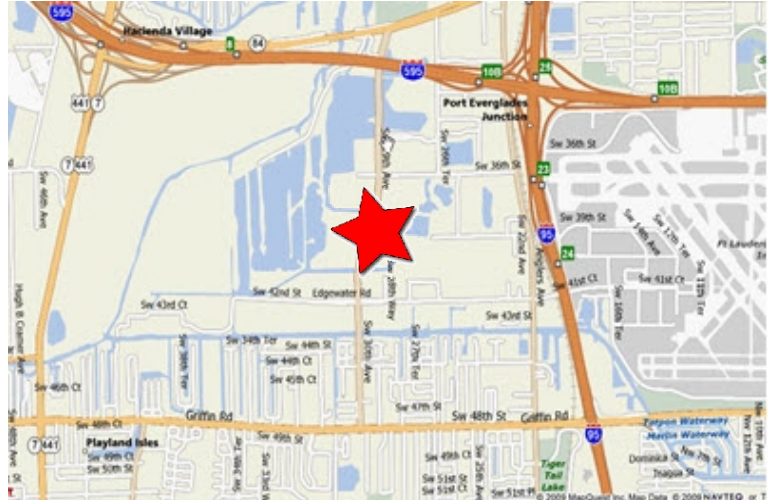


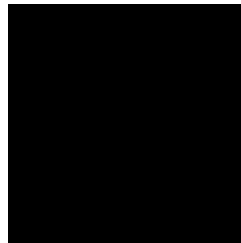
# FOR SALE

**±8,691 SF Office Building  
Port 95 Commerce Park**

**3900 SW 30th Avenue  
Hollywood, FL 33312**



- ◆ ±8,691 SF Free-Standing Office Building in Port 95 Commerce Park
- ◆ ±4,226 SF Leased Month-to-Month
- ◆ Many Offices Have Beautiful Lake Views
- ◆ Great Location With Easy Access to Marina Mile Boatyards
- ◆ Property Lot Size is ±120,000 SF, Including ±80,000 SF Tree Preserve
- ◆ 34 Parking Spaces
- ◆ Quarterly P.O.A. Fee: \$647.00



**Sale Price:**  
~~\$1,200,000~~  
**\$1,100,000**

Any information given herewith is obtained from sources we consider reliable. However, we are not responsible for misstatements of facts, errors, omissions, prior sale, withdrawal from market, or change in price without notice. The owner reserves the right to refuse any and all offers without explanation. Professional fee is earned by selling broker only upon consummation of the sale closing on terms dictated by the owner, not necessarily those set forth above. This offering subject to errors, omissions, prior sale or withdrawal without notice.

**NAI** Rauch Weaver  
Norfleet Kurtz & Co

Commercial Real Estate Services, Worldwide.  
5300 North Federal Highway • Fort Lauderdale, FL 33308  
Tel: 954-771-4400 • Fax: 954-771-4537 • www.rwnk.com

**Frank B. Morrison**  
fmorrison@rwnk.com  
954-489-4713