### PALM CROSSING (NORTH/SOUTH/CENTRAL)







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)	<b>AVAILABILITY</b>	
Palm South # 105	2,236 SF	AVAILABLE	
Palm South #302	10.656 SF	AVAILABLE	



CORFAC International Keith R. Graves, CCIM

Senior Vice President 954.652.2031

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3350 NW 53rd Street, Fort Lauderdale, FL 33309

### **Available Spaces**

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.

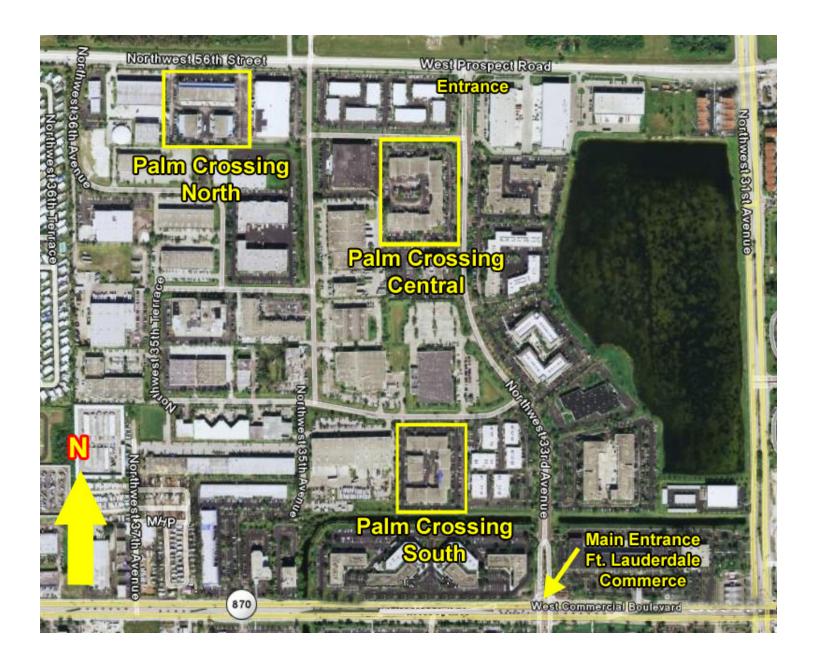


CORFAC International

Keith R. Graves, CCIM Senior Vice President 954.652.2031 kgraves@bergercommercial.com

# PALM CROSSING (NORTH/SOUTH/CENTRAL)

#### **Site Plan**





CORFAC International

**Keith R. Graves, CCIM** Senior Vice President 954.652.2031

kgraves@bergercommercial.com