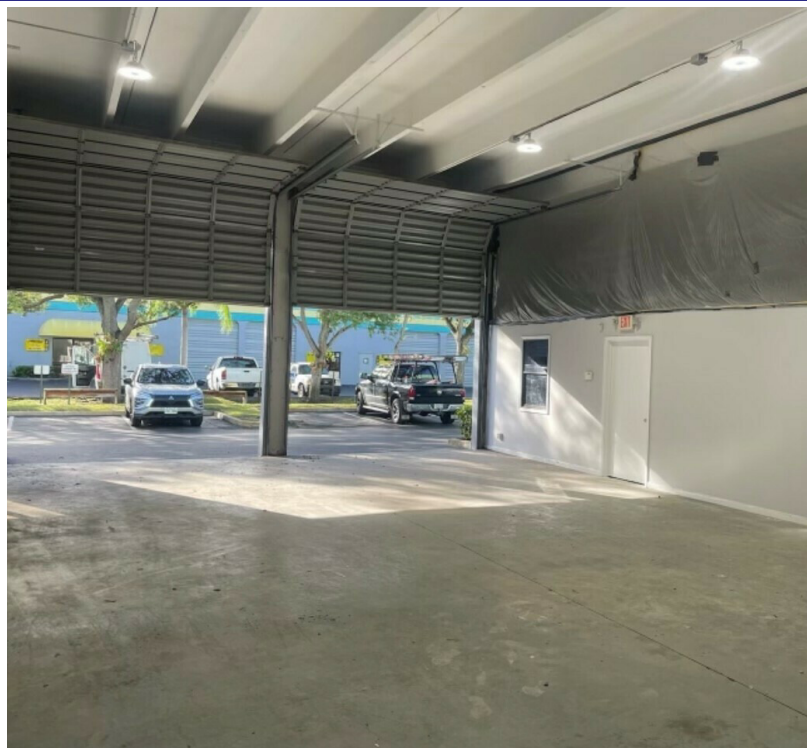


PELICAN BAYS

4960-5000 SW 52ND STREET, DAVIE, FL 33314

4970 SW 52ND ST BLDG 3 #309-310



SPACE HIGHLIGHTS

- 2,309 SF
- Trophy Space
- 2 offices totaling 438 SF (one office is oversized)
- TWO 12' x 12' grade level overhead doors
- 2 private restrooms
- 15' clear ceiling
- CAM includes water and trash
- Tenant pays electric and telecom
- On-site leasing



MATT JONES

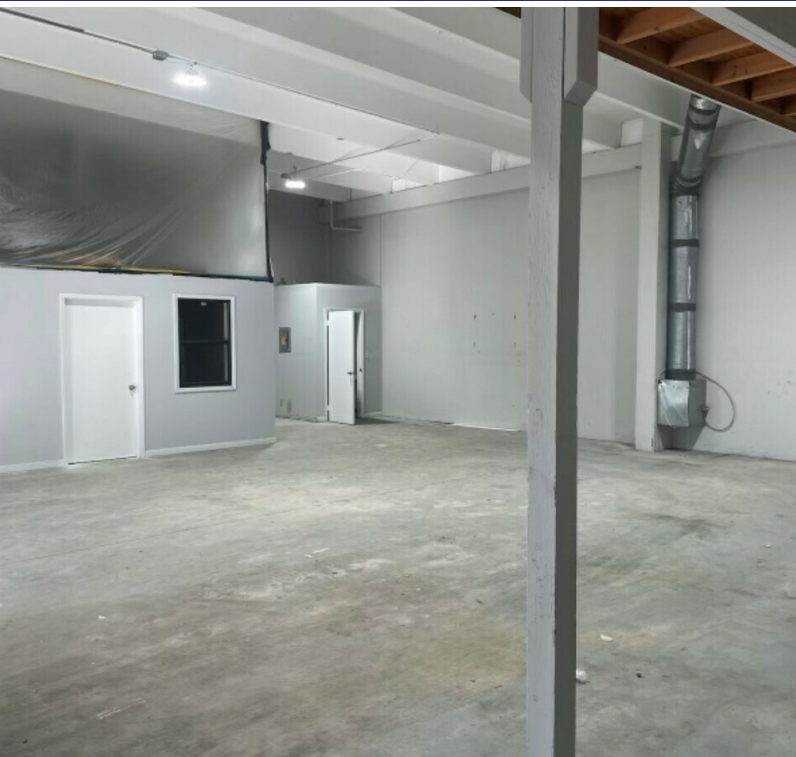
Senior Vice President
Direct: 954.921.6673 | Cell: 954.682.6288
matt@levyrai.com



PELICAN BAYS

4960-5000 SW 52ND STREET, DAVIE, FL 33314

4970 SW 52ND ST BLDG 3 #309-310 ADDITIONAL PHOTOS



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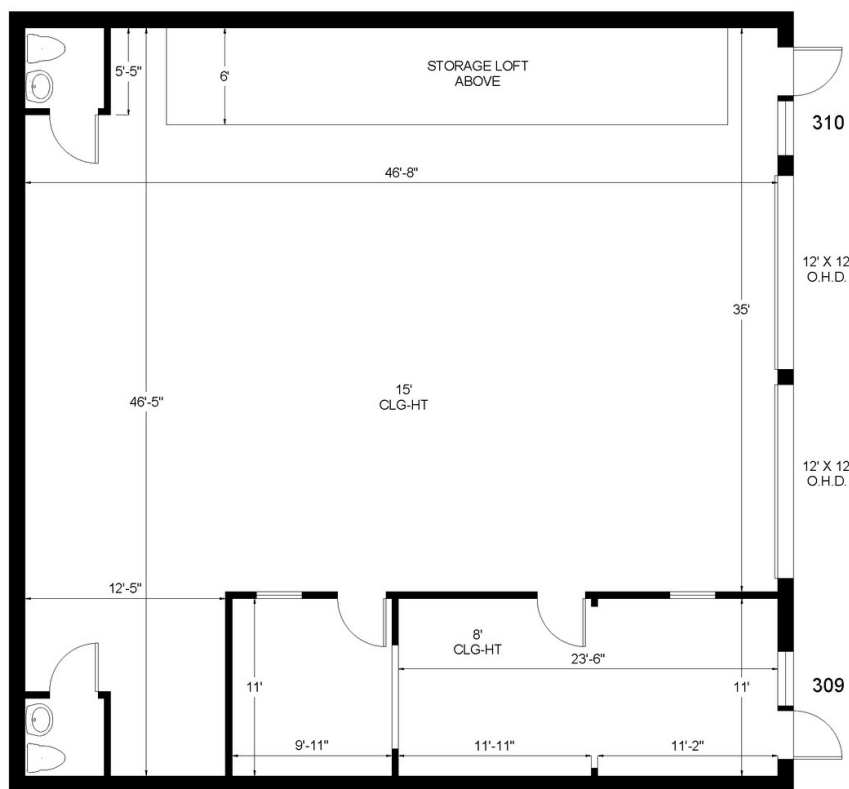
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4970 SW 52ND STREET #309-310 FLOOR PLAN

PELICAN BAYS

4970 SW 52ND STREET, UNIT 309-310 | DAVIE, FL 33314



Office - 438 Sq. Ft.
Warehouse - 1,871 Sq. Ft.

2,309 Rentable Sq. Ft.
www.LevyRealtyAdvisors.com

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