

PROPERTY DETAILS

- Office Suites from 400 SF to 4,000 sf
- Available For Immediate Occupancy
- \$17.50 NNN
- \$14.74 Operating Expense
- Plentiful Parking (FREE)
- Six-Story, 70,000 SF Waterfront office building
- On-Site Cafe
- 24-Hour Access with monitored alarm system
- Walking Distance to Galleria Mall, Restaurants, Retail, Lodging & Financial Services

ABOUT PROPERTY



PRICE

\$17.50 SF/yr (NNN)



YEAR BUILT

Renovated 2022



AVAILABLE SF

400-4,000 SF



PARKING

FREE



LOCATION

East of US-1 & South of Sunrise

For more information:

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Google

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For more information:

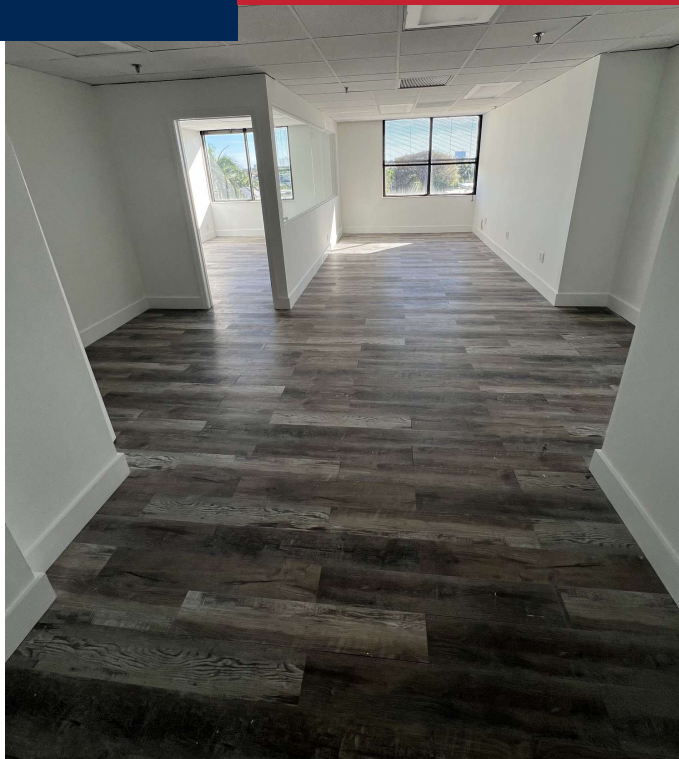
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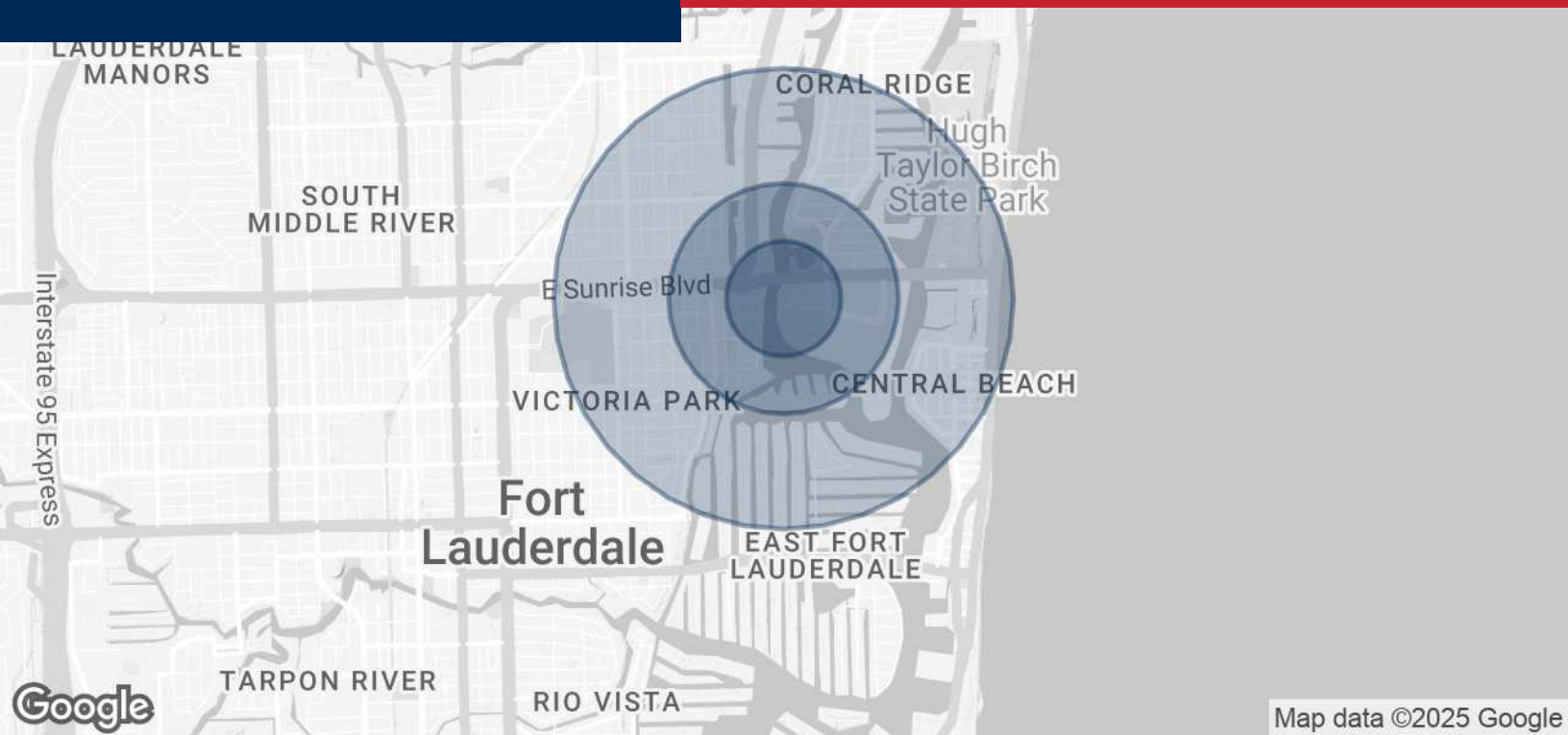
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	755	3,837	14,913
Average Age	52.2	46.7	48.3
Average Age (Male)	57.6	50.3	49.4
Average Age (Female)	35.8	36.9	43.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	546	2,615	10,744
# of Persons per HH	1.4	1.5	1.4
Average HH Income	\$82,823	\$84,719	\$93,558
Average House Value	\$620,750	\$601,589	\$623,895

* Demographic data derived from 2020 ACS - US Census

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