



FOR SALE OFFICE BUILDING

6300 NW 5th Way, Fort Lauderdale, FL 33309

SOUTHEAST
FLORIDA

- Quality High-Tech Office Building
- Seller Financing for Alpha Units
- High Power 1,600 AMPS
- Ideal for Data Center / Tech Company
- Backup Generator on Premise
- Extra A/C Units in Lab Rooms
- Great Work Force in Surrounding Areas
- Lot Size 150,000 +/- SQ FT (3.44+/-Acres)
- Zoned CC (Commerce Center)
- Walk Score: 38 / Transit Score: 43
- Seller Very Interested in Quick Closing

24,106 +/- SQ FT
(Alpha Unit)
\$4,797,094

TO ENTIRE BUILDING
42,392 +/- SQ FT
\$8,911,444



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TREC Total Real Estate
Consultants Inc.
www.trecfl.com

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



FOR LEASE HIGH TECH OFFICE BUILDING

6300 NW 5th Way, Fort Lauderdale, FL 33309

SOUTHEAST
FLORIDA

- Quality High-Tech Office Building
- High Power 1,600 AMPS
- Ideal for a data center
- Backup Generator on premise
- Extra A/C Units in Lab Rooms
- Great Work Force in Surrounding Areas
- Lot Size 150,000 +/- SQ FT (3.44 +/- Acres)
- Zoning CC (Commerce Center)
- Walk Score: 38 / Transit Score: 43
- Tenant Responsible for Meter Utilities

24,106 +/- SQ FT
(Alpha Unit)
TO ENTIRE BUILDING
42,392 +/- SQ FT

\$14/\$16/\$18 BASE RENT + NNN

\$5.25 OPEX CAM + SALE TAX



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