



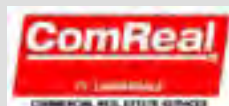
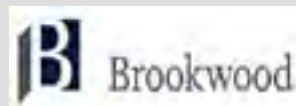
EXCEPTIONAL ON-SITE AMENITIES | OUTSTANDING HIGHWAY ACCESS | HIGHLY FLEXIBLE PLANS

*Exciting & New Building
Renovations Now
Complete*



Commercial Place I & II

3230 & 3250 WEST COMMERCIAL BOULEVARD
FORT LAUDERDALE, FL 33309





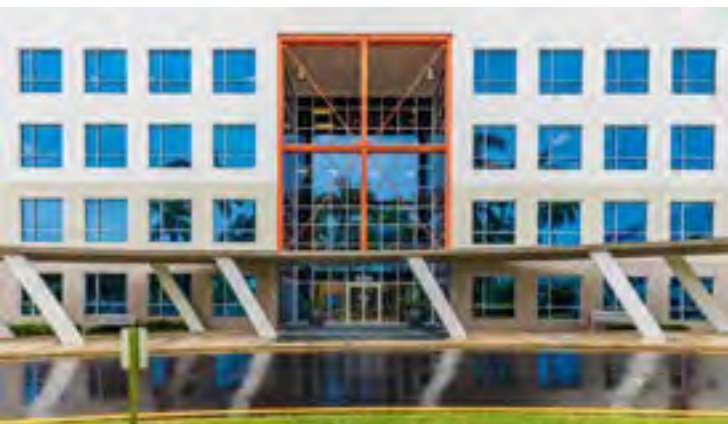
Commercial Place I & II is a two-building, multi-tenant office property located in the Commercial Boulevard submarket of Fort Lauderdale, FL. The Class A property is conveniently located between the Florida Turnpike and Interstate 95, with 20 minutes access to Fort Lauderdale-Hollywood International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

The property offers on-site state-of-the-art conference facility, on-site cafe, 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, restrooms and fitness center.

Renovations at Commercial Place are now complete, featuring newly renovated fitness center, locker and shower facilities; along with new Men's and Women's restroom facilities.



On-site state-of-the-art conference facility seats up to 40 people



JOIN THESE TENANTS AT COMMERCIAL PLACE



AVAILABLE SPACE

COMMERCIAL PLACE I

| SUITE | RSF | NOTES |
|-------|-------|--------------------------------------|
| 180 | 4,184 | NEWLY COMPLETED BEAUTIFUL SPEC SUITE |
| 290 | 1,782 | |
| 320 | 1,368 | |
| 360 | 3,031 | |
| 380 | 2,892 | |
| 420 | 2,922 | |

COMMERCIAL PLACE II

| SUITE | RSF | NOTES |
|-------|-------|---------------------------------------|
| 100 | 5,682 | AVAILABLE 8/1/24 FUTURE SPEC SUITE |
| 135 | 2,455 | AVAILABLE 8/1/24 FUTURE SPEC SUITE |
| 220 | 9,719 | AVAILABLE 7/1/24 |
| 300 | 4,242 | AVAILABLE 4/1/24 |
| 320 | 3,616 | AVAILABLE 8/1/24 |

SUITE 360/380 TOTALING 5,923 R.S.F.

PROPERTY & LOCATION HIGHLIGHTS

Property Highlights

- State of the art conference facility seats up to 40 people
- Newly renovated on-site fitness center with lockers and showers
- New on-site Cafe with indoor/outdoor seating
- On-site property management and engineer
- Electric car charging stations
- 4.23/1,000 SF parking space ratio
- Fiber optics connectivity with AT&T and ComCast available

Location Highlights

- Conveniently located on Commercial Boulevard between I-95 and the Florida Turnpike
- Adjacent to an assortment of retail and dining options; such as The Shops at Oriole Estates and Sunshine Plaza
- Commuting to and from Commercial Place is a breeze with direct access to the Florida Turnpike & minutes drive to I-95; which helps connect drivers to Downtown Fort Lauderdale in under 20 minutes
- 20 minutes from Hollywood/Ft. Lauderdale International Airport



[VIEW INTERACTIVE LOCATION MAP](#)

For More Information, Contact:

WWW.COMMERCIALPLACEI-2.COM

Sandra Andersen
+954.385.0000
sandersen@comreal.com

LICENSED REAL ESTATE BROKER
3050 UNIVERSAL BLVD. SUITE 100 | WESTON, FL 33331 | WWW.COMREALFORTLAUDERDALE.COM

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.
brookwoodfinancial.com

