

**FOR LEASE**

# Trafalgar Office Plaza

**5300-5310 NW 33RD AVENUE**

Fort Lauderdale, FL 33309

**PRESENTED BY:**

**KEITH KIDWELL, SIOR,  
CCIM**

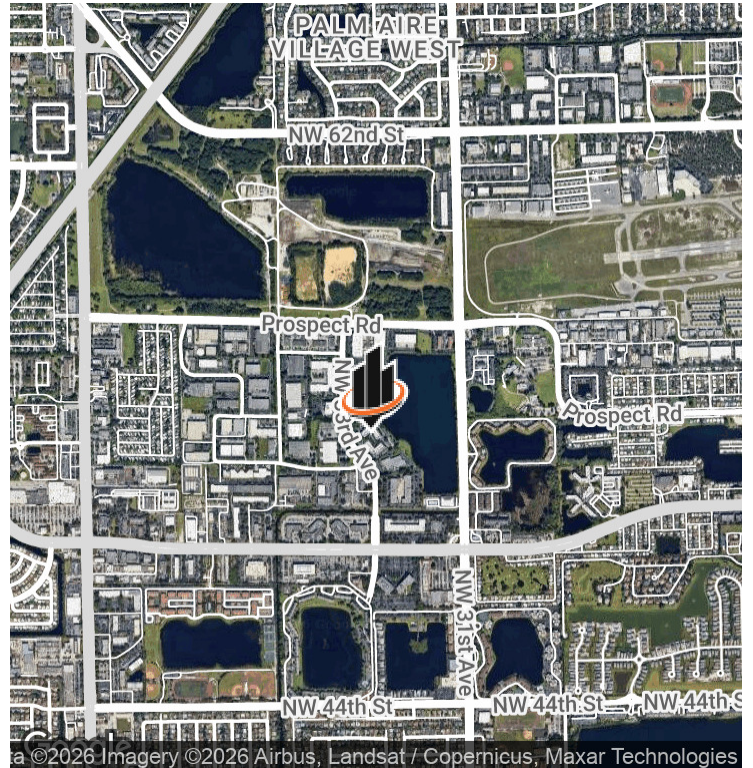
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**Reduced  
Rate & Broker  
Bonus!\***



# PROPERTY SUMMARY



## OFFERING SUMMARY

**REDUCED LEASE RATE:** ~~\$16.00~~ **\$14.00 SF/yr (NNN)**

**AVAILABLE SF:** 1,036 - 6,933 SF

**LOT SIZE:** 6.19 Acres

**BUILDING SIZE:** 104,437 SF

## PROPERTY DESCRIPTION

Recently renovated Trafalgar Office Plaza offers office leasing in a campus atmosphere with picturesque lake views. Ideally located In The Fort Lauderdale Commerce Center near an abundance of restaurants, hotels and retail.

## PROPERTY HIGHLIGHTS

- Lakefront Property.
- 4/1,000 Parking Ratio.
- Landscaped Courtyard With Reflecting Pool.
- Key Card Security Access System.
- Estimated Operating Expenses are \$8.75 PSF.
- Easy access to I-95 and the Florida Turnpike.
- 24/7 Access
- Floor to Ceiling Window Line Allowing Lots of Natural Light.
- New High Efficiency LED Lighting
- Courtyard and Lake Views

**\*Broker Bonus - 5% calculated on the gross rental.**

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## ADDITIONAL PHOTOS



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