



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 Ft Lauderdale International Airport, five minutes access for Ft. 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



State-of-the-art
Conference center



Fitness center with
showers & lockers

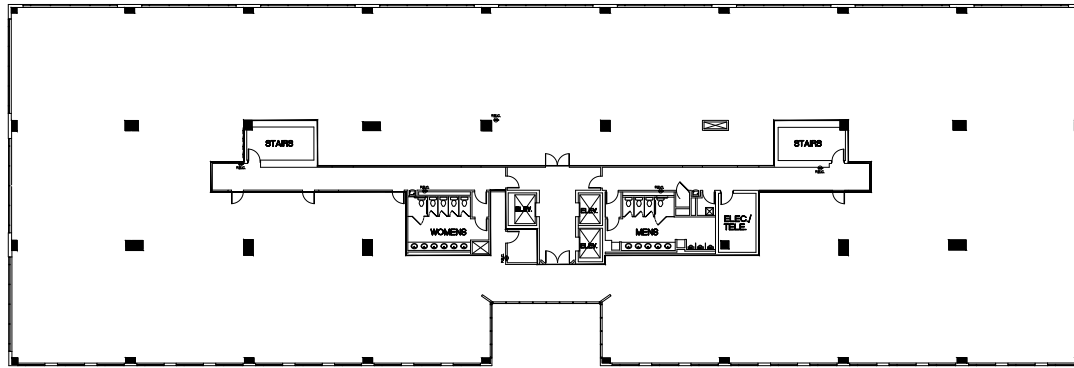


On-site Cafe



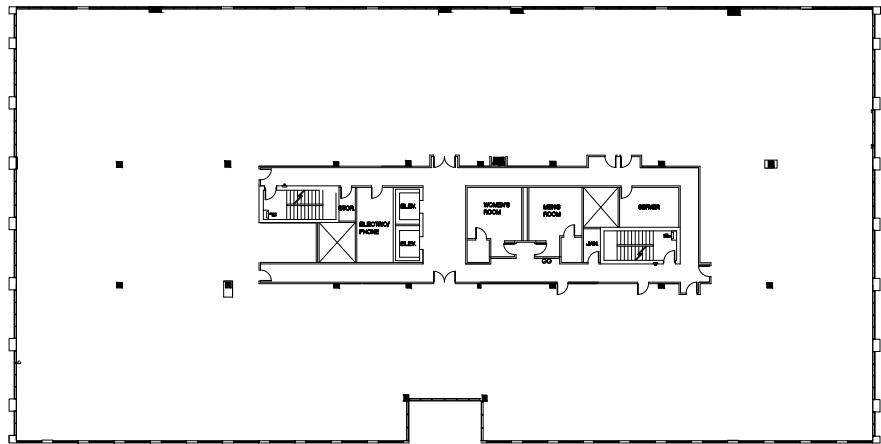
Convenient to airports

AVAILABLE SPACE



COMMERCIAL PLACE I

COMMERCIAL PLACE II



AVAILABLE SPACE

Commercial Place I		
SUITE	RSF	NOTES
290	1,724	
380	2,892	
420	2,866	

Commercial Place II		
SUITE	RSF	NOTES
348	2,289	
360	4,815	6/2019

Rental Rate	OpEx	Parking
\$17.00/s.f. NNN	\$9.71/s.f. + elec.	4.23/1,000 s.f.

Rental Rate	OpEx	Parking
\$17.00/s.f. NNN	\$10.29/s.f.	4.23/1,000 s.f.

SPECIFICATIONS

YEAR BUILT	1990-1999	TELECOM	Fiber optic lines
SIZE	175,228 SF	FLOORS	4
HVAC	Digitally-controlled VAV system	TYPICAL FLOOR PLATE	24,485 - 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 Café with indoor and outdoor seating
- On-site Property Management
- Fiber optics connectivity with AT&T and Comcast available

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

COMMERCIALPLACE1-2.COM

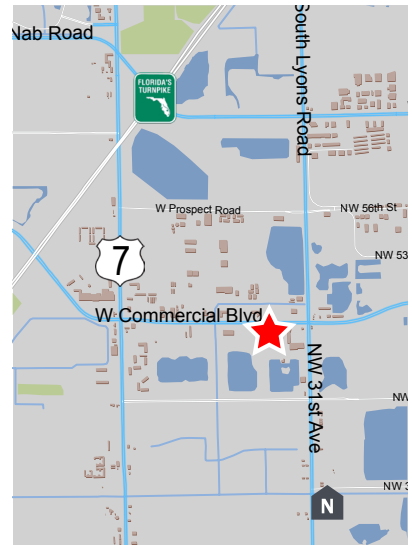


Leasing Information



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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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