



EXCEPTIONAL ON-SITE AMENITIES

OUTSTANDING HIGHWAY ACCESS

HIGHLY FLEXIBLE PLANS

# Commercial Place I & II

3230 & 3250 W COMMERCIAL BOULEVARD  
FORT LAUDERDALE, FL 33309



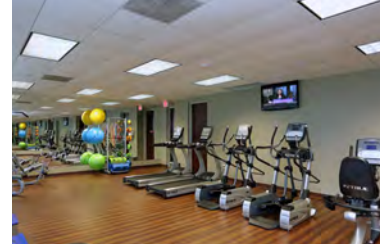


## COMMERCIAL PLACE I & II



Commercial Place I & II is a two-building, multi-tenant office property located in the Commercial Boulevard submarket of Fort Lauderdale, FL. The Class A property is conveniently located between the Florida Turnpike and Interstate 95, with 20 minutes access to Fort Lauderdale-Hollywood International Airport and five minutes access to Fort Lauderdale Executive Airport.

The property offers on-site state-of-the-art conference facility, on-site cafe and fitness center with lockers and showers, and on-site property management office. Capital improvements include new exterior paint, complete elevator modernization, and renovated common areas, cafe, conference room and fitness center.



### Key Features

#### Key Features



State-of-the-art  
Conference Center



Fitness center with lockers  
& showers



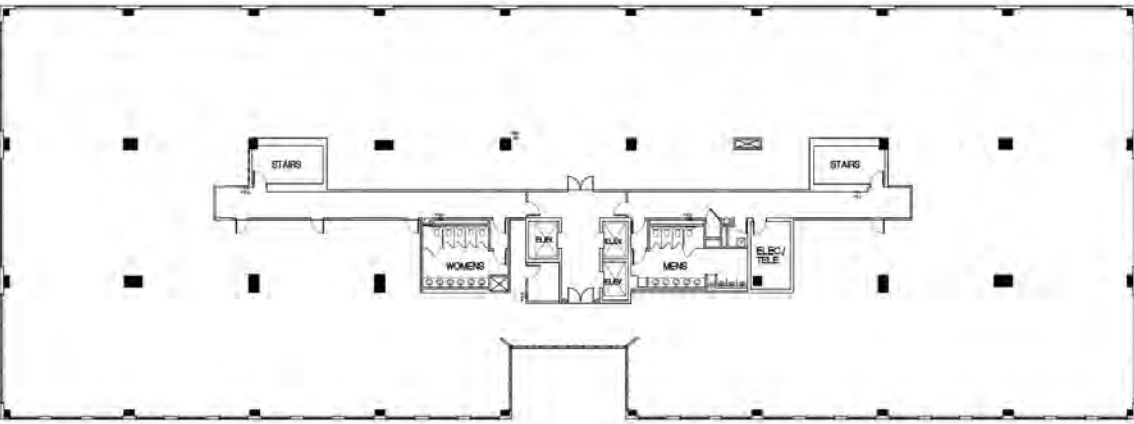
On-site Cafe



Convenient to airports

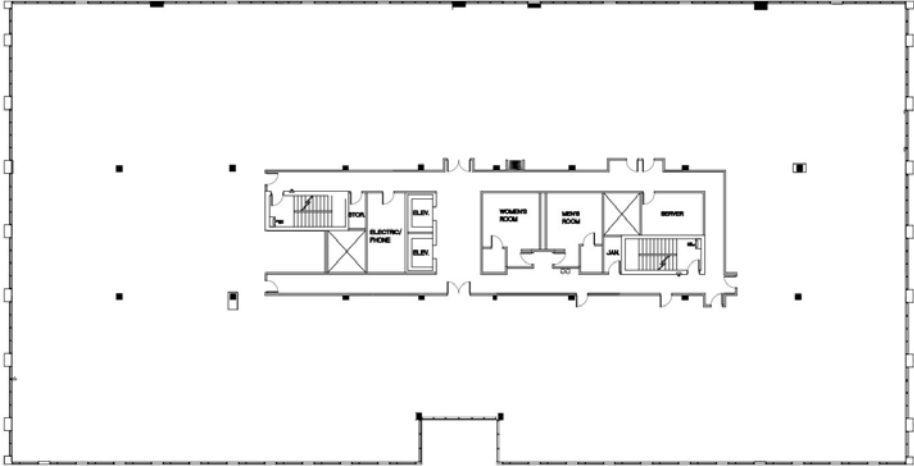


AVAILABLE SPACE



COMMERCIAL PLACE I

COMMERCIAL PLACE II



AVAILABLE SPACE

COMMERCIAL PLACE I

COMMERCIAL PLACE II

| SUITE | RSF   | NOTES            |
|-------|-------|------------------|
| 240   | 2,241 |                  |
| 290   | 1,782 |                  |
| 320   | 1,368 |                  |
| 360   | 3,005 | AVAILABLE 1/1/23 |
| 380   | 2,892 |                  |
| 420   | 2,922 |                  |

| SUITE | RSF   | NOTES                       |
|-------|-------|-----------------------------|
| 120   | 5,510 | AVAILABLE 7/1/22            |
| 340   | 2,473 | SPEC SUITE                  |
| 350   | 3,156 | <b>BRAND NEW SPEC SUITE</b> |

| RENTAL RATE         | OpEx                    | PARKING         |
|---------------------|-------------------------|-----------------|
| \$19.50/S.F.<br>NNN | \$10.44/S.F.<br>+ ELEC. | 4.23/1,000 S.F. |

| RENTAL RATE         | OpEx         | PARKING         |
|---------------------|--------------|-----------------|
| \$19.50/S.F.<br>NNN | \$11.36/S.F. | 4.23/1,000 S.F. |

## SPECIFICATIONS

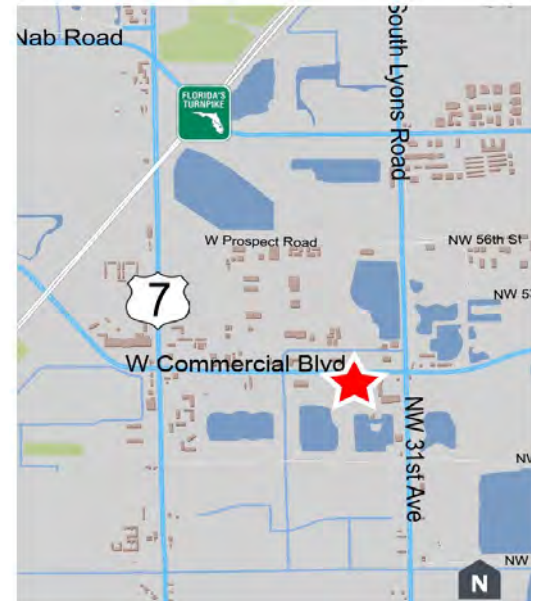
|            |                                 |                     |                       |
|------------|---------------------------------|---------------------|-----------------------|
| YEAR BUILT | 1990-1999                       | TELECOM             | FIBER OPTIC LINES     |
| SIZE       | 175,288 SF                      | FLOORS              | 4                     |
| HVAC       | Digitally-controlled VAV system | TYPICAL FLOOR PLATE | 24,485 SF - 28,000 SF |

### Property Highlights

- Conveniently located on Commercial Boulevard between I-95 and the Florida Turnpike
- State of the art conference facility
- On-site Fitness Center with lockers and showers
- New on-site Cafe with indoor and outdoor seating
- On-site Property Management
- Fiber optics connectivity with AT&T and Comcast available
- Electric car charging stations

### Location Highlights

- 20 minutes from Hollywood/Ft. Lauderdale International Airport
- Minutes to Ft. Lauderdale Executive Airport
- Close proximity to retail and restaurants
- Convenient to Public Transportation



[WWW.COMMERCIALPLACEI-2.COM](http://WWW.COMMERCIALPLACEI-2.COM)

### Leasing Information



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About Brookwood Financial Partners, LLC—Brookwood is a nationally-recognized private equity investment firm that specializes in acquiring and managing value-add commercial real estate and related operating businesses on behalf of a select group of institutional investors, family offices and high net worth individuals. Since its founding in 1993, Brookwood has raised over \$810 million of equity to acquire a portfolio of 199 commercial real estate and convenience store properties, with a realized and unrealized value in excess of \$2.2 billion. The portfolio has spanned multiple asset classes, geographical markets and industries across the United States.  
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