

FOR LEASE

Avion Corporate Center

**2200 WEST COMMERCIAL
BOULEVARD**

Fort Lauderdale, FL 33309

PRESENTED BY:

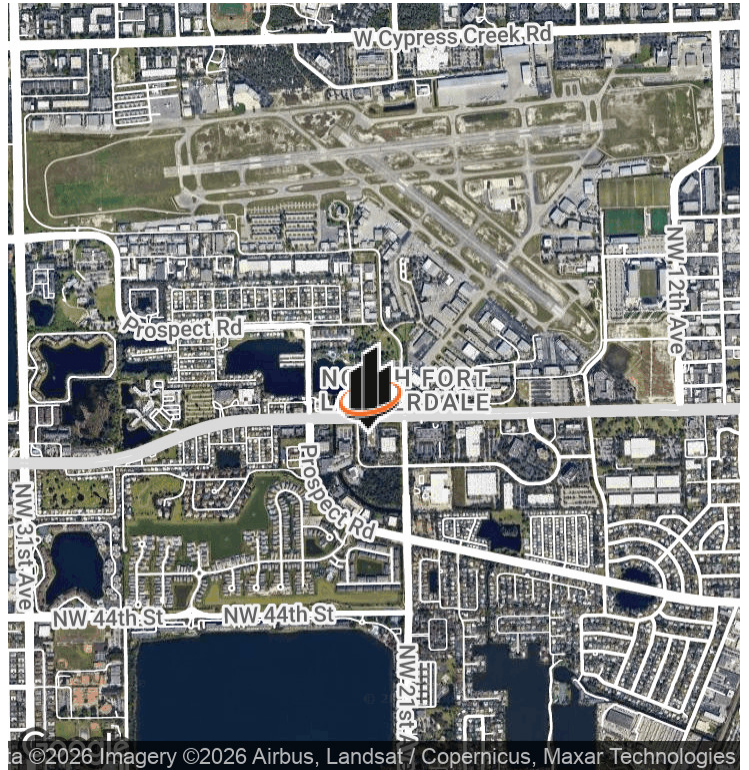
**KEITH KIDWELL, SIOR,
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**Reduced
Rate & Broker
Bonus!***



PROPERTY SUMMARY



OFFERING SUMMARY

REDUCED LEASE RATE:	\$15-17 \$14.00 SF/yr (NNN)
MINIMUM AVAILABLE SF:	1,638 SF
CONTIGUOUS AVAILABLE SF:	26,258 SF
TOTAL AVAILABLE SF:	55,723 SF
LOT SIZE:	3.61 Acres
BUILDING SIZE:	69,729 SF

PROPERTY DESCRIPTION

The Avion Corporate Center features a 3-story Atrium Office Building ideally 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 15 available suites ranging from 1,638 SF to 6,180 SF with the largest contiguous space totaling 26,258 square feet.

PROPERTY HIGHLIGHTS

- +/- 69,729 Sq. Ft. 3-Story Atrium Office Building
- Suites Available from +/- 1,638 Sq. Ft.
- Parking Surrounding Building on 4 Sides
- Estimated Operating Expenses are \$8.90 PSF
- Excellent Access to Public Transportation
- Building Signage Available
- 24/7 Access
- Must See Interior Renovations
- 4/1,000 Parking Ratio

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

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ADDITIONAL PHOTOS



KEITH KIDWELL, SIOR, CCIM

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