



EXCEPTIONAL ON-SITE AMENITIES

OUTSTANDING HIGHWAY ACCESS

HIGHLY FLEXIBLE PLANS

Commercial Place I & II

3230 & 3250 W COMMERCIAL BOULEVARD
FORT LAUDERDALE, FL 33309

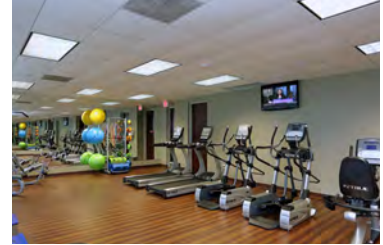


COMMERCIAL PLACE I & II



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



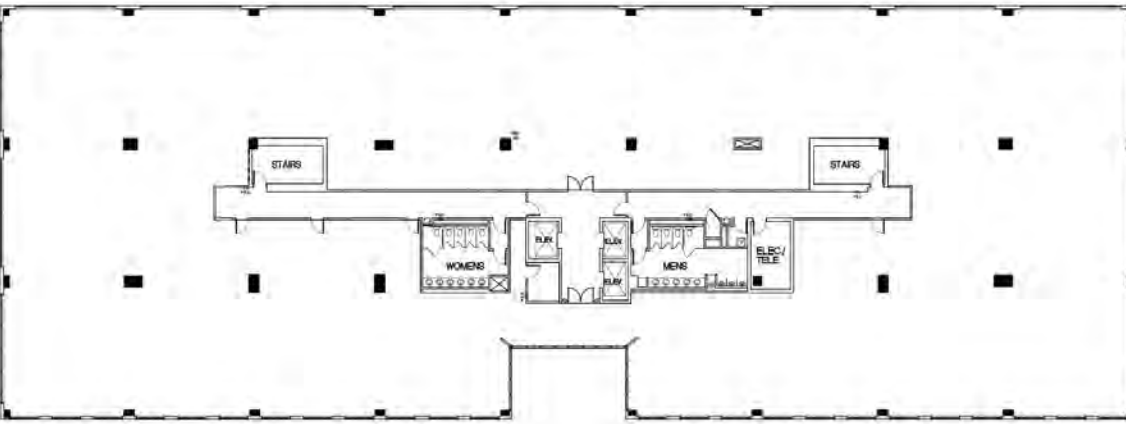
On-site Cafe



Convenient to airports

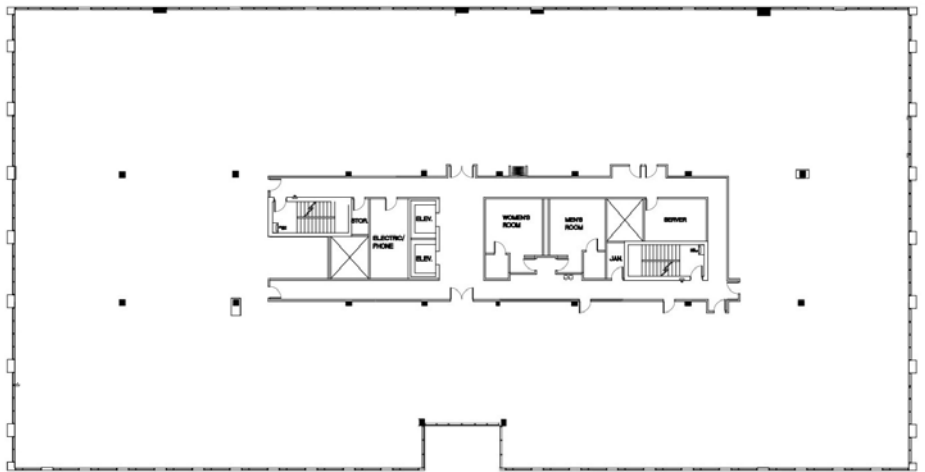


AVAILABLE SPACE



COMMERCIAL PLACE I

COMMERCIAL PLACE II



AVAILABLE SPACE

COMMERCIAL PLACE I

<u>SUITE</u>	<u>RSF</u>	<u>NOTES</u>
290	1,724	
320	1,368	
380	2,892	
420	2,922	

COMMERCIAL PLACE II

<u>SUITE</u>	<u>RSF</u>	<u>NOTES</u>
340	2,473	
350	3,156	<i>BRAND NEW SPEC SUITE</i>

<u>RENTAL RATE</u>	<u>OpEx</u>	<u>PARKING</u>
\$18.50/s.f. NNN	\$10.40/s.f. + ELEC.	4.23/1,000 S.F.

<u>RENTAL RATE</u>	<u>OpEx</u>	<u>PARKING</u>
\$18.50/s.f. NNN	\$10.59/s.f.	4.23/1,000 S.F.

SPECIFICATIONS

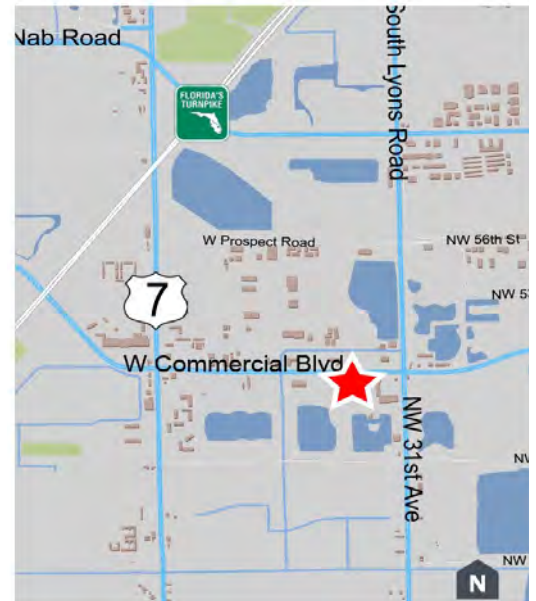
YEAR BUILT	1990-1999	TELECOM	FIBER OPTIC LINES
SIZE	175,288 SF	FLOORS	4
HVAC	Digitally-controlled VAV system	TYPICAL FLOOR PLATE	24,485 SF - 28,000 SF

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

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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