



PROPERTY DETAILS

- Base rent: \$14.00 PSF
- Estimates OPEX: \$3.01 PSF
- Building A fronts NW 31st Street, features retail-showroom type warehouse bays
- Ceiling height: 18'
- Each bay/suite is separately metered for tenant electrical

ABOUT PROPERTY



PRICE

\$14.00 SF/yr (NNN)



YEAR BUILT

1978



AVAILABLE SF

6,617 - 24,345



PARKING

Surface



LOCATION

Fort Lauderdale

For more information:

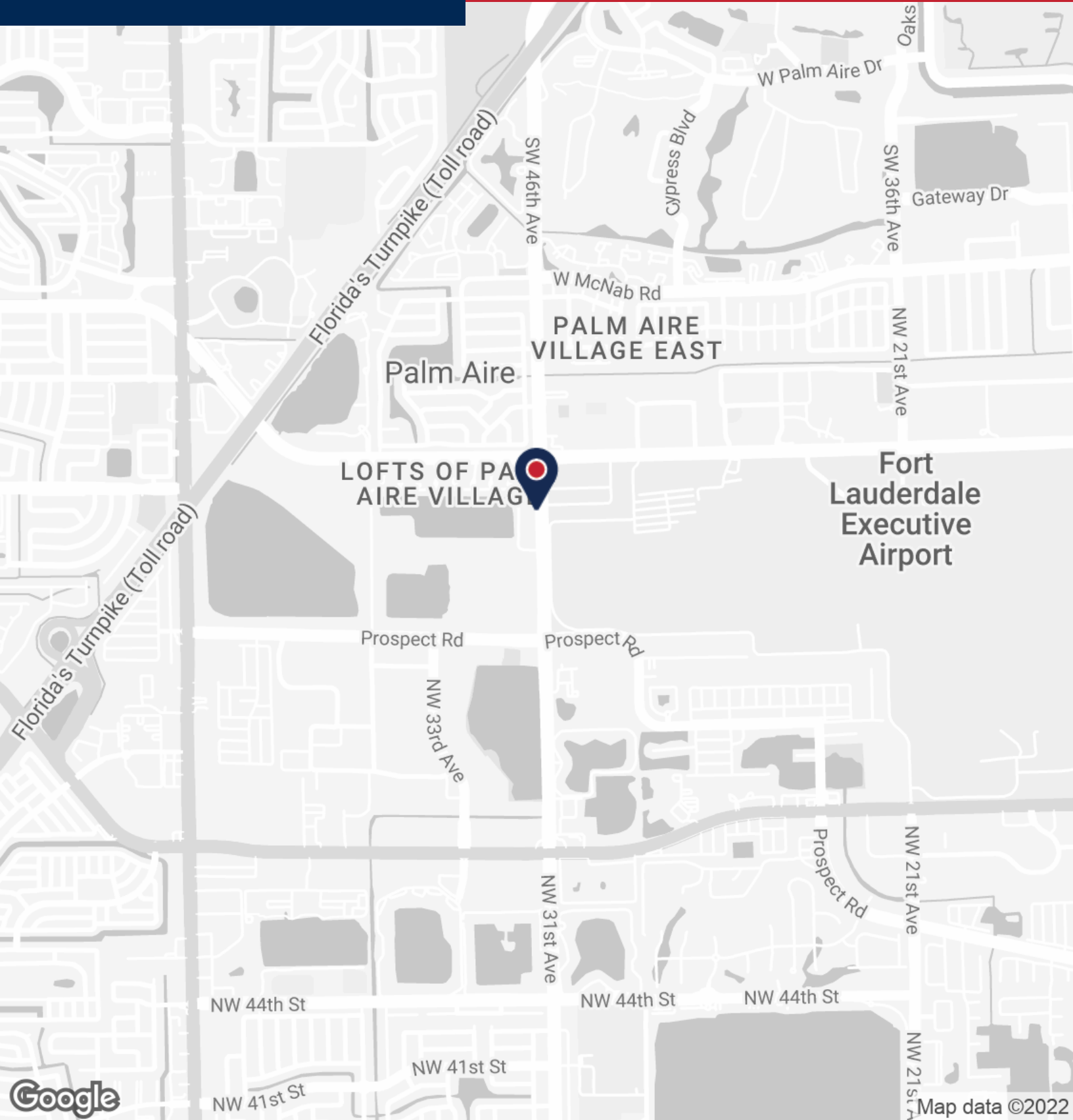
Jonathan Thiel

954.652.2020 | Jthiel@Bergercommercial.Com
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St. George Guardabassi

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For more information:

Jonathan Thiel

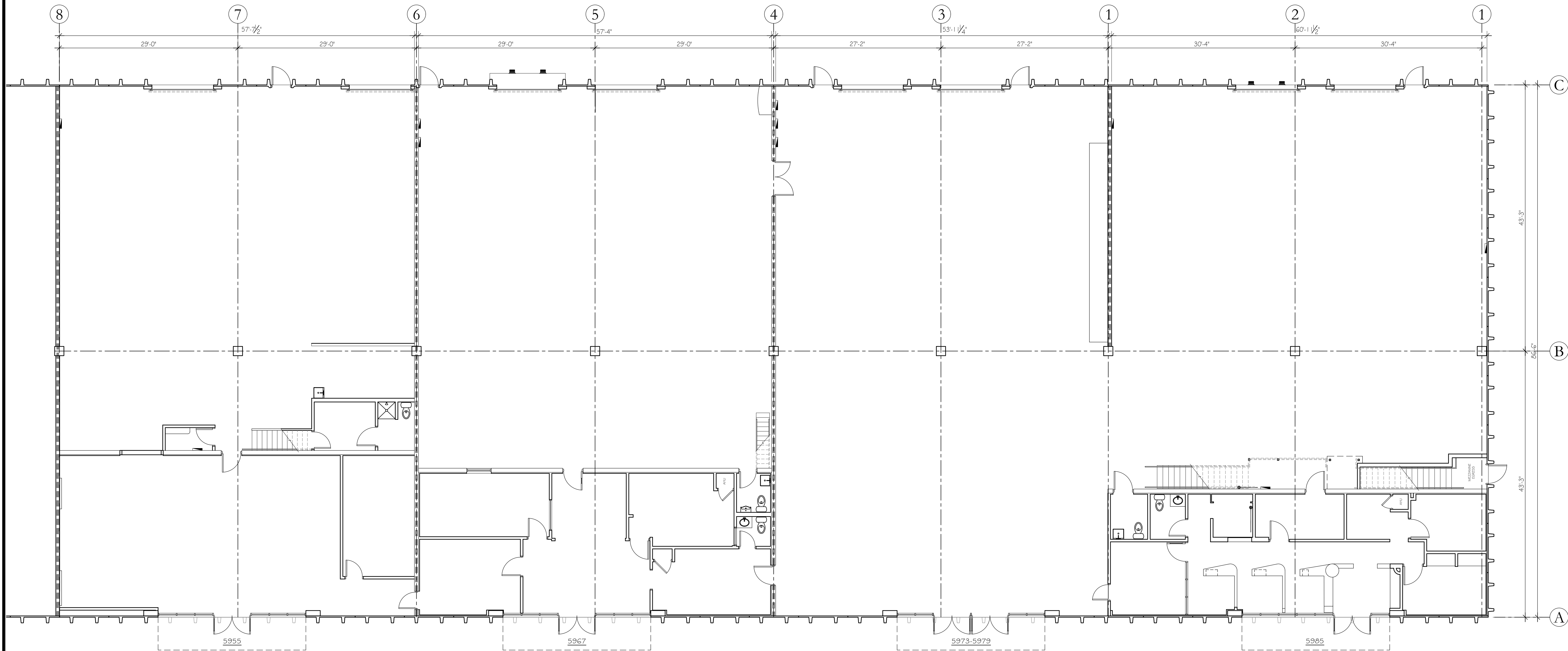
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NO.	DATE	REVISION



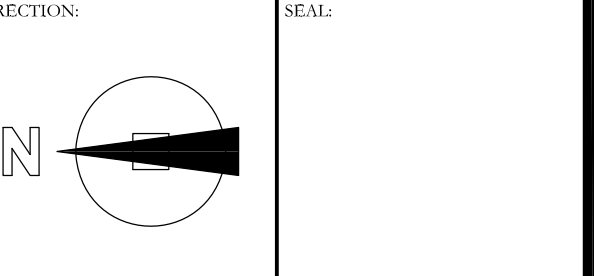
AS-BUILTS

Existing Conditions

Prepared for Lakeview Plaza
 5955 - 5985 NW 31st Ave.,
 Fort Lauderdale, FL 33309

SUITE #5985=	5,319 SQ.FT.
MEZZANINE=	1,270 SQ.FT.
TOTAL=	6,589 SQ.FT.
SUITE #5973 - #5979=	4,718 SQ.FT.
SUITE #5967=	5,017 SQ.FT.
MEZZANINE=	1,404 SQ.FT.
TOTAL=	6,421 SQ.FT.
SUITE #5955=	5,040 SQ.FT.
MEZZANINE=	1,577 SQ.FT.
TOTAL=	6,617 SQ.FT.
SUITE #5955- #5985 TOTAL=	24,345 SQ.FT.

ADAM RYDZEWSKI
 FLORIDA REGISTERED ARCHITECT
 REGISTRATION NO. AR0092163



ISSUED DATE: 2022-08-31	DRAWN BY: T.S.
DATE PRINTED: 2022-09-02	CHECKED BY: A.R.
SCALE: AS NOTED	PROJECT NO.: 22-197

TITLE:
 EXISTING
 FLOOR PLAN
 - SUITE #5955 - #5985

DRAWING NO.
A-1.0