

**FOR LEASE**

**2200 WEST  
COMMERCIAL  
BOULEVARD**

**AVION CORPORATE CENTER**  
Fort Lauderdale, FL 33309

**PRESENTED BY:**

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

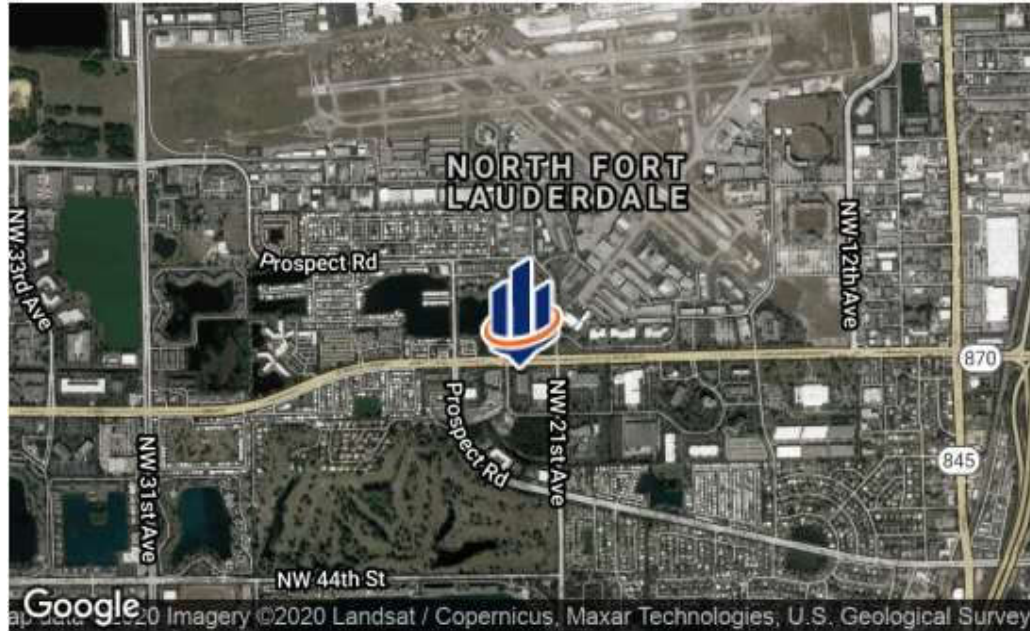
**PETER MESSINA, CCIM**  
C: 954.816.7538  
peter@svncr.com



**SPRING 2021 INCENTIVE!**

**\$9.00\*  
SF/YR**

\*INTRODUCTORY FIRST YEAR RATE FOR NEW TENANTS



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$9.00* SF/ yr (NNN)
<b>BUILDING SIZE:</b>	69,729 SF
<b>AVAILABLE SF:</b>	1,360 – 15,038 SF
<b>LOT SIZE:</b>	2.03 Acres
<b>ZONING:</b>	AIP (City of Fort Lauderdale)
<b>SUBMARKET:</b>	Cypress Creek/ Commercial Blvd

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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 25,000 SF which are available for immediate occupancy

The Avion Corporate Center features a 3-story Atrium Office Building that is located on West Commercial Blvd. with easy access to I-95, the Florida Turnpike and the Fort Lauderdale Executive Airport. The interior of the building has been completely remodeled with many high-end upgrades. The building is comprised of 23 suites ranging from 1,360 square feet to 6,180 square feet with the largest contiguous space totaling 25,000 square feet.

## PROPERTY HIGHLIGHTS

- +/- 69,729 Sq. Ft. 3-Story Atrium Office Building
- Suites Available from +/- 1,360 Sq. Ft to Full 2<sup>nd</sup> Floor
- Parking Surrounding Building on 4 Sides
- Estimated Operating Expenses are \$6.75 PSF
- Excellent Access to Public Transportation
- Building Signage Available
- 24/7 Access
- Must See Interior Renovations
- 4/1,000 Parking Ratio