

9,689 Square Feet 1st Floor Class B+ Office Condo

6300 NW 5th Way, Fort Lauderdale, FL 33309



FOR MORE INFORMATION, PLEASE CONTACT:

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SECTION 1

PROPERTY INFORMATION



Executive Summary



OFFERING SUMMARY

Sale Price:	\$2,180,025
Cap Rate:	6.6%
NOI:	\$143,959
Available SF:	9,689 SF
Lot Size:	2.76 Acres
Building Size:	9,689 SF
Price / SF:	\$225.00

PROPERTY OVERVIEW

First floor professional office space in desirable Corporate Park at Cypress Creek. Easy access to I-95. Generous parking, 6.3 spaces per thousand square feet.

PROPERTY HIGHLIGHTS

- First floor space
- In Corporate Park at Cypress Creek in vicinity of Citrix, other leading companies
- Generous 6.3 per thousand sf parking shaded by mature tree canopy
- Quick access to I-95
- Condo fees \$4.91 psf per year
- Contiguous to Sheraton Suites and Conference Center with direct walking access through parking lot

Property Description



PROPERTY OVERVIEW

First floor professional office space in desirable Corporate Park at Cypress Creek. Easy access to I-95. Generous parking, 6.3 spaces per thousand square feet.

LOCATION OVERVIEW

Well maintained first floor class B office space located in quiet office district near I-95 with abundant parking.

Additional High resolution photos and information may be viewed at: hawkinscre.com/cypresscreek

Complete Highlights



SALE HIGHLIGHTS

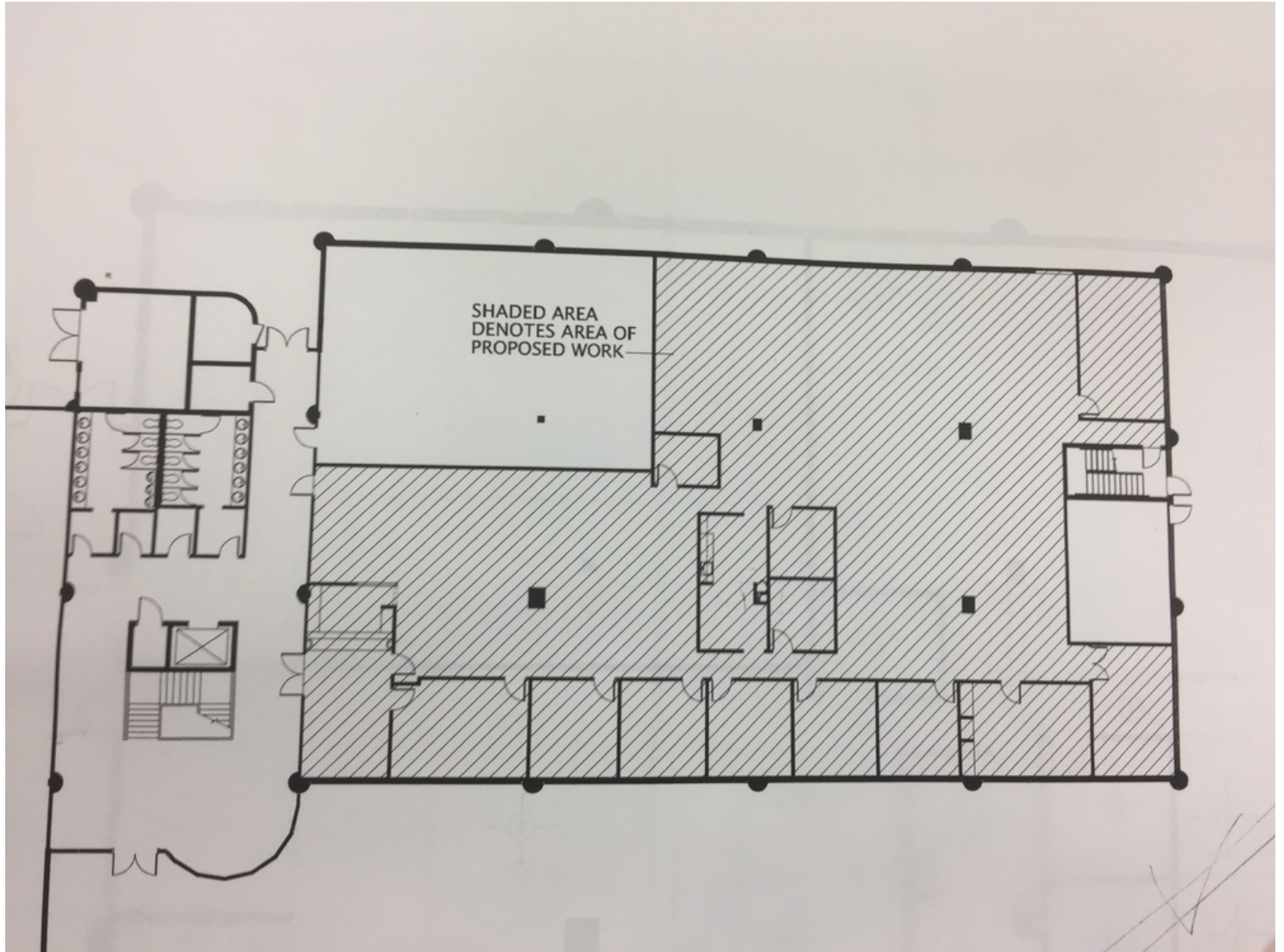
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Additional Photos



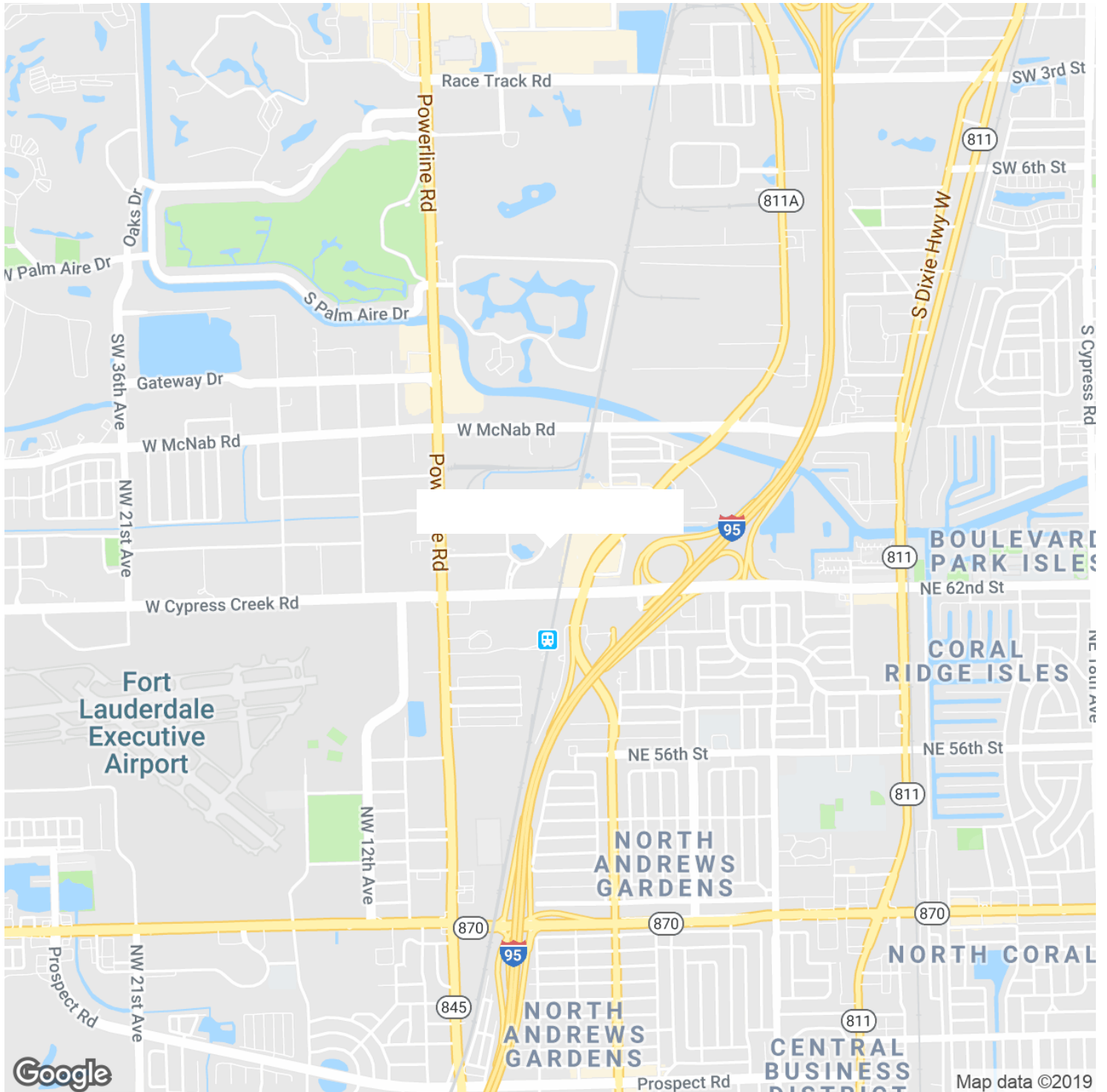
Floor Plans



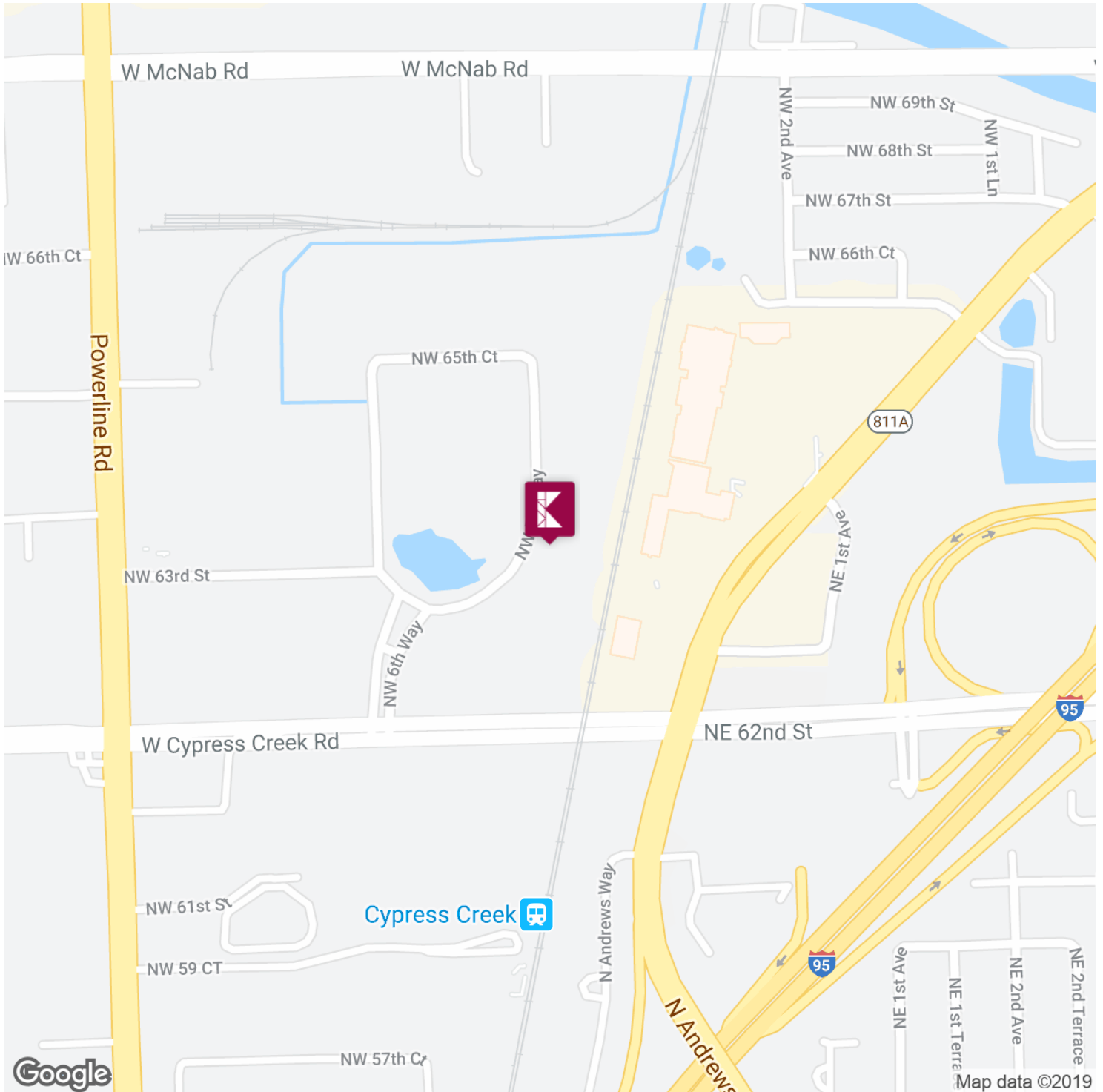
SECTION 2

LOCATION INFORMATION

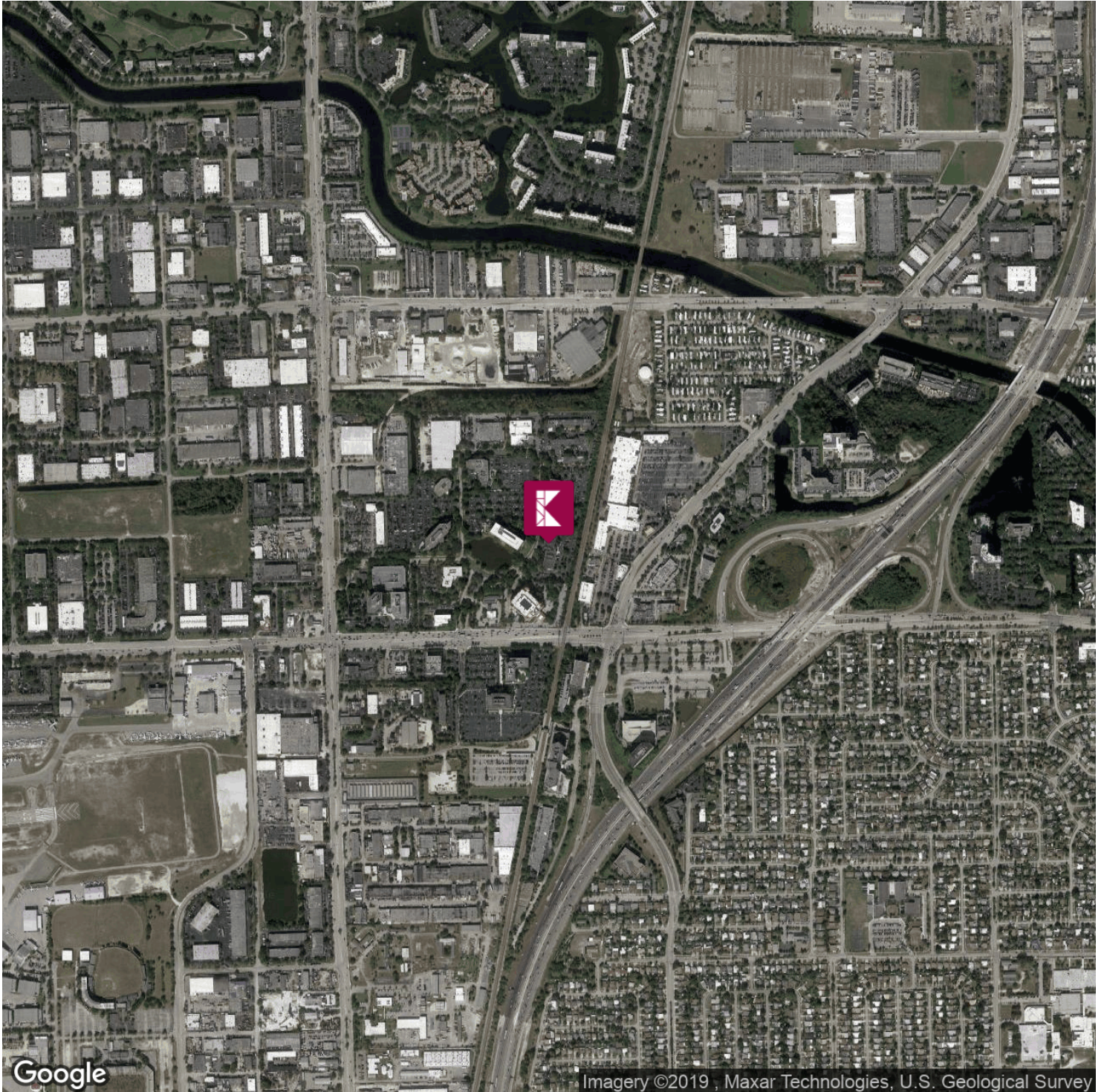
Regional Map



Location Maps



Aerial Maps



SECTION 3

FINANCIAL ANALYSIS

Financial Summary



INVESTMENT OVERVIEW	PRO-FORMA
Price	\$2,180,025
Price per SF	\$225.00
CAP Rate	6.6%
Total Return (yr 1)	\$143,959
	-
OPERATING DATA	PRO-FORMA
Gross Scheduled Rent & NNN Reimbursements	\$155,024
Gross Scheduled NNN Reimbursements	\$66,274
Total Scheduled Income	\$221,298
Vacancy Cost	\$11,065
Gross Income	\$210,233
Operating Expenses	\$66,274
Net Operating Income	\$143,959
FINANCING DATA	PRO-FORMA
Down Payment	
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

Income & Expenses

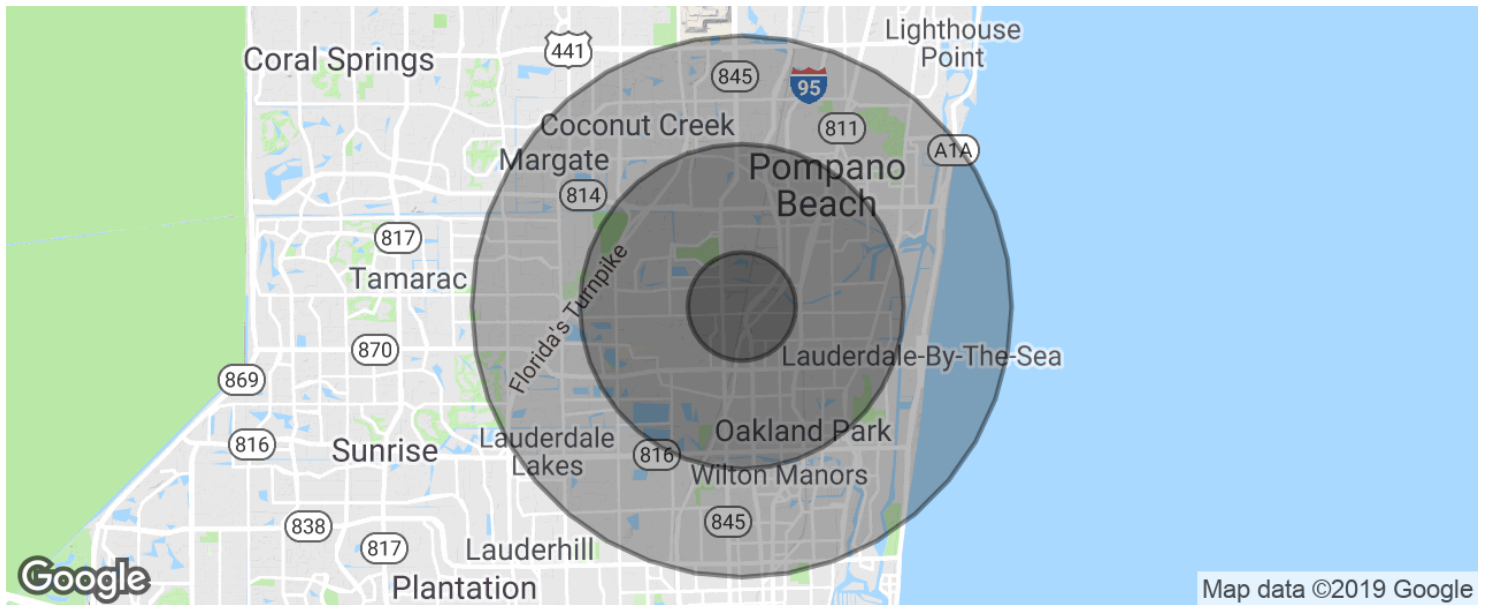


INCOME SUMMARY	PRO-FORMA
Gross Potential Rent	\$155,024
Expense Reimbursement	\$66,274
Gross Income	\$221,298
EXPENSE SUMMARY	PRO-FORMA
Association Fees	\$47,570
Property Taxes	\$18,704
Gross Expenses	\$66,274
Net Operating Income	\$143,959

SECTION 4

DEMOGRAPHICS

Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	12,011	112,930	342,285
Median age	38.3	41.4	41.1
Median age (Male)	38.4	40.9	40.2
Median age (Female)	39.1	42.5	42.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,547	47,918	142,747
# of persons per HH	2.6	2.4	2.4
Average HH income	\$53,618	\$59,948	\$60,723
Average house value	\$215,142	\$298,964	\$286,653

* Demographic data derived from 2010 US Census