

# New Town Commerce Center



## Facility Overview

291,069 total building square footage

14-18' Clear ceiling height

Small bays

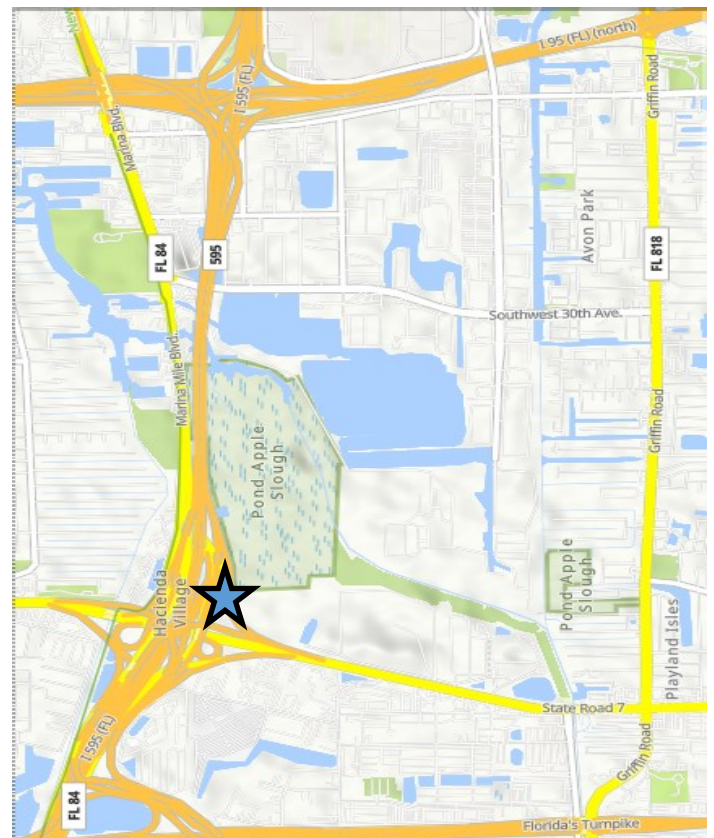
Dock and Grade level loading

Multi Tenant Park

Gated Park

Onsite Management

*Conveniently located minutes away from I-95, Florida Turnpike, I-595 and US-441, placing Downtown Fort Lauderdale just 16 minutes away and downtown Miami within 35 minutes and close proximity to transportation hubs like Fort Lauderdale-Hollywood International Airport, Port Everglades, and Miami International Airport.*



For more information, or to schedule a tour, please contact:

Dominick Ficarra

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## Current *Availabilities*

### 3811 SW 47th Avenue, Suite 605

**875 SF** | \$26.00 PSF Modified Gross  
50 SF office / 825 SF warehouse | Grade Level

Available: 8/1/2026

### 3811 SW 47th Avenue, Suite 627

**875 SF** | \$26.00 PSF Modified Gross  
All office | Grade Level  
*All office space.*

Available: Now

### 4001 SW 47th Avenue, Suite 204

**2,100 SF** | \$22.00 PSF Modified Gross  
2,000 SF office / 100 SF warehouse | Dock High  
*Dock high loading.*

Available: Now

### 4101 SW 47th Avenue, Suite 105-106

**5,679 SF** | \$23.00 PSF Modified Gross  
4,679 SF office / 1,000 SF warehouse | Grade Level  
*Multiple private offices, open office, glass conf room, break area. Corner unit.*

Available: 7/1/2026

### 4111 SW 47th Avenue, Suite 313

**875 SF** | \$26.00 PSF Modified Gross  
775 SF office / 100 SF warehouse | Grade Level

Available: 5/1/2026

### 4121 SW 47th Avenue, Suite 1307

**875 SF** | \$26.00 PSF Modified Gross  
All office | Grade Level  
*Current tenant requesting early termination. 15-30 days to vacate.*

Available: TBD

### 4131 SW 47th Avenue, Suite 1407

**5,850 SF** | \$23.00 PSF Modified Gross  
All office, fully under air | Grade Level  
*Built-out lab, private offices, reception, conf room.*

Available: 7/1/2026

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