

1216 SE 1st Ave

1216 SE 1st Ave, Fort Lauderdale, FL 33316



Presented By:
Jim Naugle & Company



1216 SE 1st Ave

1216 SE 1st Ave, Fort Lauderdale, FL 33316

Property Details

Free Standing Medical Office in Broward Health Area.
Five Exam Rooms
Nine parking spaces.
Three bathrooms including shower in Doctors bathroom.
Large waiting room
IT room
3 office
x-Ray room
Kitchen
Space built out and ready to move in.

Price: \$30.00 /SF/YR

- Broward Health Area
- Located between the Courthouse and the Hospital
- SOLO, South of Las Olas area
- Built on the coastal Ridge, High Elevation

View the full listing here: <https://www.loopnet.com/Listing/1216-SE-1st-Ave-Fort-Lauderdale-FL/28910177/>

Rental Rate:	\$30.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	C
Rentable Building Area	1,940 SF
:	
Year Built:	1994
Walk Score ®:	70 (Moderately friendly)
Transit Score ®:	40 (Fairly friendly)
Rental Rate Mo:	\$2.50 /SF/MO

1216 SE 1st Ave

1216 SE 1st Ave, Fort Lauderdale, FL 33316

Listing space

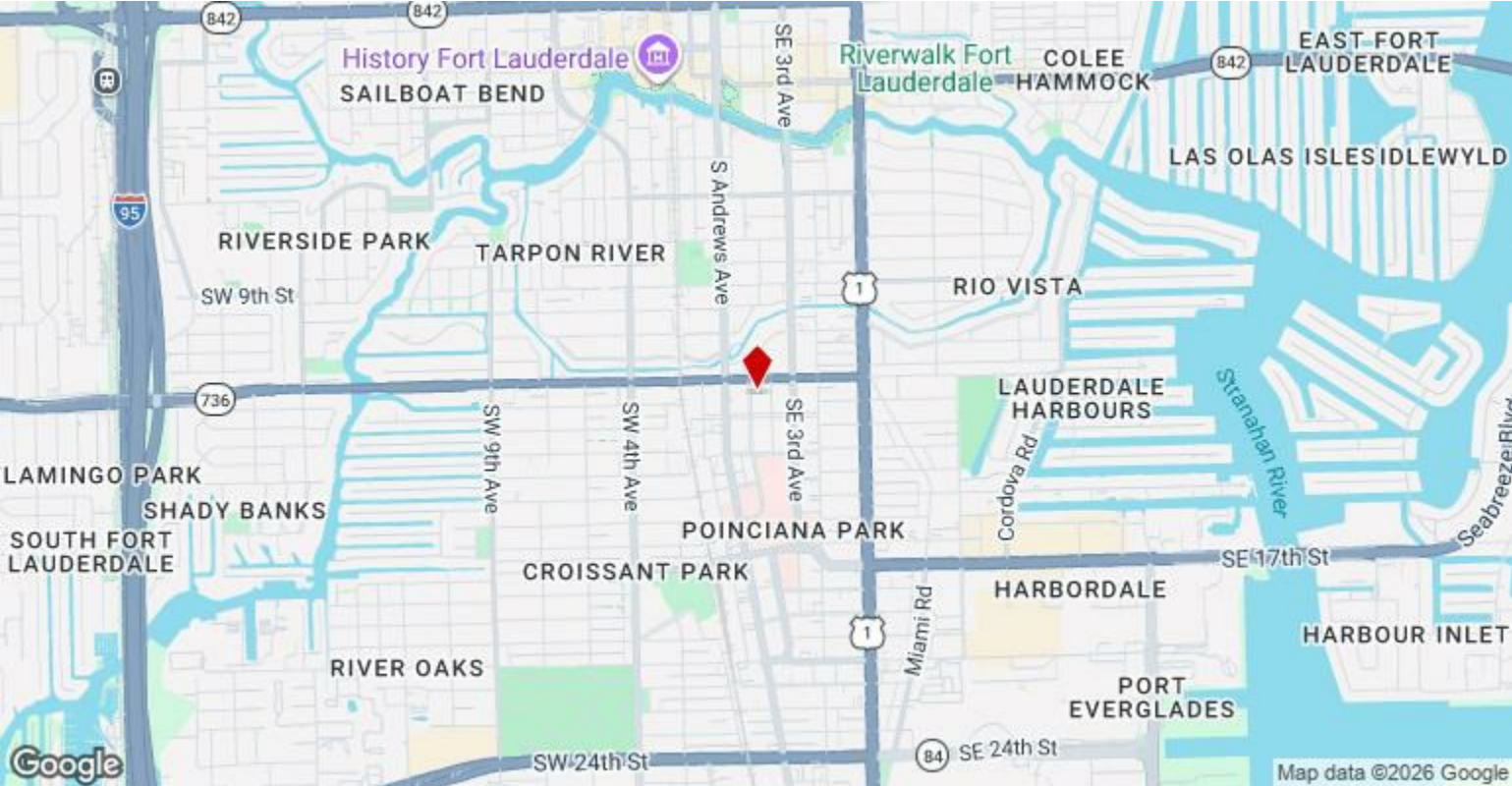
1st Floor	Space Available:	1,940 SF
	Rental Rate:	\$30.00 /SF/YR
	Date Available:	Now
	Service Type:	Triple Net (NNN)
	Built Out As:	Healthcare
	Space Type:	Relet
	Space Use:	Office/Medical
	Lease Term:	3 - 5 Years

Recent build out with 5 exam rooms, 3 Bathrooms, one with shower.

1216 SE 1st Ave

1216 SE 1st Ave, Fort Lauderdale, FL 33316

Location



1216 SE 1st Ave

1216 SE 1st Ave, Fort Lauderdale, FL 33316

Property Photos



9D828890-5CBC-4735-81B8-D58F22BF2B7C

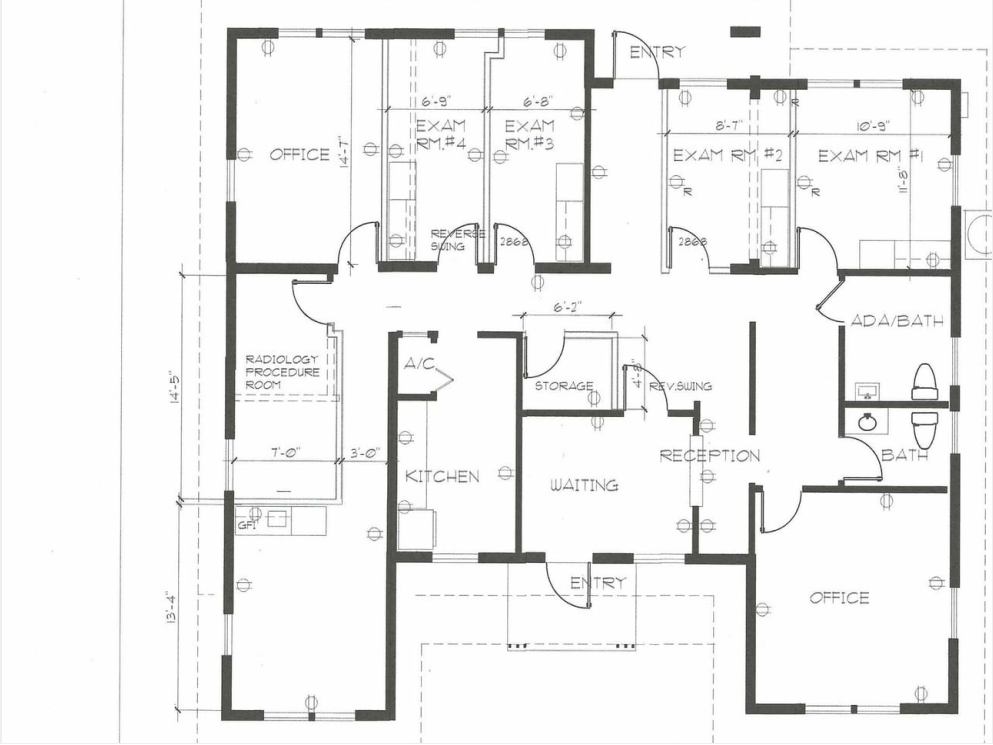


B9E7F220-0F7C-458F-80C2-AAD94454683B

1216 SE 1st Ave

1216 SE 1st Ave, Fort Lauderdale, FL 33316

Property Photos



BE83B441-3A38-4202-B6AA-A059A8D884DA



B3A2DBFD-0062-4109-BE40-861F262FE752

1216 SE 1st Ave

1216 SE 1st Ave, Fort Lauderdale, FL 33316

Property Photos



92184770-4EE2-4D0E-8ED4-BF8B1B6369FC



1CE71778-2802-49BE-9F96-87FFDB43DF86

1216 SE 1st Ave

1216 SE 1st Ave, Fort Lauderdale, FL 33316

Property Photos



23587B5E-52A9-4C9D-AE52-A5CF987CDB20



660A7E36-6C72-4278-8A1F-238F46483A12

1216 SE 1st Ave

1216 SE 1st Ave, Fort Lauderdale, FL 33316

Property Photos



B238BCEB-EE54-4624-A94C-1852617A310F



D0349DD0-D642-416F-B5BF-2A20E73ACF46

1216 SE 1st Ave

1216 SE 1st Ave, Fort Lauderdale, FL 33316

Property Photos



C96D4B9C-40CA-4B36-8BEB-ADD77774D89A



F6A6BA69-0DFB-4CBA-B44A-66F009929579

1216 SE 1st Ave

1216 SE 1st Ave, Fort Lauderdale, FL 33316

Property Photos



98609300-0631-417F-AAB0-70AA38B3BCA0



3DDF5C97-E8F3-4336-9EAD-1D3BE09EE0A1

1216 SE 1st Ave

1216 SE 1st Ave, Fort Lauderdale, FL 33316

Property Photos



1A23F324-59D1-4A5E-A713-EAF239B11FD4



5E8359AA-0119-454F-8D4E-07E29A83BF2F

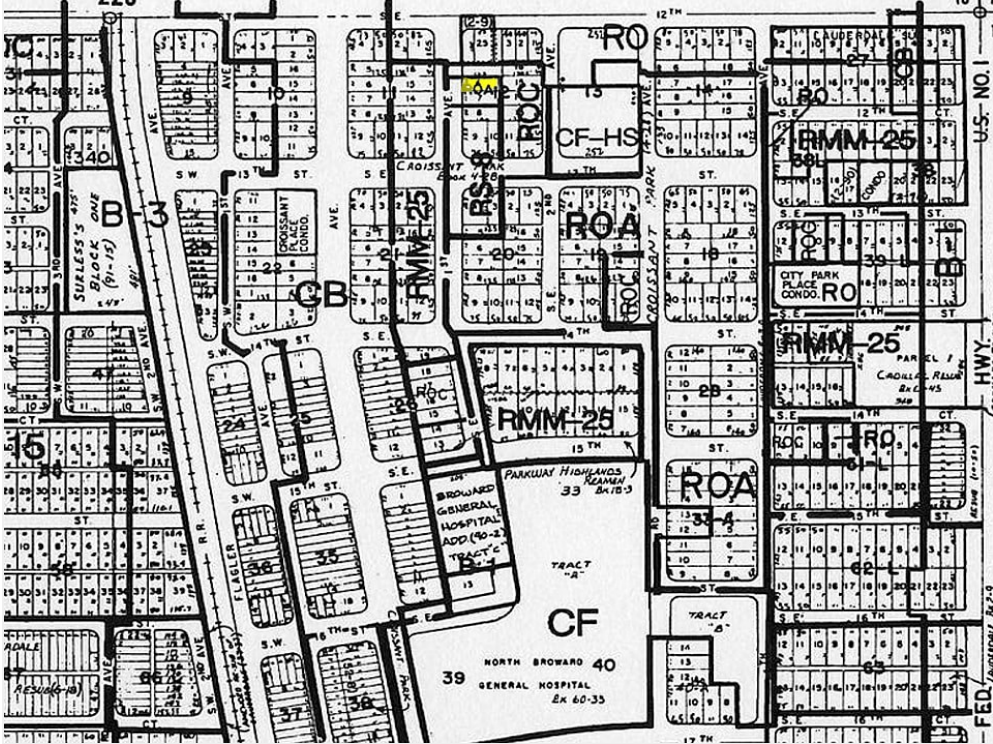
1216 SE 1st Ave

1216 SE 1st Ave, Fort Lauderdale, FL 33316

Property Photos



B91E1A60-256B-4736-B2BB-8A27921D6DA4



Plat Map

1216 SE 1st Ave

1216 SE 1st Ave, Fort Lauderdale, FL 33316



Jim Naugle

jncorealty@aol.com

(954) 527-0835

Jim Naugle & Company

608 SE 6th St, Suite 6

Fort Lauderdale, FL 33301

