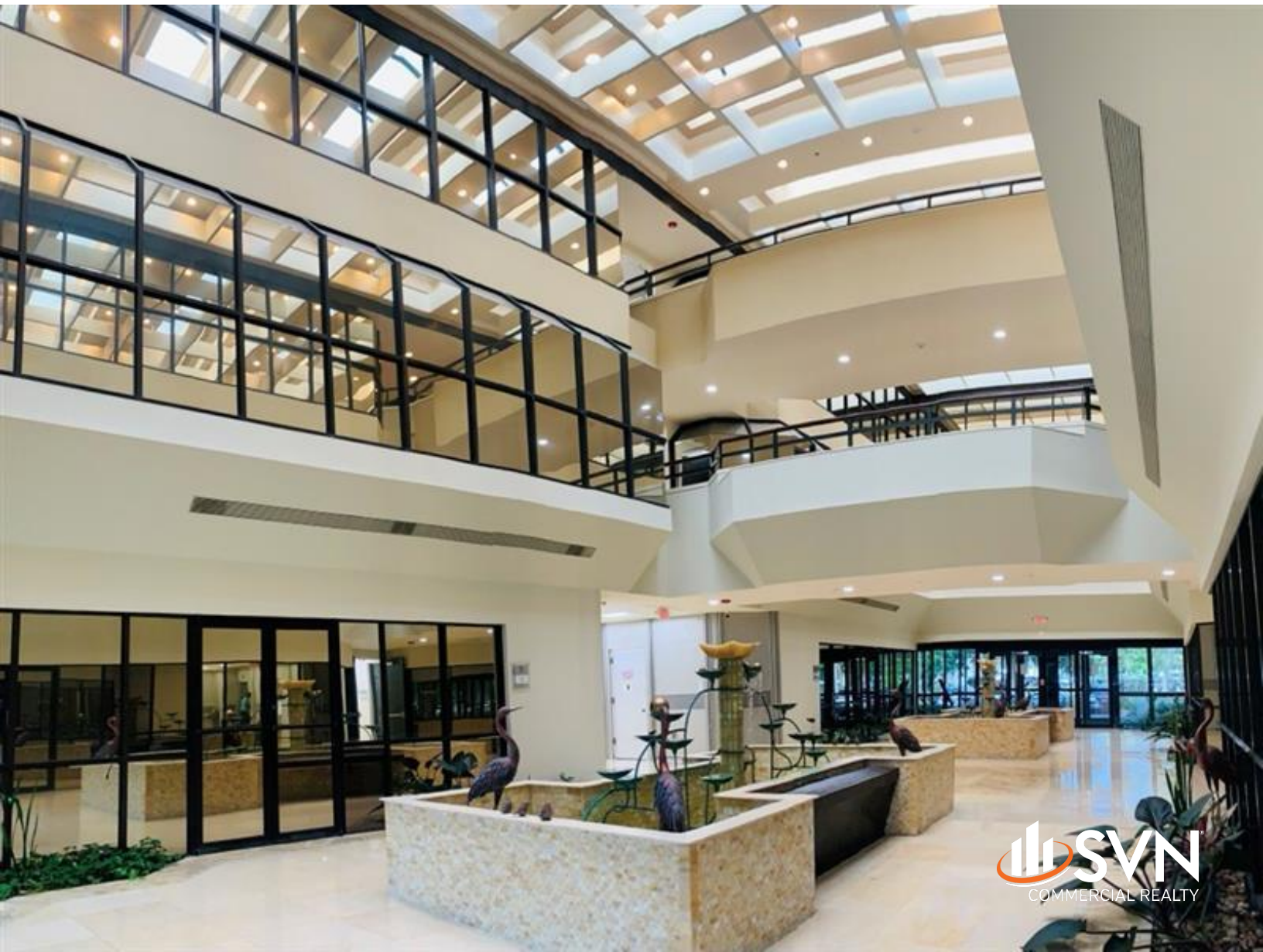


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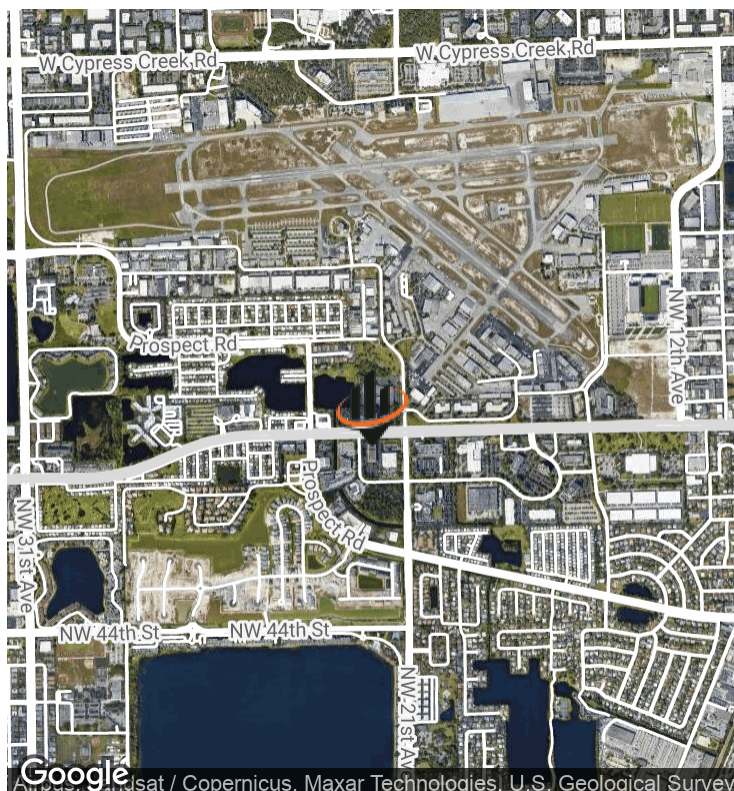
KEITH KIDWELL, SIOR, CCIM

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$15.00 - \$17.00 SF/yr (NNN)
BUILDING SIZE:	69,729 SF
AVAILABLE SF:	1,486 - 6,180 SF
LARGEST CONTIGUOUS SPACE:	12,042 SF
LOT SIZE:	3.61 Acres
ZONING:	AIP (City of Fort Lauderdale)
SUBMARKET:	Cypress Creek / Commercial Blvd.

PROPERTY OVERVIEW

The Avion Corporate Center features a 3-story atrium office building that is located on West Commercial Blvd. with easy access to I-95, the Florida Turnpike and the Fort Lauderdale Executive Airport. The interior of the building has been completely remodeled with many high-end upgrades. The building is comprised of 23 suites ranging from 1,487 SF to 6,180 SF with the largest contiguous space totaling 12,042 square feet.

PROPERTY HIGHLIGHTS

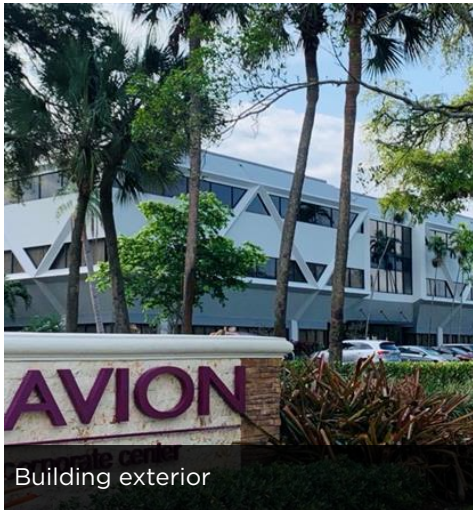
- +/- 69,729 Sq. Ft. 3-Story Atrium Office Building
- Suites Available from +/- 1,487 Sq. Ft.
- Parking Surrounding Building on 4 Sides
- Estimated Operating Expenses are \$8.68 PSF
- Excellent Access to Public Transportation
- Building Signage Available
- 24/7 Access
- Must See Interior Renovations
- 4/1,000 Parking Ratio

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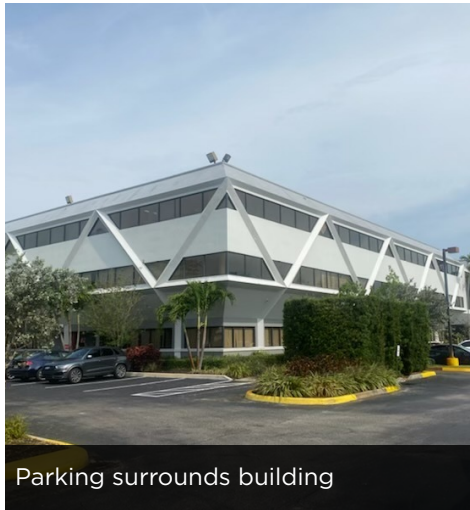
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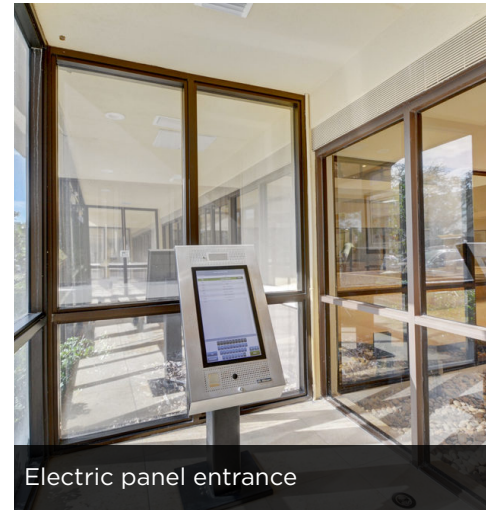
ADDITIONAL PHOTOS



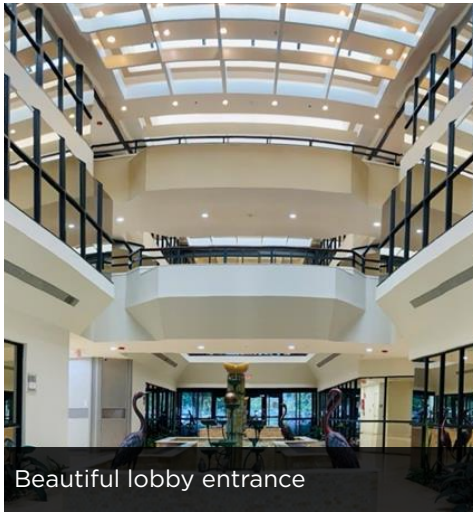
Building exterior



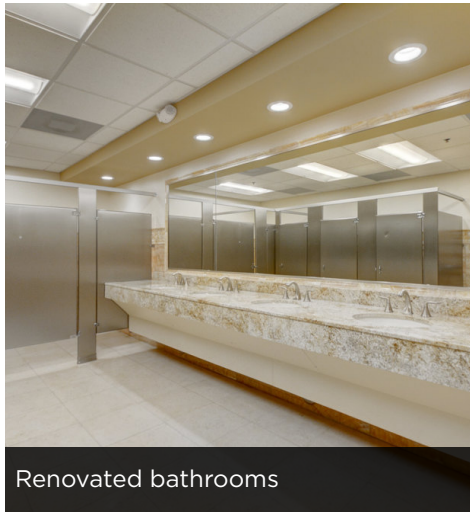
Parking surrounds building



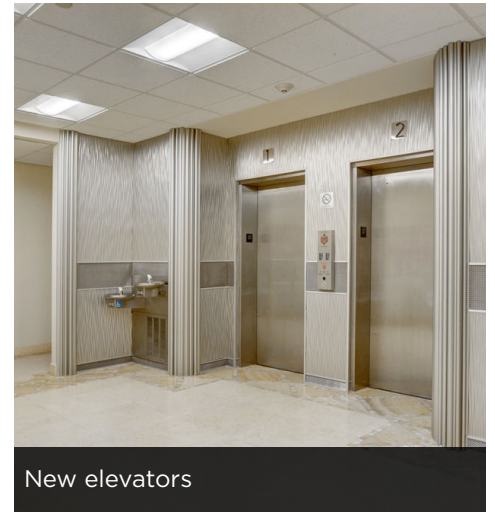
Electric panel entrance



Beautiful lobby entrance



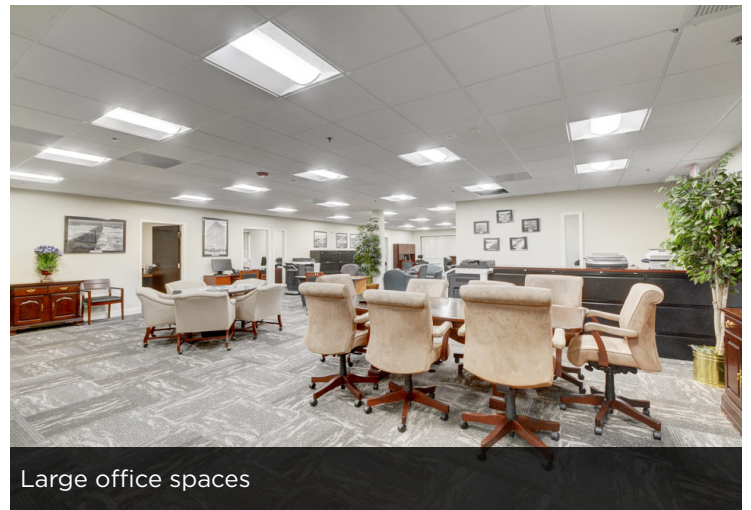
Renovated bathrooms



New elevators



Natural light in offices



Large office spaces

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