

FOR LEASE

5300 – 5310 NW
33RD AVENUE

TRAFALGAR OFFICE PLAZA
Fort Lauderdale, FL 33309

PRESENTED BY:

KEITH KIDWELL, SIOR, CCIM
C: 954.234.8777
keith@svncr.com

PETER MESSINA, CCIM
C: 954.816.7538
peter@svncr.com



SPRING 2021 INCENTIVE!

**\$9.00*
SF/YR**



*INTRODUCTORY FIRST YEAR RATE FOR NEW TENANTS



OFFERING SUMMARY

LEASE RATE:	\$9.00* SF/ yr (NNN)
BUILDING SIZE:	97,983 SF
AVAILABLE SF:	532 – 11,250 SF
LOT SIZE:	6.19 Acres
YEAR BUILT:	1986
ZONING:	CC (City of Fort Lauderdale)

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KEITH KIDWELL, SIOR, CCIM
 C: 954.234.8777
 keith@svncr.com

PETER MESSINA, CCIM
 C: 954.816.7358
 peter@svncr.com

PROPERTY OVERVIEW

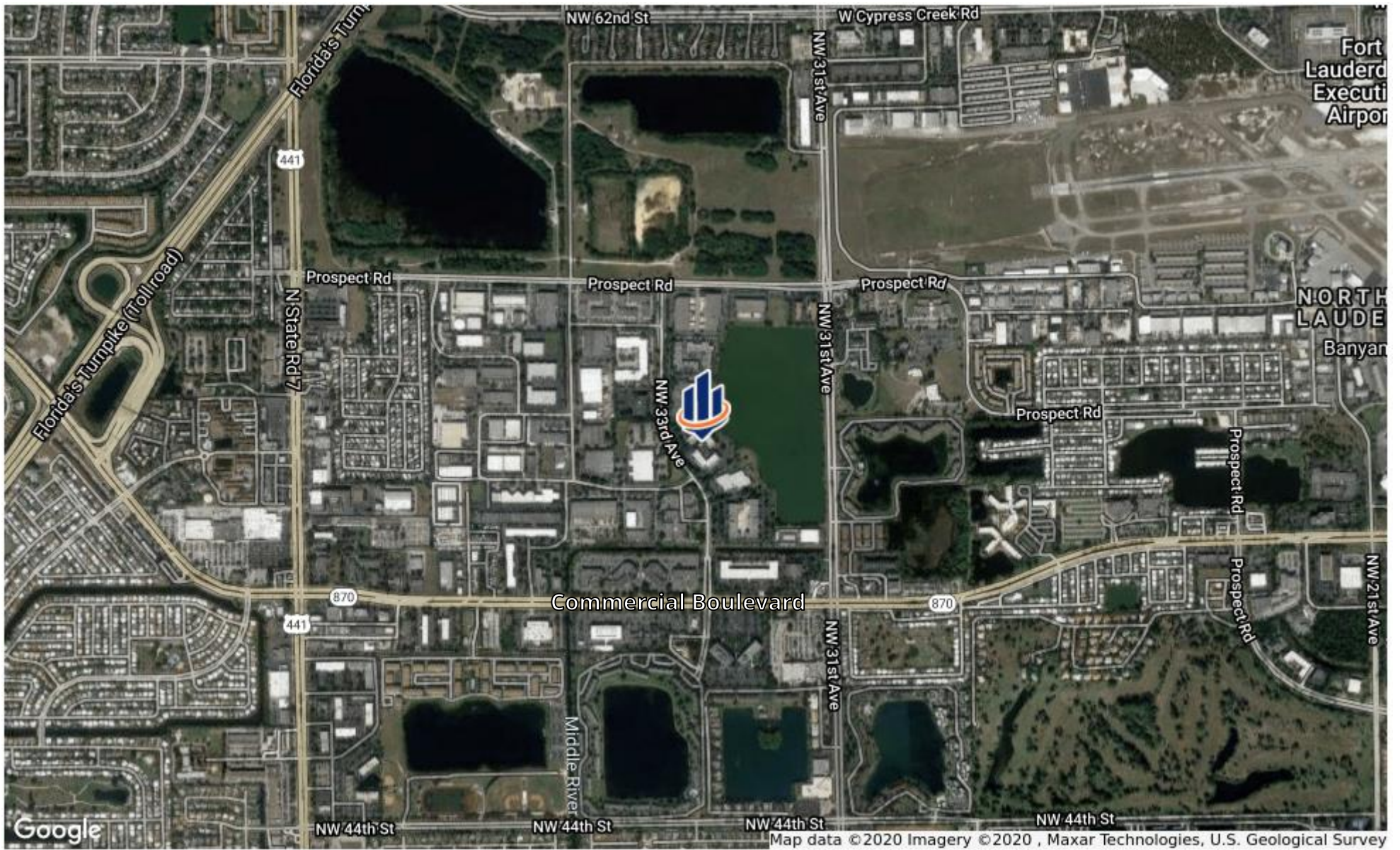
CO-BROKER COMMISSION INCENTIVE
 5% OF THE GROSS RENTAL AMOUNT FOR THE INITIAL LEASE TERM

New Tenant leasing incentive of \$9.00/SF/YR on leases executed in spring of 2021. We have suites ranging from 1,500 SF to 11,250 SF which are available for immediate occupancy

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

- Under New Ownership
- Lakefront Property
- 4/1,000 Parking Ratio
- Landscaped Courtyard With Reflecting Pool
- Key Card Security Access System
- CAM is \$7.50 PSF
- Minutes To FL Turnpike & I-95
- 24/7 Access
- Floor To Ceiling Window Line Allowing Lots of Natural Light



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