



THE EXCHANGE
3303-3363 W. Commercial Boulevard
Fort Lauderdale, FL 33309

Address: 3303 - 3363 W Commercial Blvd,
Fort Lauderdale, Florida 33309

Size: **Six Buildings**
A Building (3363) - 2 Stories
B Building (3333) - 2 Stories
C/D Building (3343) - 1 Story
E Building (3323) - 2 Stories
F Building (3313) - 1 Story
G Building (3303) - 2 Stories
TOTAL SF = 174,473

Operating Expenses: 2018 Operating Expenses - \$7.13/PSF
Electricity is separately metered and directly billed by FP&L

Parking: Surface lot parking is available at no charge; Ratio of 4.1/1,000.

Features: The Exchange is located at the entrance of the Fort Lauderdale Commerce Center, minutes from the Florida Turnpike & I-95. Card Access Security System, conveniently located near many banks, restaurants, and other area amenities. Local Property Management and on-site Building Engineer.

SUITE	PRICE	R.S.F.	CONTIGUOUS	DESCRIPTION
A 115	\$115/SF	5,210	5,210	Large reception/waiting area, conference room, 2 wide open spaces for workstations, 8 offices, large kitchen/break room, storage room and IT room.
B 210	\$99/SF	9,184	9,184	Reception area, 2 conference rooms, 9 windowed exterior offices, 4 interior offices, 3 cubicle offices, file room, work/storage/copy area, IT closet, large break room and large open area.
E112	\$99/SF	3,897	3,897	Large open area, large break room, work room, 3 private windowed offices.
E220	\$99/SF	3,311	3,311	3 private offices, large windowed open area, work room/IT room, break room, prominent exterior entrance.
F150	\$135/SF	3,519	3,519	Reception/waiting area, 8 offices on windows, kitchen/break room, conference room, large storage closet, open area.

6.1.2018

For Additional Information Please Contact:

George Sacks - Dante Gentile

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