

Office HQ Building for Sale

501 SE 12TH ST, FORT LAUDERDALE, FL 33316 • BUILT 1987 • RENOVATED 2015

MARKETING BROCHURE



Office HQ Building for Sale

PROPERTY HIGHLIGHTS

\$3,995,000 **7,402 SF** **2 Stories**

Price

Building size

Building Signage

PROPERTY

Executive Summary

Price	\$3,995,000
Price / SF	\$539.72
Building size	7,402 SF
Built	1987
Renovated	2015
Property class	B

01

Property Info

02

Area Overview

03

Advisors



Property Overview

Free-standing Office /HQ building for sale near downtown Fort Lauderdale, FLL Airport and Port Everglades. Near US-1, 17th Street Causeway Corridor and downtown Legal District this office is perfectly positioned for a company looking to establish their operations in S.E. Fort Lauderdale.

- **Ready to go Office building for sale**
- **Ideal for single tenant looking for identity building**
- **Secure building with gated parking**
- **Exterior and monument signage**
- **Hurricane glass windows and doors**
- **Completely renovated in 2015**

Interior Photos







AERIAL MAP



Huizenga Park



Las Olas



Daniel's, A Florida Steakhouse



Lorenzo Nissan Ft. Lauderdale

Office HQ Building for Sale
501 SE 12th St, Fort Lauderdale



Starbucks Coffee Company



Walgreens Pharmacy

Google Maps

AERIAL MAP



Fort Lauderdale Downtown



Las Olas



Office HQ Building for Sale
501 SE 12th St, Fort Lauderdale



Fort Lauderdale-Hollywood International Airport



Port Everglades

Google Maps

PROPERTY

Location Overview

Established East Fort Lauderdale location with a classic, residential neighborhood feel—tree-lined streets, well-kept homes, and a strong sense of community just minutes from downtown.

Convenient access to major shopping and dining corridors, including the Las Olas Blvd and Victoria Park areas, plus everyday retail and services along nearby Federal Highway (US-1).

Excellent transportation connectivity with close access to I-95 and US-1, supported by local Broward County bus routes and short drives to Tri-Rail/Brightline for easy commuting and regional travel.

Nearby

- 10 Miles to FLL Airport / Port Everglades
- 5 miles to downtown Fort Lauderdale
- Near upscale residential neighborhoods such as Rio Vista, Harbor Beach, Las Olas Isles and Victoria Park.

Walk Score®



Walk score
Very Walkable

88



Bike
Very Bikeable

77



Transit
Some Transit
5 nearby routes: 5 bus, 0
rail, 0 other

41



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