

**LEASE**

# 3575 Building

**3575 - 3585 NORTHWEST 9TH TERRACE**

Oakland Park, FL 33309

**PRESENTED BY:**

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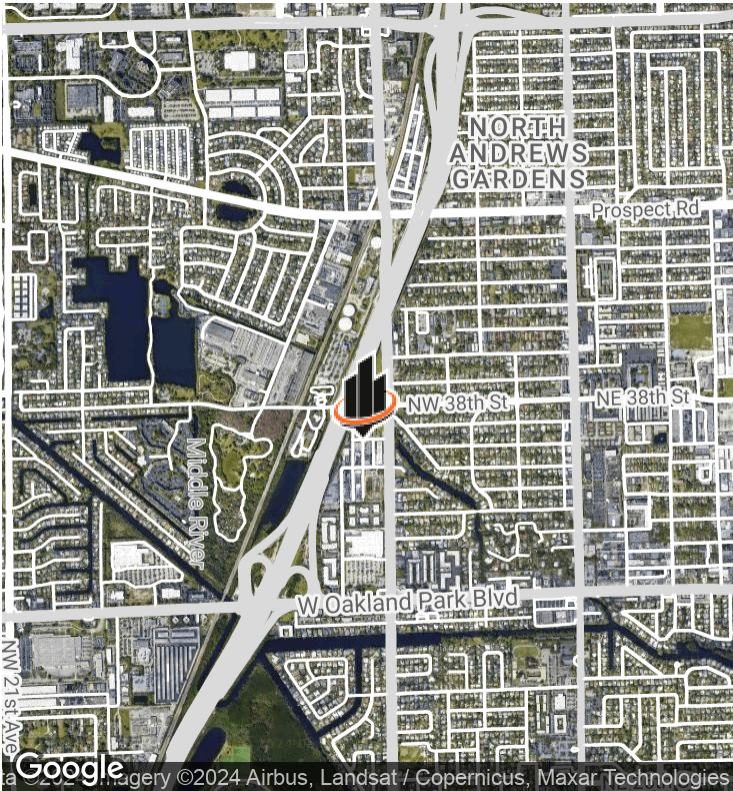
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PROPERTY SUMMARY



OFFERING SUMMARY

|                |                    |
|----------------|--------------------|
| LEASE RATE:    | \$22.00 SF/yr (MG) |
| BUILDING SIZE: | 12,618 SF          |
| AVAILABLE SF:  | 2,234 & 2,953 SF   |
| LOT SIZE:      | 0.35 Acres         |
| ZONING:        | I                  |
| MARKET:        | Broward            |
| SUBMARKET:     | Oakland Park       |
| APN:           | 4942 21 20 0071    |

PROPERTY OVERVIEW

Two bays available, 2,234 SF and 2,953 SF. Bay 960 features: (2) oversized grade-level loading doors, 100 amps / 3-phase power, two restrooms, 20' clear height, storage mezzanine, etc. Bay 3575 features: (2) oversized grade-level loading doors, 100 amps / 3-phase power, one restroom, 20' clear height, storage mezzanine, etc.

PROPERTY HIGHLIGHTS

- Bay 960: 2,234 SF First Floor with 750 SF Office Area and 1,949 SF Mezzanine.
- Bay 3575: 2,953 SF First Floor and 970 SF Mezzanine.

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## ADDITIONAL PHOTOS

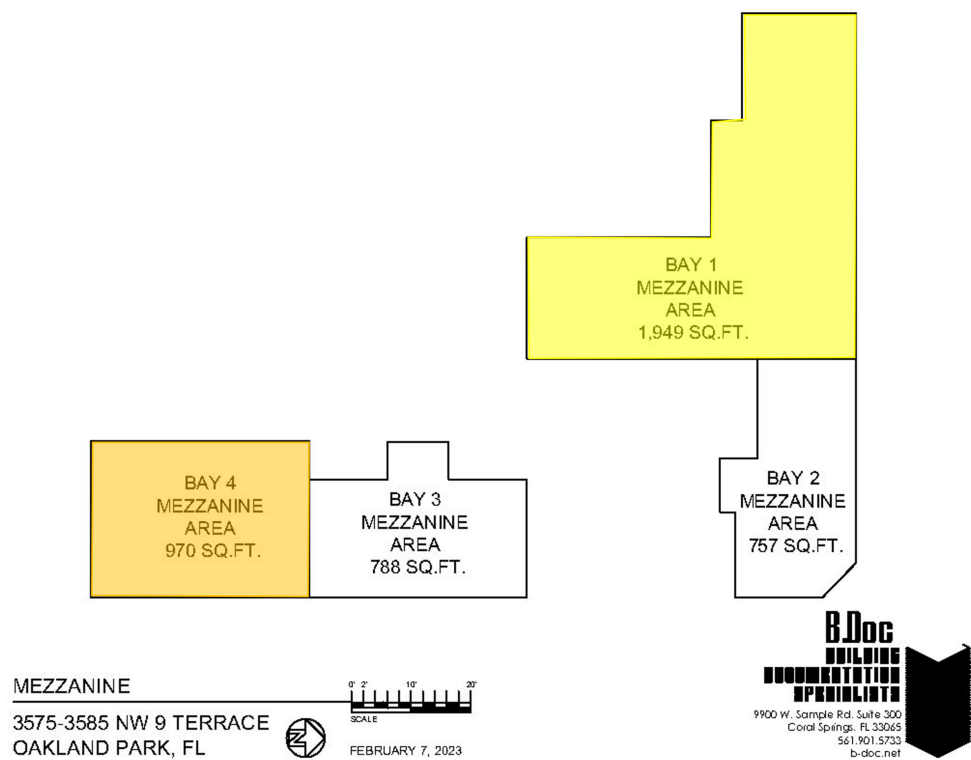
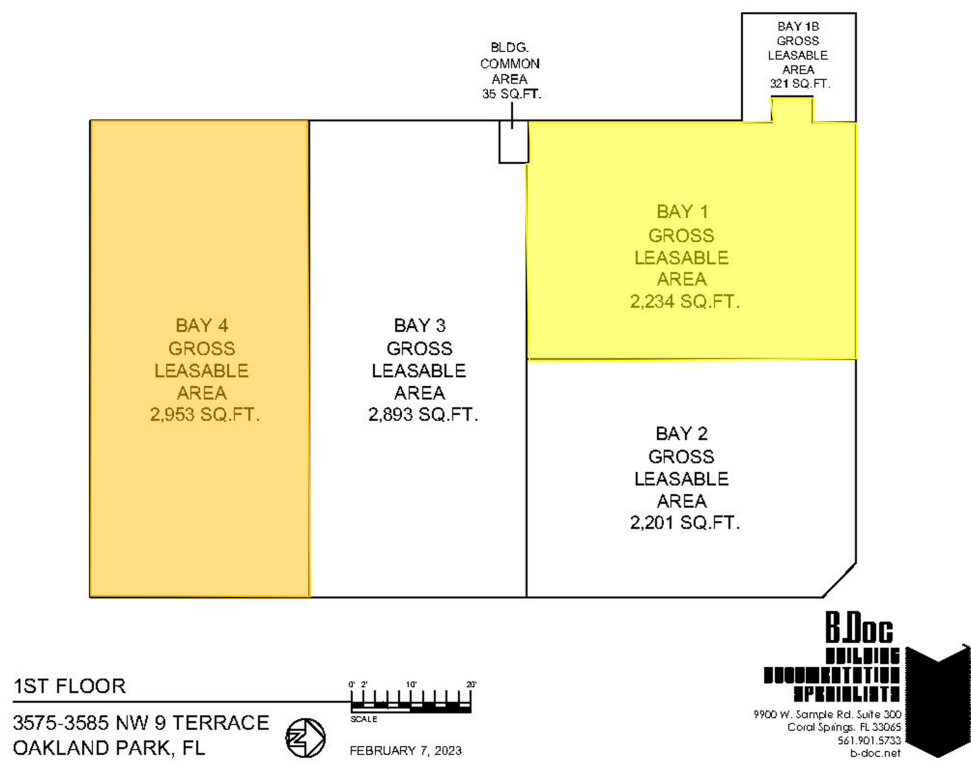


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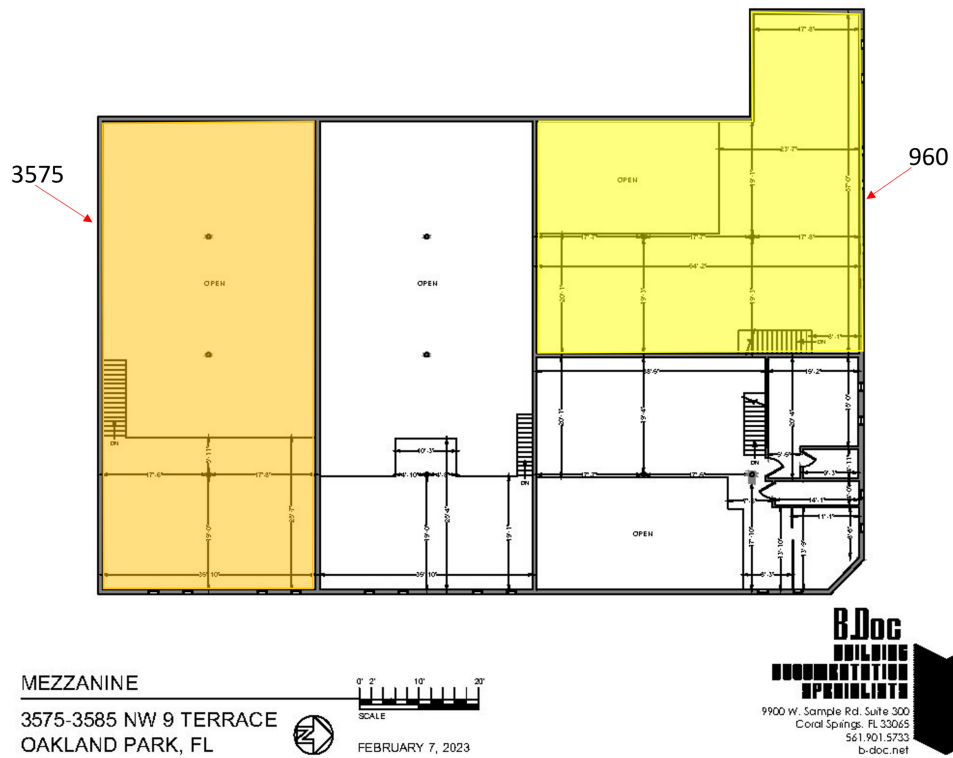
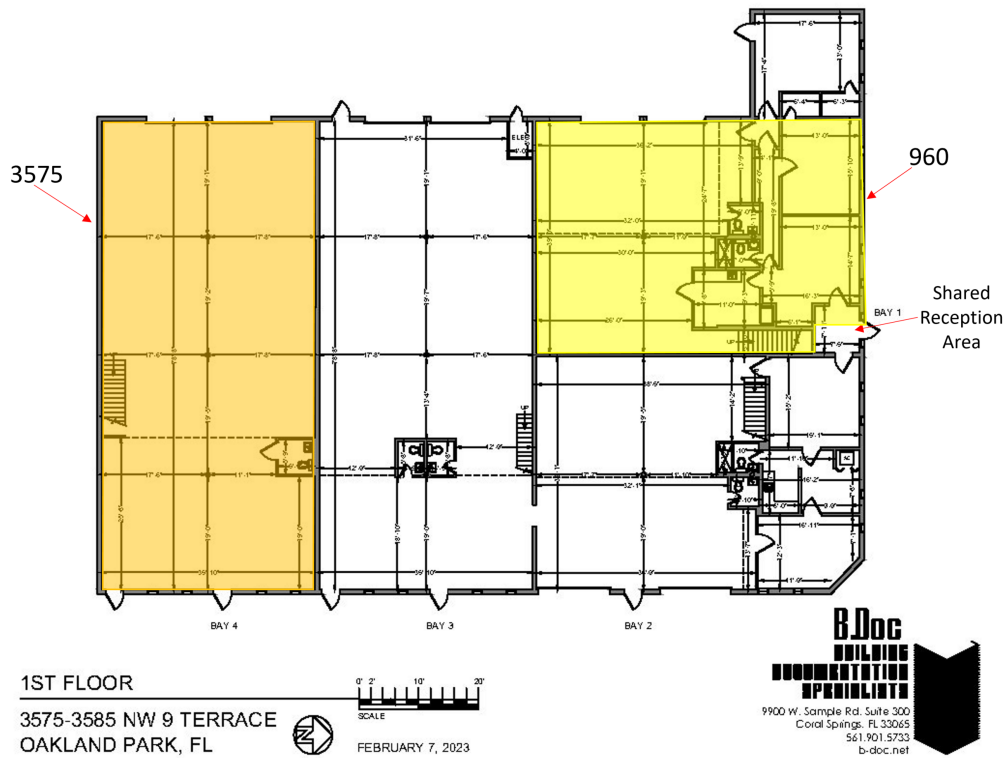
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FLOOR PLANS



|                                  |                              |                    |
|----------------------------------|------------------------------|--------------------|
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# FLOOR PLANS



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