

# LAKESHORE BUSINESS CENTER

5100-5200 NW 33 AVENUE &  
3125-3201 W COMMERCIAL BLVD  
FORT LAUDERDALE, FL 33309

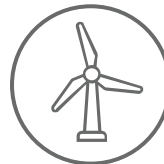


FOR LEASE

RENOVATED OFFICE SPACE

## PROPERTY FEATURES

- Under New Ownership & Management
- Newly Renovated Common Areas
- Direct Access to I-95 & Florida Turnpike
- 24/7 HVAC (Separately Metered Suites)
- Signage Fronting Commercial Boulevard
- Immediate Occupancy
- Abundant Nearby Amenities Restaurants / Banks / Shops



**24/7 HVAC**  
ACCESS & CONTROL



**CONFERENCE**  
FACILITIES



**WATER VIEWS** 

For more information, please contact:

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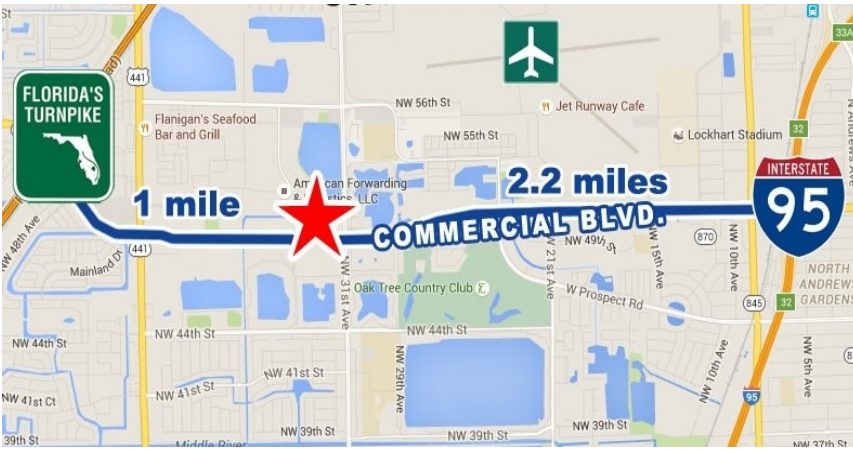
**Cushman & Wakefield of Florida, LLC**  
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BUILDING SF	237,440 SF
BASE NET RENTAL RATE	\$15.00 - \$17.00 PSF NNN
OPERATING EXPENSES – 2020 EST.	\$7.24 PSF, Net of Electric
AVAILABLE SUITES	670 SF – 15,094 SF
PARKING	4/1,000 SF, Free of Charge
HVAC	24 Hour / Fully Tenant Controlled

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