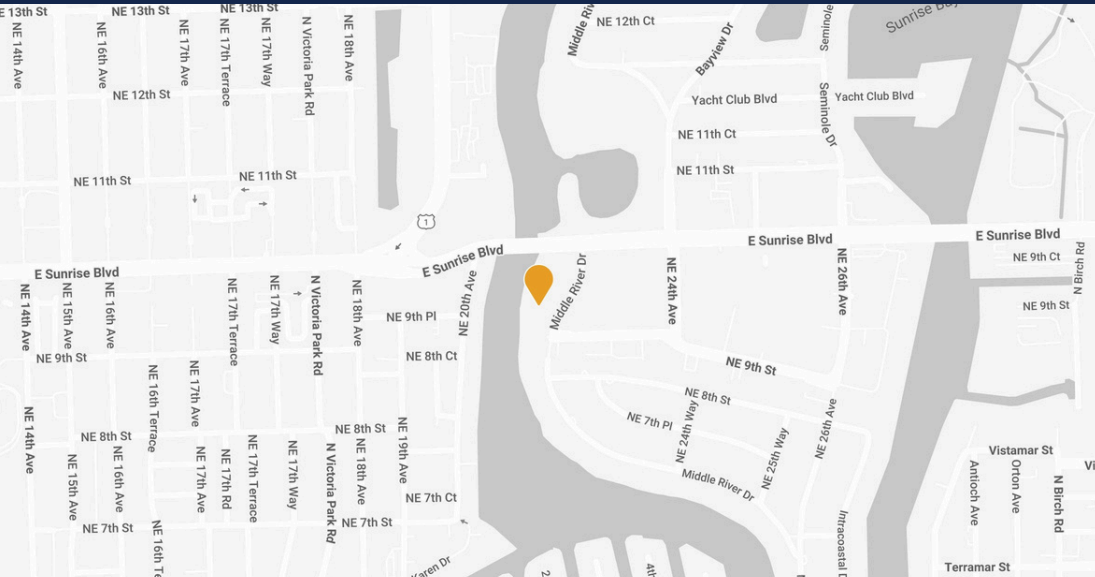


# GALLERIA PROFESSIONAL BUILDING

915 MIDDLE RIVER DRIVE  
FORT LAUDERDALE, FL



WATERFRONT VIEWS + EXCEPTIONAL LOCATION



## ABOUT PROPERTY



**Property Type:**  
Office



**Renovated:** 2022



**Total SF:** 72,893 sf



**Rent:** \$17.50-\$20.00  
psf NNN



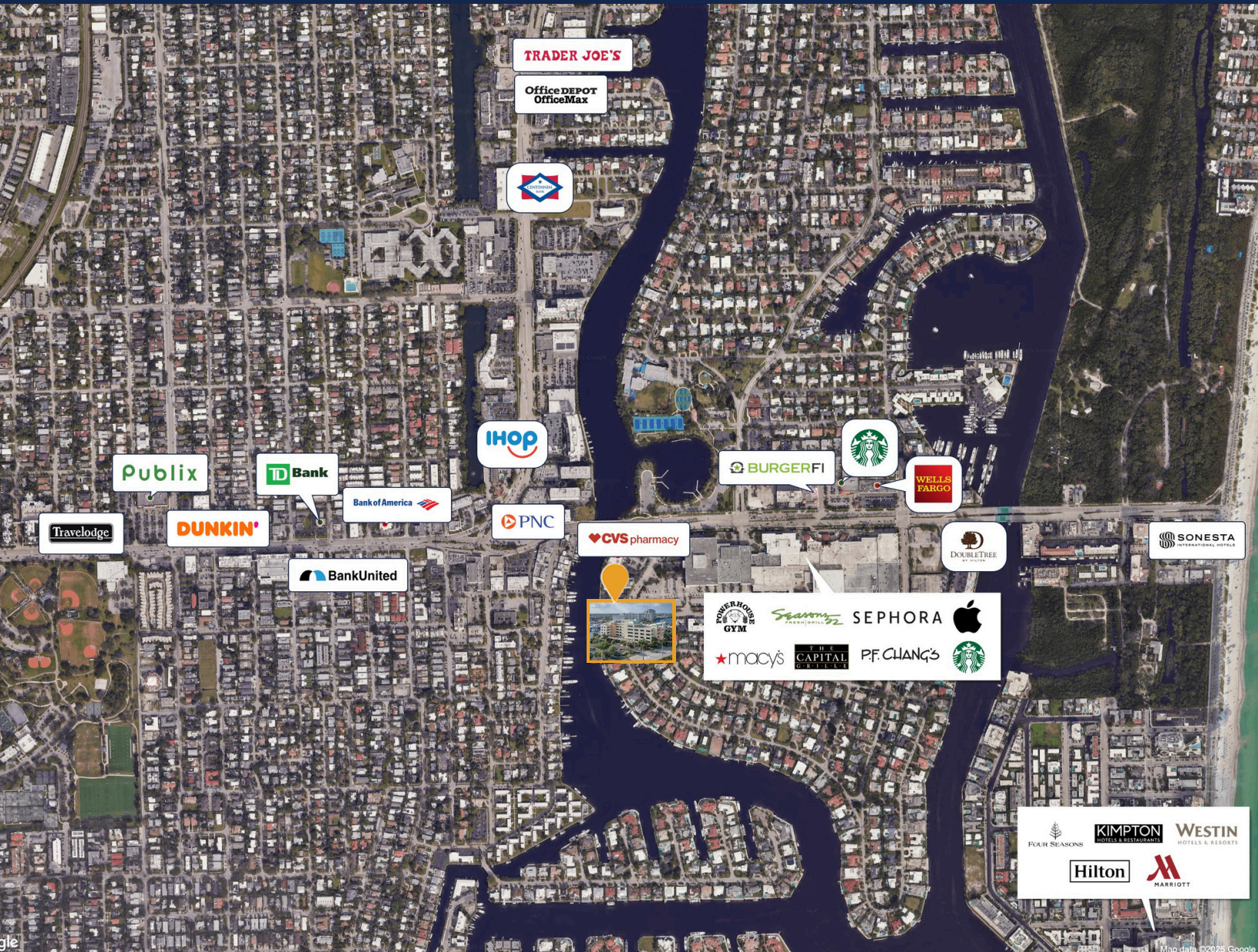
**Zoning:** B-1 allowing  
for diverse retail and  
office uses

## PROPERTY HIGHLIGHTS

- Available for immediate occupancy
- Convenient access to multiple bus routes via Broward County Transit
- Plentiful free parking
- On-site cafe
- 24-Hour Access with monitored alarm system
- Walking Distance to Galleria Mall, Restaurants, Retail, Lodging & Financial Services

**HB** | CAPITAL

Jacky Enderica  
Galleria@hbcapital.com  
954-509-6285



## LOCATION HIGHLIGHTS

### WATERFONT VIEWS

Situated along the Middle River, the property offers stunning water views from select office suites.

### EASILY ACCESSIBLE

Quick connections to US-1 (Federal Hwy), Sunrise Blvd, and I-95—under 15 minutes to downtown Fort Lauderdale and 20 minutes to Fort Lauderdale-Hollywood International Airport.

### PRIME CORAL RIDGE

Located in the desirable Coral Ridge / Bayview Drive area, surrounded by upscale residential neighborhoods and abundant retail offerings.

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SAMPLE SUITE  
1,555 sf



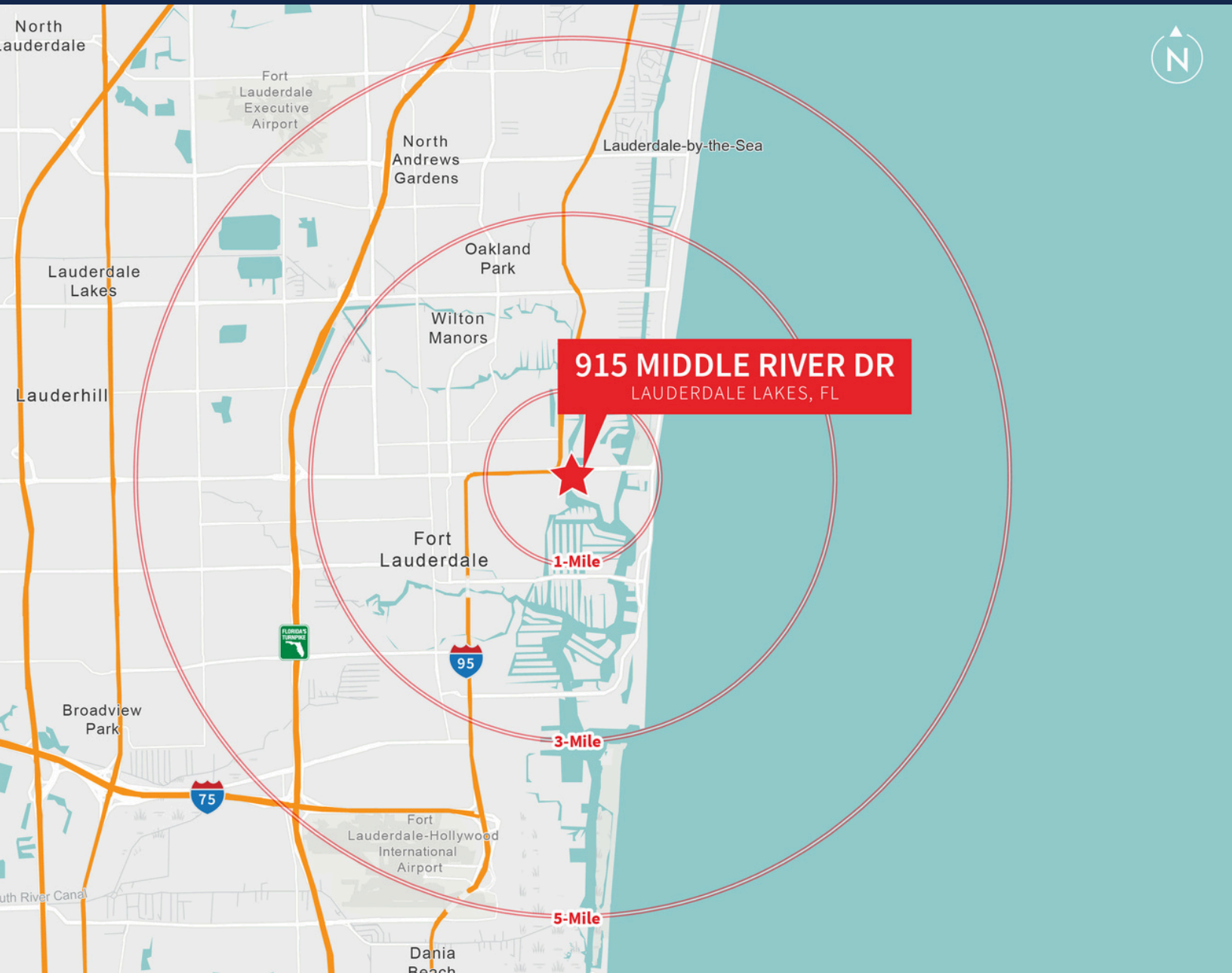
SAMPLE SUITE  
709 sf



SAMPLE SUITE  
1,002 sf

**Available**  
202 sf – 3,432 sf

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<b>POPULATION &amp; HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	12,933	124,939	266,037
Daytime Employment	16,741	183,509	355,556
Total Households	6,824	65,246	125,840
Avg. HH Income	\$190,036	\$151,173	\$131,230

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## CONTACT

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