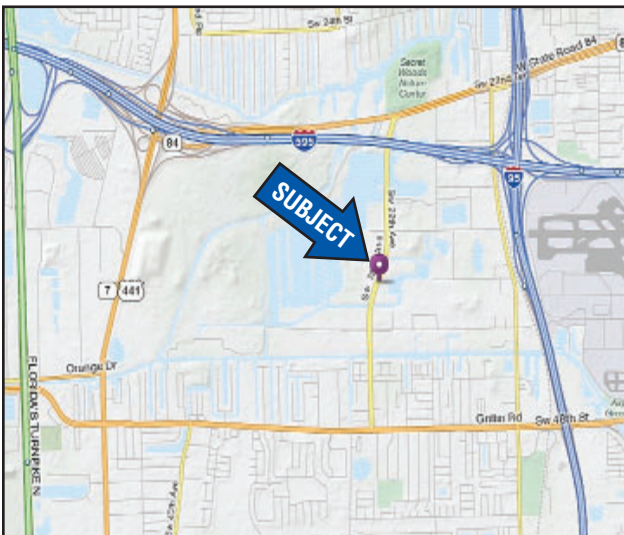


FOR LEASE
FREE STANDING OFFICE BUILDING
3900 SW 30TH AVENUE
FORT LAUDERDALE, FLORIDA



BUILDING DESCRIPTION: Single story free standing office building totaling 8,115 rentable square feet ("rsf"). The building offers excellent visibility and convenient access.

AVAILABLE SPACE: Suites 1&2 consisting of a total of 3,959 rsf. Suites 1&2 are combined as one suite and are available for immediate occupancy.

LOCATION: 3900 SW 30th Ave., Ft. Lauderdale, Florida. The Property is strategically located in close proximity to I-95, I-595, State Rd. 84, Ft. Lauderdale International Airport and Port Everglades.

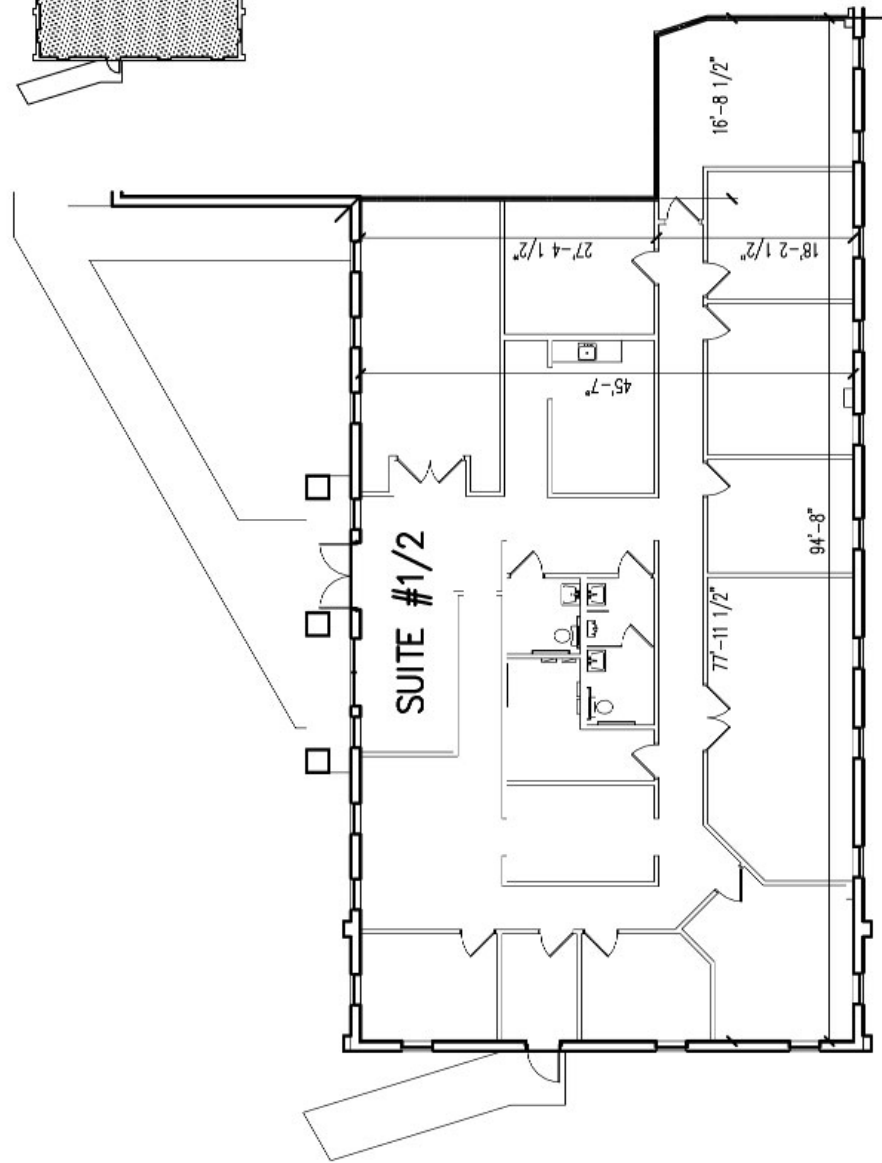
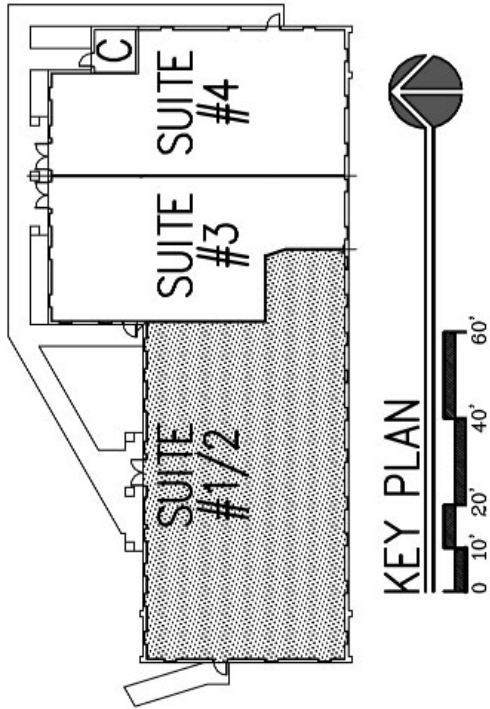
CONTACT: Jay Romfh, Director of Leasing
Brad Scherer, President

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ATLANTIC WESTERN REALTY CORPORATION
3500 FAIRLANE FARMS ROAD, SUITE 9, WELLINGTON, FL 33414

561-832-3400

www.atlantic-western.com



MEASURED GROSS BUILDING AREA TO OUTSIDE FINISHED SURFACE OF BUILDING WALLS WITHOUT ANY DEDUCTIONS - CONSTRUCTION AREA	SUITE #1/2 = 4,055.7 S.F.
	USABLE + COMMON % = RENTABLE SUITE #1/2 = 3,901.3 S.F. + 57.6 S.F. = 3,958.9 S.F.

MEASURED USABLE/RENTABLE AREA CENTER OF WINDOWS (DOMINANT PORTION), INSIDE FACE OF TYPICAL EXTERIOR WALLS, CENTER OF SUITE DEMISING WALL AND INSIDE FACE OF COMMON AREA WALLS (ELEC. ROOM).	USABLE + COMMON % = RENTABLE SUITE #1/2 = 3,901.3 S.F. + 57.6 S.F. = 3,958.9 S.F.
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