



Experience the power of market knowledge

Palm Crossing (North)

3520-3560 NW 56th St.

Palm Crossing (South)

3330-3350 NW 53th St.

Palm Crossing (Central)

5361-5381 NW 33rd Ave.



PROPERTY DESCRIPTION

- Office/Flex/Warehouse Property
- Multi-Bldg project w/ flexible floor plans
- Campus style - office park setting
- Ample parking
- Proximity to I-95& Fla. Turnpike - centrally located w/ quick access to restaurants, hotels banking and Fort Lauderdale Executive Airport (FXE)
- Base rent from \$12.00/PSF NNN
- 2019 CAM: Palm North = \$4.25/psf; Palm Central = \$4.38/psf; and Palm South = \$4.13/psf.
- Located just north of Commercial Boulevard close to NW 33rd Avenue and Prospect Road
- Easy access from I-95 and the Florida Turnpike.



| SPACE | SIZE (SF) | AVAILABILITY |
|------------------|-----------|--------------|
| Palm South # 105 | 2,236 SF | AVAILABLE |
| Palm South #302 | 10,656 SF | AVAILABLE |



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PALM CROSSING (NORTH/SOUTH/CENTRAL)

3350 NW 53rd Street, Fort Lauderdale, FL 33309

Available Spaces

LEASE TYPE | NNN TOTAL SPACE | 2,236- 10,656 SF LEASE TERM | 3 to 10 years LEASE RATE | \$12.00 SF/yr

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|------------------|-----------|-----------|------------|---------------|---|
| Palm South # 105 | Available | 2,236 SF | NNN | \$12.00 SF/yr | Small-bay w/ 1 grade level door. |
| Palm South #302 | Available | 10,656 SF | NNN | \$12.00 SF/yr | Prime office- flex unit with upgraded finishes; grade-level over hanging doors. |



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