

For Lease
±1,403-6,321 SF
Office Space

Coming Soon
NEW
SPEC SUITES

Commerce Point

3511 W Commercial Boulevard
Fort Lauderdale, FL 33309

Property Features

- 24-hour keycard access, newly renovated common areas, abundant natural light, and floor-to-ceiling windows
- Building and monument signage available
- Ample shaded parking
- Separately metered HVAC
- Excellent location in between the Florida Turnpike and I-95
- Easy access to Fort Lauderdale Executive Airport and Cypress Creek business district
- Close to plentiful retail, dining, and banking

Key Highlights



Upgraded common areas, façade update, and new spec suites coming soon!



Close to I-95 and the Florida Turnpike



Close to numerous conveniences and amenities

For more information:

Lesley Sheinberg, Managing Director

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FOR LEASE: COMMERCE POINT, FORT LAUDERDALE

±1,403-6,321 SF Office Space Near the Turnpike & I-95



Available Space

Suite 100: 3,302 – 6,231 SF

Suite 101: 2,929 – 6,231 SF

Suite 400: 3,535 SF

Suite 402: 1,403 SF

Rental Rate

\$14.50/SF NNN

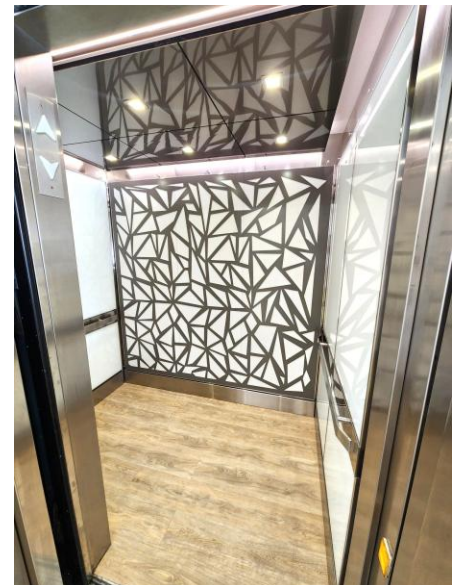
\$14.00/SF CAM

Parking

Ample shaded parking
(4/1,000)

**PROPERTY
UPGRADES
COMING SOON**

- Façade update
- New signage
- Lobby renovation
- Elevator cab upgrade complete




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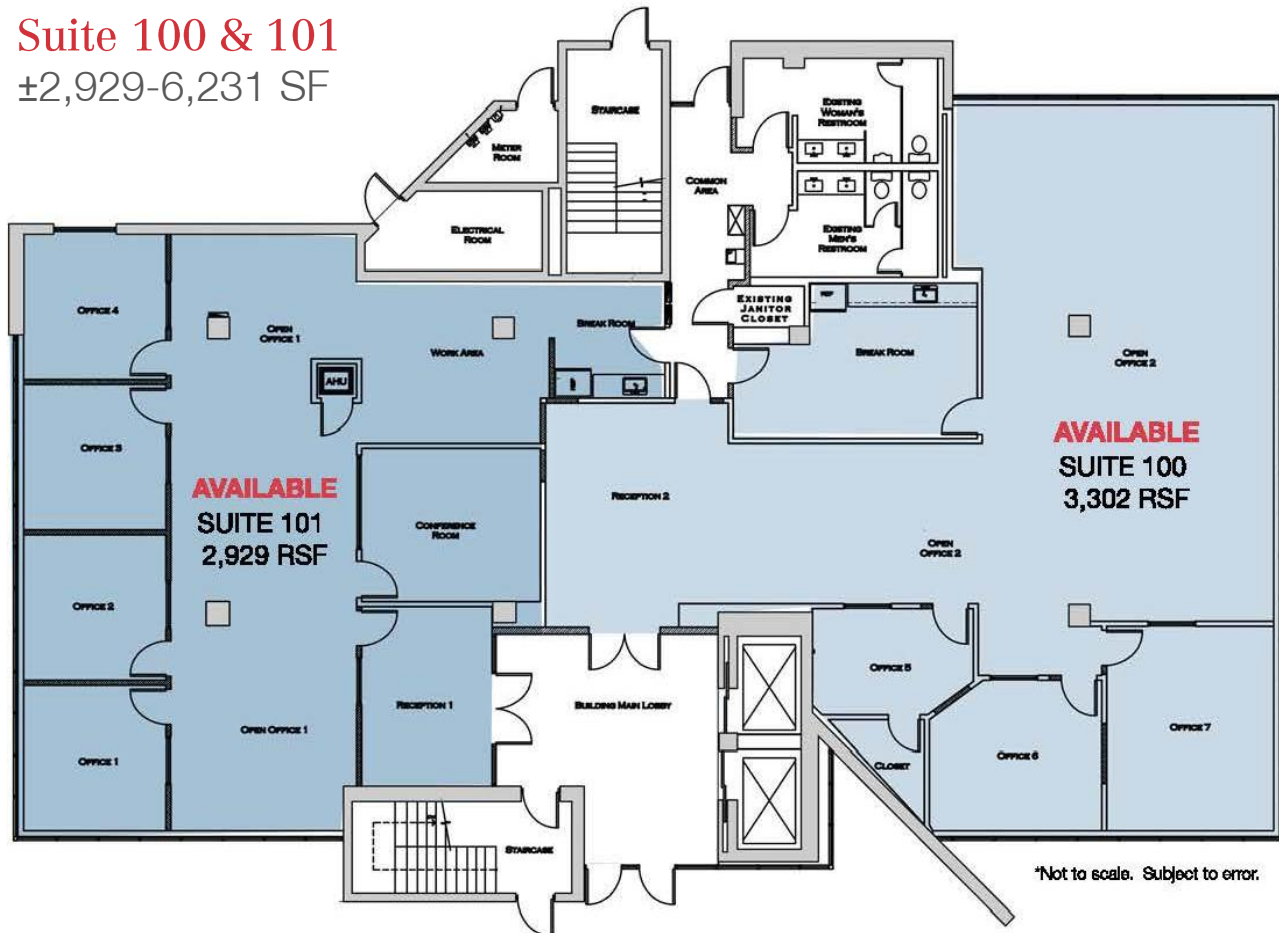
 www.mhcreal.com

BRAND NEW SPEC SUITES

COMING SOON TO COMMERCE POINT

Suite 100 & 101

±2,929-6,231 SF



MODERN LAYOUTS



FIRST-FLOOR SUITES



SEAMLESS MOVE-IN

Designed for productivity and comfort, these spaces are perfect for professionals looking to elevate their presence in Fort Lauderdale's dynamic and thriving market.

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