



PROGRESSIVE

Colliers

SUBLEASE

Commercial Place II

3250 W Commercial Blvd | Fort Lauderdale, FL 33309

Sublease Space

2,630 SF

Asking Rent

\$22.00/SF NNN

\$12.31/SF OpEx FS (2025)

Lease Expiration

02/28/2029

CONTACT US

Alfie Hamilton

Senior Vice President

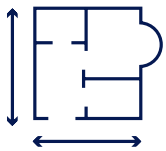
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Strategically positioned between I-95 and the Florida Turnpike, **Commercial Place** offers corporate users seamless access to the tri-county area. Located on Commercial Boulevard in the Cypress Creek submarket, this premier office complex features a state-of-the-art conference facility, an on-site café, and a fitness center, making it an exceptional corporate destination.

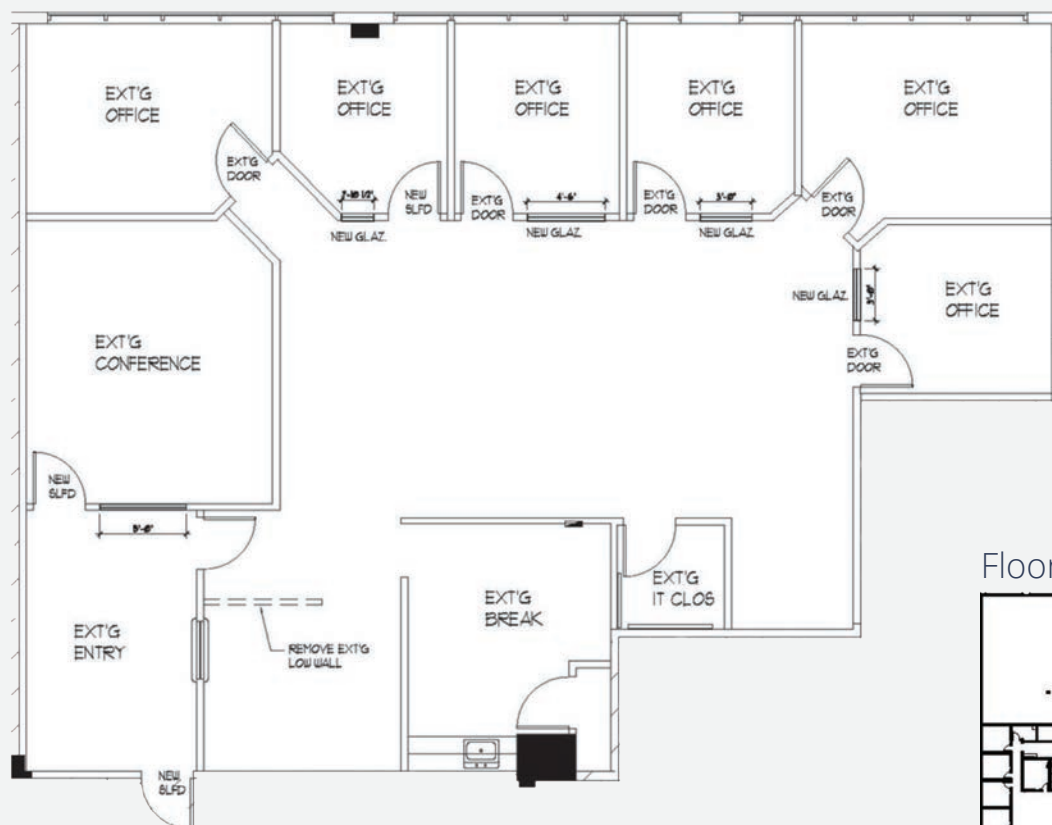
Building Features:

- Class A Office Space
- Easy access from Fort Lauderdale and Boca Raton
- Centrally located between I-95 and the FL Turnpike
- Ample free surface parking with a ratio of over 4/1,000
- On-site EV charging stations
- Newly upgraded conference center
- Fitness center with locker and showers
- On-site café with indoor and outdoor seating
- On-site engineering and management staff

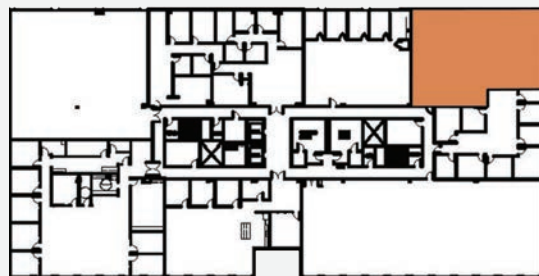


Floor Plan

Suite 345
2,630SF



Floor Overview



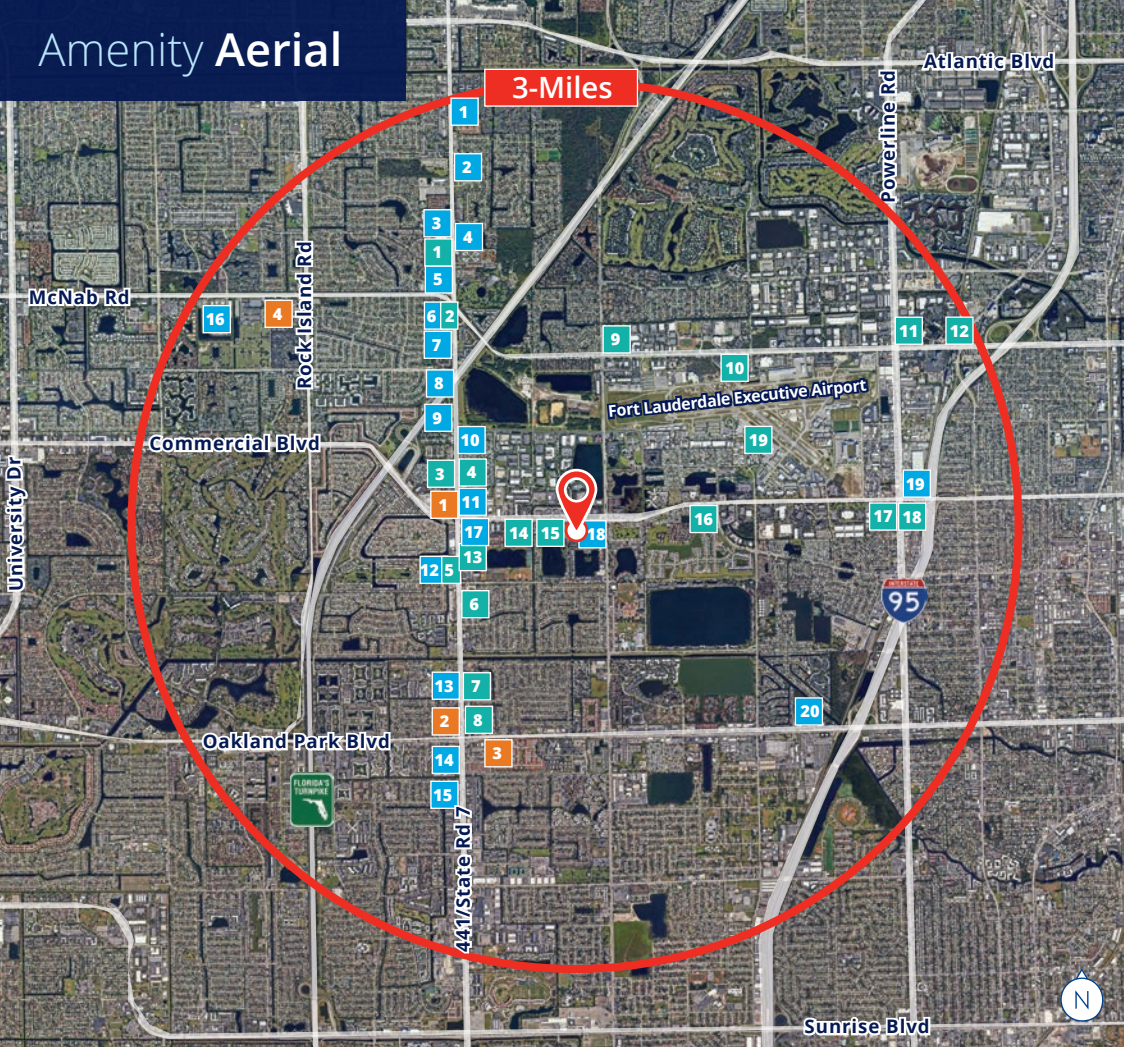
Suite Features

- Plug-n-play, move-in ready space
- Newly renovated space with modern finishes
- Corner suite with southern exposure
- 2 executive offices and 4 private offices on the window line
- Offices feature glass fronts, single light doors and indirect LED lighting
- Reception and conference room for 6-8 people
- Eat-in break room with plumbing and storage
- Open area can accommodate 6 to 8 workstations
- IT closet – suite fully wired
- Existing furniture is negotiable
- Willing to consider leasing portion of the suite

Interior Photos



Amenity Aerial



Retail / Grocery Stores

- 1 Dollar Tree
- 2 Dollar General
- 3 Key Food Supermarket; Home Depot
- 4 Aldi
- 5 Publix; Headz Up Hair Studio; Super City Beauty Supply; Firestone; Mobil
- 6 Soca Fitness; Marvin's Barbershop 2; Boost Mobile; Fiesta Auto Insurance
- 7 ACE Educational Supplies; Dirty Dogs Car Wash
- 8 One Food Stop
- 9 Exxon
- 10 Murphy USA
- 11 O'Reilly Auto Parts; King of Pawn; Speedy Signs/Print
- 12 RaceTrac; Dollar General
- 13 O'Reilly Auto Parts
- 14 Walmart Supercenter; Walgreens
- 15 Family Thrift Store; Planet Fitness; Tire Kingdom
- 16 Walmart Supercenter; AutoZone; Mattress Firm
- 17 Walgreens
- 18 Winn-Dixie
- 19 B.J.'s
- 20 Home Depot

Restaurants

- 1 Burger King
China Chef
La Union Bakery
Pizza Hut
- 2 Le Gout Des Caraibes
Tabanka
Rootz Soul Café
- 3 Sabor Autentico Hondureño
19 Bar & Grill
La Paisa Sports & Grill
Hong Kong City BBQ
- 4 Flanigan's Seafood Bar & Grill
Wil Cafe Creole
GG's of NY
Players Sports Bar & Grill
Jayno's Pizza
- 5 Noodle House
Singh's Roti Delight
- 6 McDonald's
Bak A Yaad Cuisine
Five Star Bakery
Royal Delight
Island Palace
- 7 Next Level Bar & Lounge
Brunia's Caribbean
- 8 KFC
- 9 Big Louie's Pizzeria
- 10 Offerdahl's
- 11 Chili's
- 12 Twin Peaks
Longhorn Steakhouse
Moonlite Diner
Beehive Kitchen
Blaze Pizza
Five Guys
Hooters
Cabaña 28
- 13 Dunkin'
- 14 Carvel
- 15 Wendy's
- 16 Jimmy John's
Savvy Sliders
- 17 Dunkin'
McDonald's
- 18 Waffle House
- 19 Jet Runway Café

Shopping Centers / Malls

- 1 **Sunshine Plaza**
Marshalls
Metro
Dollar Tree
Publix
Crunch Fitness
Truist
Wells Fargo
Shell
Aaron's Rent to Own
China Star
Subway
Cold Stone Creamery
Snappers Caribbean Cuisine
Smoothie King
Hibachi Way
- 2 **Lakes Mall**
Burlington
La Granja
Aldi
Beauty Supply 4U
Five Below
Ross Dress for Less
Rainbow Shops
Burger King
Shell
- 3 **South Lakes Shopping Plaza**
Chevron
Taco Bell
Dunkin'
Advance Auto Parts
Value Pawn
Top Nails & Spa
Carl's Seafood
Fortune Restaurant
Papa Johns
Felix Hobby Shop
5 Star Liquor
YouFit Gym
Subway
The Check Cashing Store
World Famous
- 4 **Arena Shoppes**
Elegant Beauty Supplies
Ross Dress for Less
Metro
China Wok
The Imperial Bamboo
Snappers Fish & Chicken
Taco Bell
Chevron
McDonald's
Verizon
Huey Magoo's Chicken Tenders
Dollar Tree
YouFit Gyms
RaceTrac