

MOTIVATED LANDLORD



FOR LEASE HIGH TECH OFFICE HEADQUARTERS

SOUTHEAST
FLORIDA

6300 NW 5th Way, Fort Lauderdale, FL 33309

- Immediate Occupancy
- Quality High-Tech Office Building
- High Power 1,600 AMPS
- Ideal for a Data Center / Tech Company
- Backup Generator on Premise
- Extra A/C Units in Computer Lab Rooms
- Great Work Force in Surrounding Areas
- Lot Size 150,000 ± SQ FT (3.44 3 Acres)
- Zoning CC (Commerce Center)
- Walk Score: 38 / Transit Score: 43
- Tenant Responsible for Meter Utilities
- Parking: 6.3 for every 1,000 ± SQ FT
- Improvements done includes Cabling, A/C,
- Build-out & Power which Exceeds \$1 Million.
- Also Available For Sale

24,106-
32,703 ± SQFT



<http://bit.ly/2DAaynb>



<http://bit.ly/2IJlwa2>

\$17 BASE RENT + NNN

\$5.25 OPEX CAM + SALES TAX



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TREC
Total Real Estate
Consultants Inc.
www.trecfl.com
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VICE PRESIDENT
US VETERAN CHAMBER OF COMMERCE

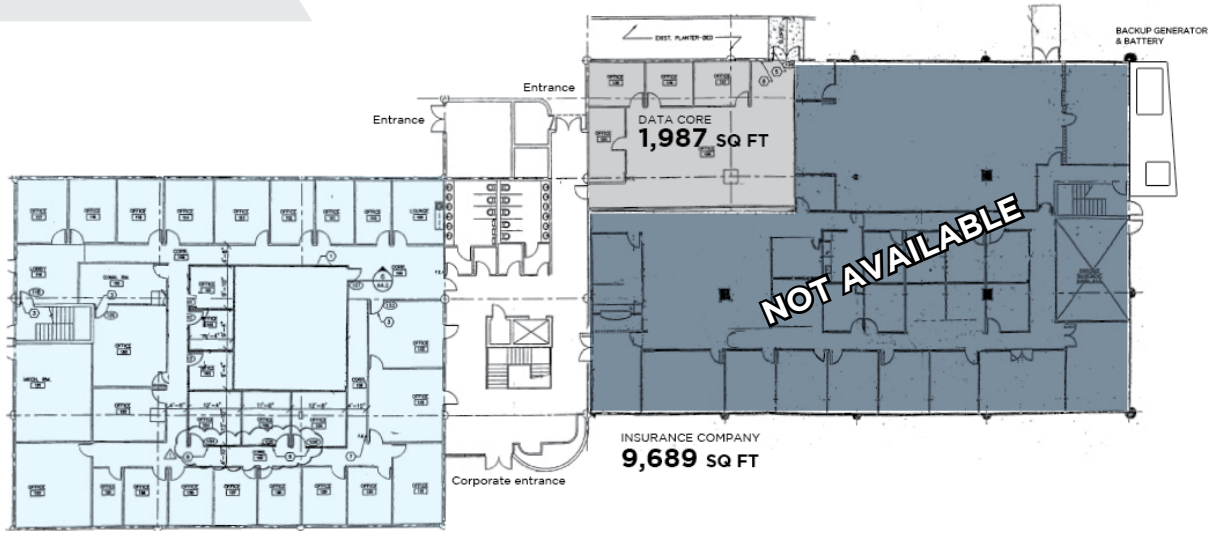


Note: This offering subject to errors, omissions, prior sales or withdrawal without notice.



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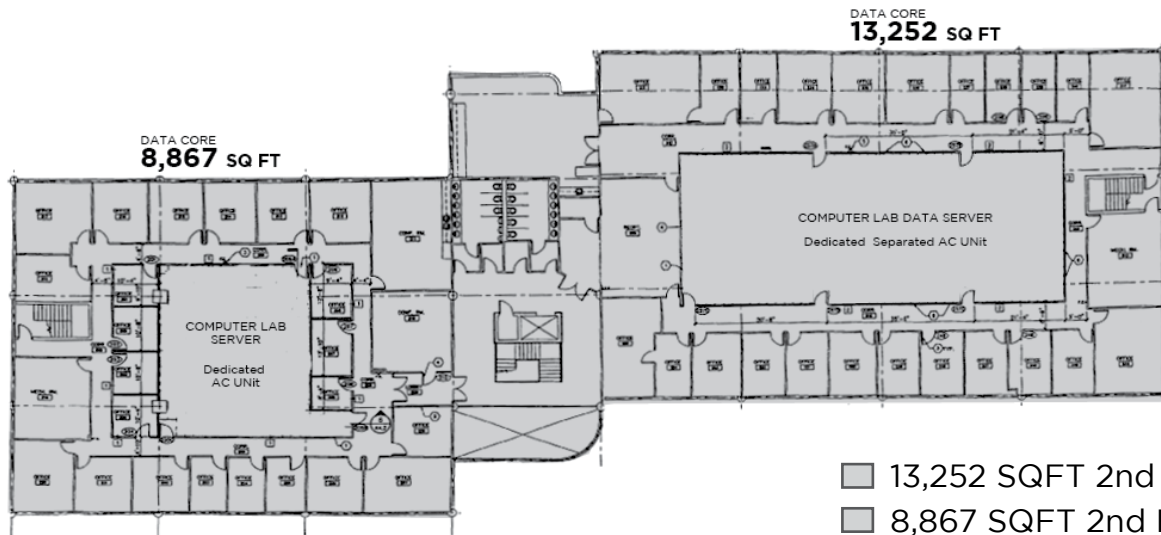
FIRST FLOOR



HEALTH SOUTH
8,597 SQ FT

UNIT A 8,597 SQ FT 1st Floor
TOTAL ALPHA 24,106 SQ FT
TOTAL AVAILABLE 32,703 SQ FT

SECOND FLOOR



DATA CORE
8,867 SQ FT

DATA CORE
13,252 SQ FT

13,252 SQFT 2nd Floor
8,867 SQFT 2nd Floor
1,987 SQFT 1st Floor
TOTAL ALPHA 24,106 SQFT



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