

**FOR LEASE**  
**4,482 SF – 13,530 SF**



**FORT LAUDERDALE, FL**

## **1313 NW 65TH PLACE**

### **COMMENTS**

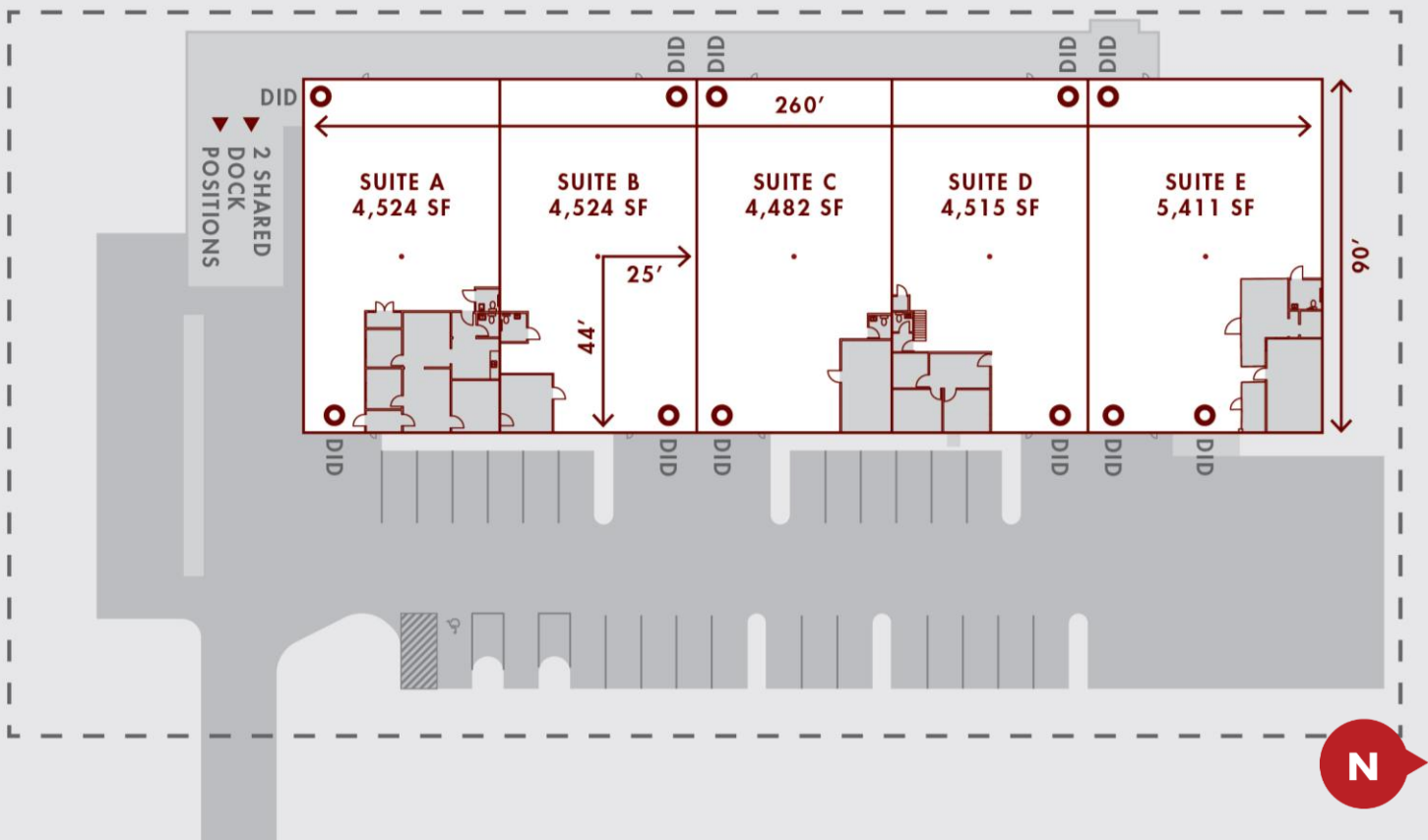
- Has Access to Dock Position that Accommodates 53' Trailers
- Drive-In Door Loading as Well
- Move-In Ready Condition
- Well Located with Immediate Access to I-95 via Cypress Creek Rd
- Professionally Owned & Managed

### **BUILDING DETAILS**

|               |                                              |
|---------------|----------------------------------------------|
| Building Size | 23,455 SF                                    |
| Suite Size    | 4,482 SF – 4,524 SF                          |
| Office Size   | 305 SF – 1,054 SF                            |
| Loading       | 2 Drive-In Doors<br>1 Dock Position (Shared) |
| Clear Height  | 19'                                          |
| Car Parking   | 6 Stalls                                     |

# FOR LEASE

## 4,482 SF – 13,530 SF



| SUITE         | TOTAL SF      | OFFICE SF | ASKING RATE (NET) |
|---------------|---------------|-----------|-------------------|
| Suite A       | 4,524         | 1,054     | \$6,995/mo        |
| Suite B       | 4,524         | 201       | \$6,995/mo        |
| Suite C       | 4,482         | 305       | \$6,995/mo        |
| Suite D       | 4,515         | 525       | LEASED            |
| Suite E       | 5,411         | 357       | LEASED            |
| <b>TOTALS</b> | <b>23,455</b> |           |                   |

- All-In Yr 1 Rate +/- \$9,045/mo (OpEx est @ \$2,050/mo)

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