

FOR SALE OR LEASE > 3521 W Broward Boulevard



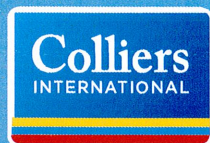
3521 West Broward Blvd.

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Ft. Lauderdale, Florida

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KEY FEATURES/HIGHLIGHTS

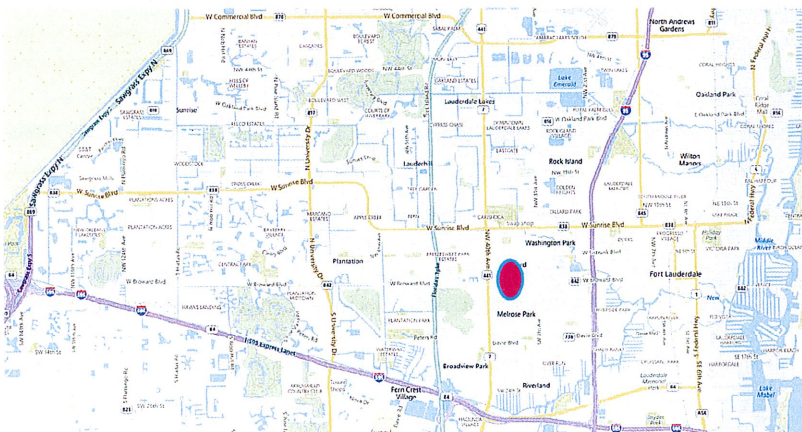
- > 42,040 SF
- > Partial building renovation, including new exterior facade, new interiors, new landscaping, hurricane proof glass, new HVAC units and many more upgraded features
- > Building and monument signage opportunities
- > Blocks to Plantation General Hospital and in close proximity to I-95, State Road 7 (441), Florida's Turnpike and Fort Lauderdale Executive Airport.
- > Building is in a Enterprise Zone which allows for many tax breaks to purchase equipment, hiring new employees and Tenant Improvements

FOR SALE OR LEASE > 42,040 SF CLASS B OFFICE BUILDING

Street Address:	3521 West Broward Boulevard
Legal Description	Broward Estates SEC 1 33-3 B Lot 11,12,13 W 50 BLK 1
Enterprise Zone:	Building is in an Enterprise Zone which provides for potential tax abatements and credits as well as other State and local incentives including employee training credits based on Qualified Targeted Industries and other criteria
Location:	Located in Broward County. Just blocks to Plantation General Hospital and in close proximity to I-95, State Road 7 (441), Florida's Turnpike and Fort Lauderdale Executive Airport.
Site Area:	1.38 Acres
Improvements:	42,040 SF Class B Office
Zoning:	CG
Rentable Area:	Office 42,040 SF
Assessed Value (2015):	Land: \$741,130 Improvements: \$2,318,350 Total: \$3,059,710
Property Taxes (2015):	\$96,067



LOCATION MAP



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