



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



State-of-the-art  
Conference Center



Fitness center with  
lockers & showers



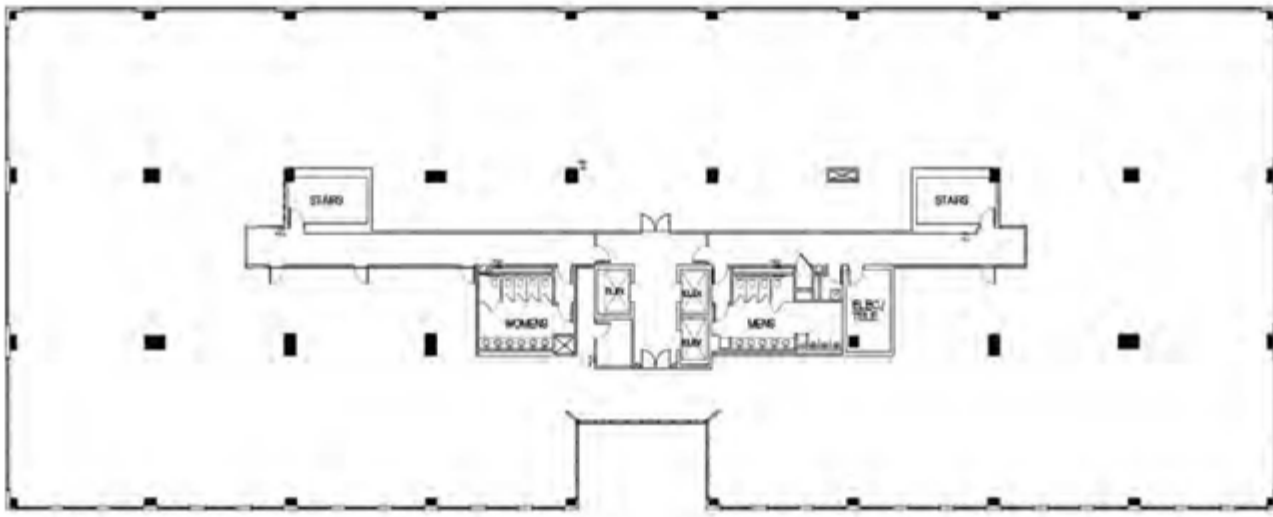
On-site Cafe



Convenient to airports

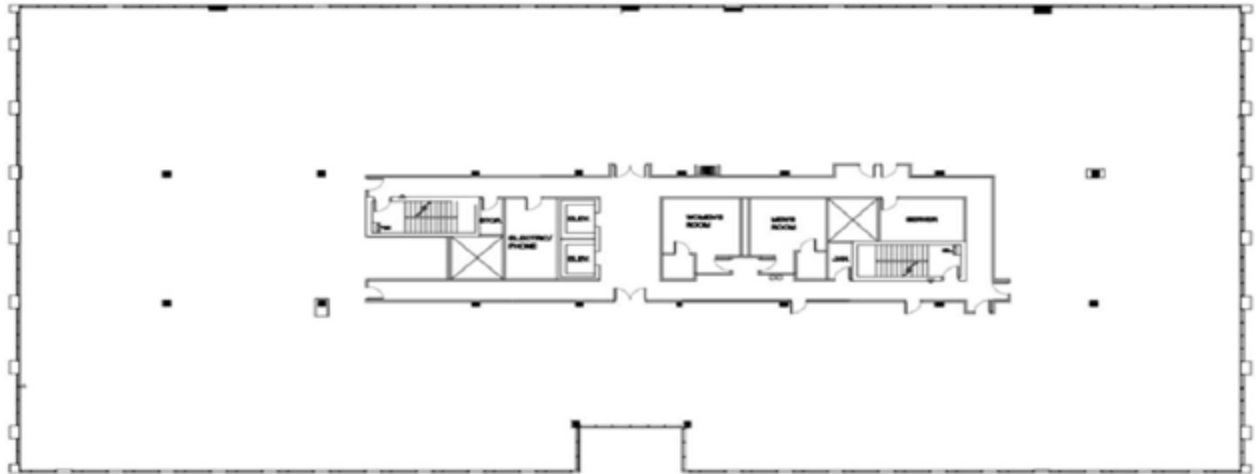


AVAILABLE SPACE



COMMERCIAL PLACE I

COMMERCIAL PLACE II



AVAILABLE SPACE

COMMERCIAL PLACE I

COMMERCIAL PLACE II

SUITE	RSF	NOTES
160	1,305	AVAILABLE 3/1/23
180	4,184	
240	2,241	NEW SPEC SUITE
280/285	3,247	AVAILABLE 8/1/23
320	1,368	
360	3,031	
380	2,892	
420	2,922	

SUITE	RSF	NOTES
360	4,815	AVAILABLE 6/1/23

## 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 restaurant establishments
- Convenient to public transportation



### Leasing Information



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