



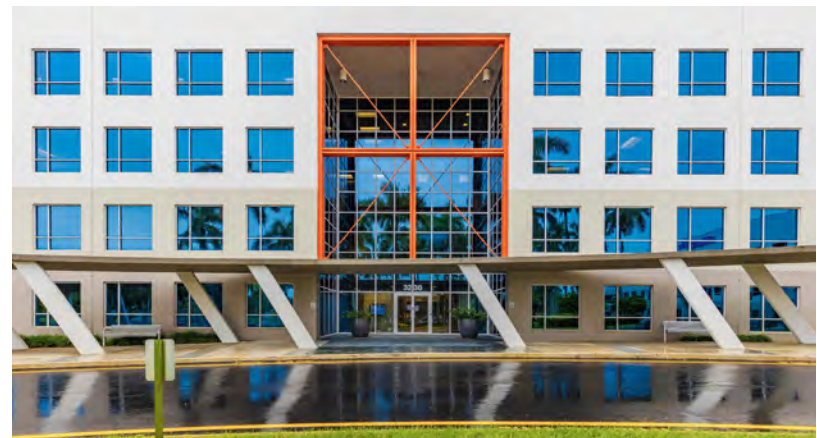
EXCEPTIONAL ON-SITE AMENITIES

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

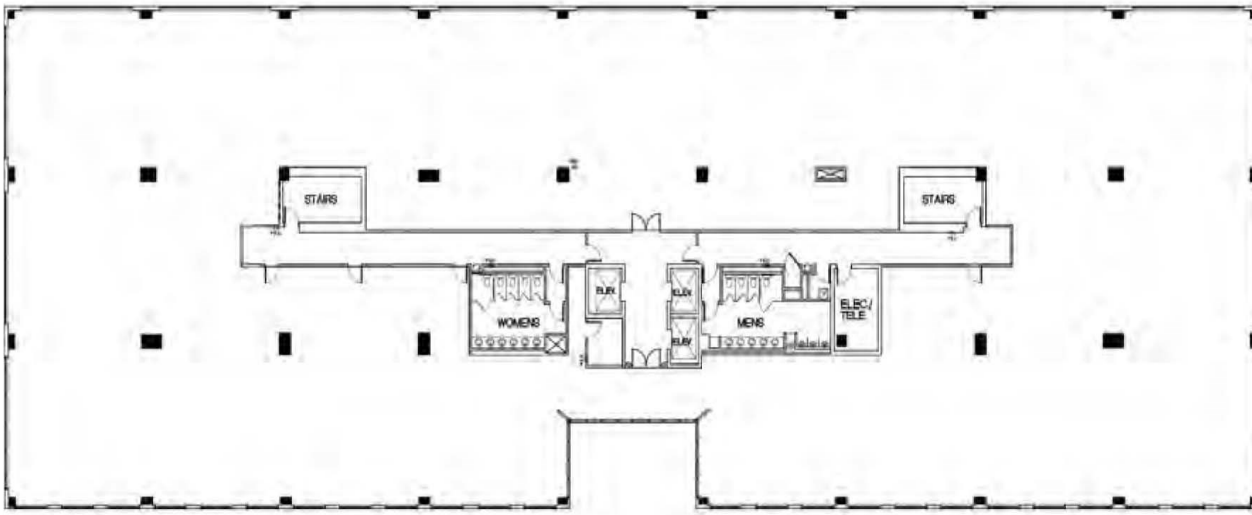


On-site Cafe



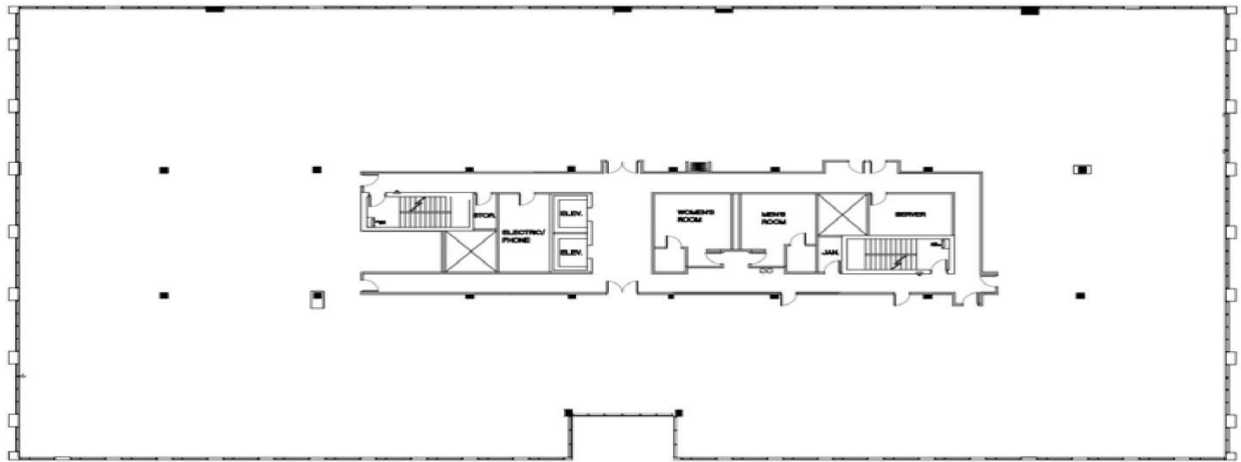
Convenient to airports

AVAILABLE SPACE



COMMERCIAL PLACE I

COMMERCIAL PLACE II



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AVAILABLE SPACE

COMMERCIAL PLACE I

| SUITE   | RSF    | NOTES            |
|---------|--------|------------------|
| 180     | 4,184  |                  |
| 280/285 | 3,247  |                  |
| 320     | 1,368  |                  |
| 360     | 3,031  |                  |
| 380     | 2,892  |                  |
| 400     | 12,938 | AVAILABLE 3/1/24 |
| 420     | 2,922  |                  |

COMMERCIAL PLACE II

| SUITE | RSF   | NOTES             |
|-------|-------|-------------------|
| 220   | 9,719 | AVAILABLE 3/1/24  |
| 345   | 2,630 | AVAILABLE 10/1/23 |

SUITE 360/380 CONTIGUOUS TO 5,923 R.S.F.  
 SUITE 400/420 CONTIGUOUS TO 15,860 R.S.F.

## SPECIFICATIONS

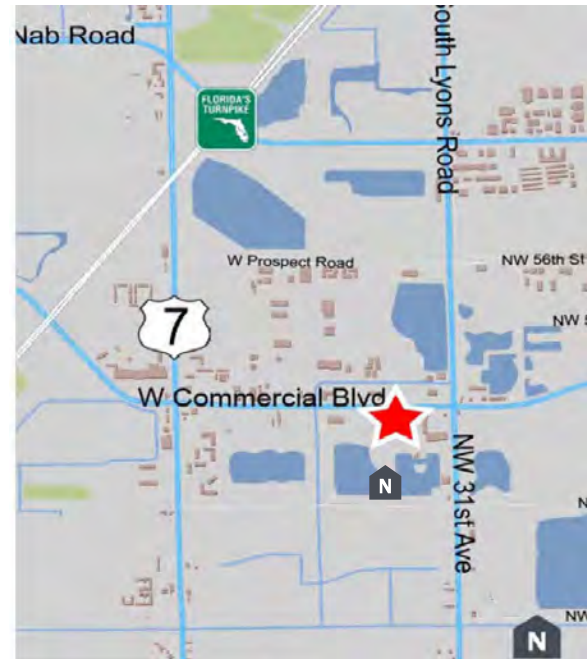
|            |                                 |                     |                     |
|------------|---------------------------------|---------------------|---------------------|
| YEAR BUILT | 1990-1999                       | TELECOM             | FIBER OPTIC LINES   |
| SIZE       | 175,288 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



[WWW.COMMERCIALPLACEI-2.COM](http://WWW.COMMERCIALPLACEI-2.COM)

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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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