

# OFFICE SPACE FOR SALE OR LEASE

**The Exchange**  
Ft. Lauderdale, Florida



## PROPERTY HIGHLIGHTS

- Unique ownership/lease opportunities
- Competitively priced
- Suites available for immediate occupancy ranging from 1,118 sf to 9,255 sf
- Minutes from both Interstate 95 and the Florida Turnpike
- 6 building, 1 and 2 story office complex containing 174,473 SF
- Located on West Commercial Blvd. at the entrance to the Fort Lauderdale Commerce Center
- Separately metered, and controlled multi-zoned HVAC systems
- Abundant on-site parking - 4.1/1000 parking ratio
- Banks, restaurants, and other area amenities in close proximity
- Card access security system
- Multi-directional suites available



**For Information Contact:**

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**GEORGE SACKS | PETER D. REED**

Licensed Real Estate Brokers

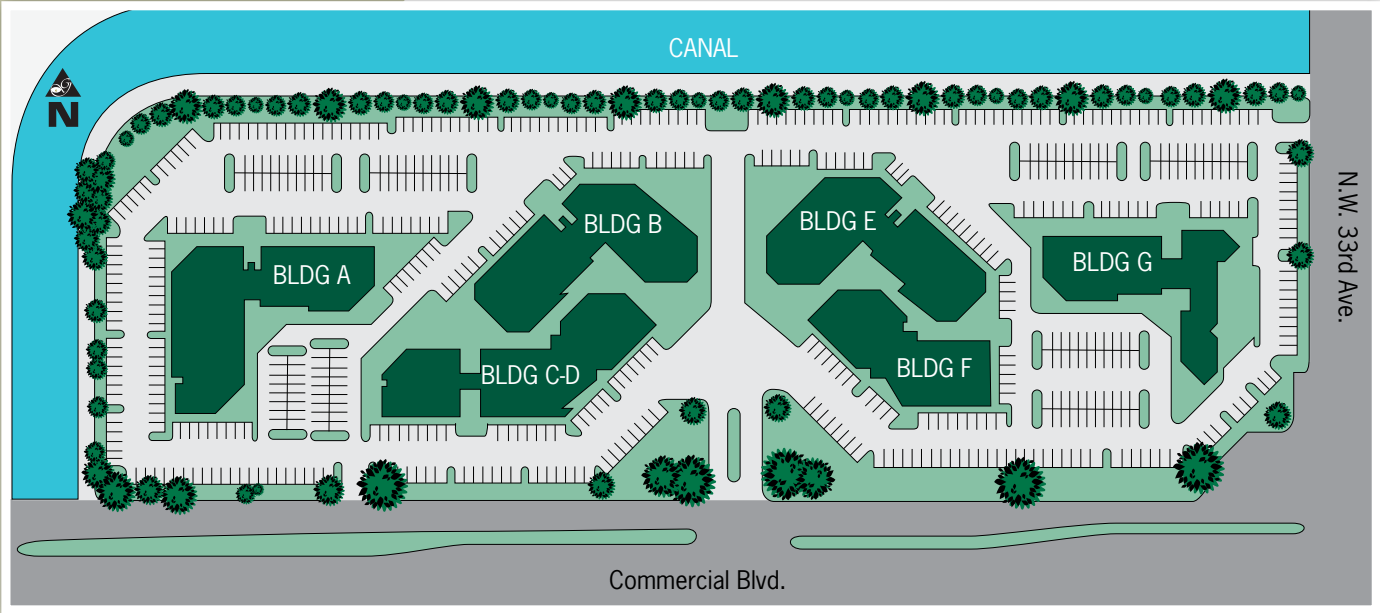
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# THE EXCHANGE - FT. LAUDERDALE, FL



SITE PLAN



LOCATION MAP



[www.commfla.com](http://www.commfla.com)

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NOTE: This offering is subject to errors, omission, prior lease/sale or withdrawal without notice