

# COMMERCIAL FLORIDA

REALTY PARTNERS, LLC



## ***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:** 2021 Operating Expenses - \$8.00/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.	DESCRIPTION
A200	\$135/SF	9,228	Reception area, kitchen/break room, large open area/bullpen for workstations, 9 offices - 9 of which are on the window line, large conference room and a separate executive which includes offices and open additional open area.

8.16.2021

**For Additional Information Please Contact:**

**George Sacks - Dante Gentile**

COMMERCIAL FLORIDA REALTY PARTNERS, LLC

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