

# OFFICE SPACE WITH EXCELLENT DOWNTOWN ACCESS

1777 South Andrews Avenue, Fort Lauderdale, FL 33316

*Experience the power of market knowledge*



## PROPERTY OVERVIEW

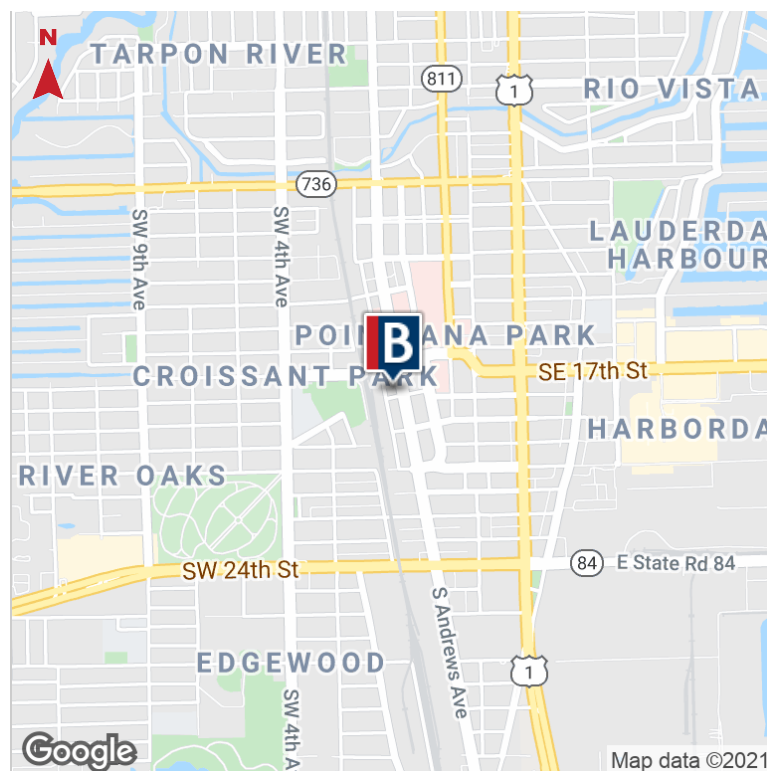
Rental Rate: \$24.95 Modified Gross

## PROPERTY DESCRIPTION

**Available SF:** 1,503 SF - 2,895 SF  
**Lease Rate:** \$24.95 SF/yr (Modified Gross)  
**Building Size:** 11,537 SF

## PROPERTY HIGHLIGHTS

- 2,895 SF available on the 3rd Floor
- Rental Rate: \$24.95 Modified Gross
- Free uncovered Surface parking
- Professional tenant mix
- Proximity to Broward County Courthouse, Broward General Hospital and Fort Lauderdale Central Business District
- Conveniently located near I-95, SR 84, I-595 and Fort Lauderdale-Hollywood Airport
- Tenant controls HVAC and pays electric
- Excellent for Medical office, CPA firm, Law firm, Insurance Company, or any other professional office user



**CORFAC**  
International

**John Forman**  
Sales Associate  
954.652.2026  
jforman@bergercommercial.com

**Jordan Beck**  
Sales Associate  
954.652.2033  
jbeck@bergercommercial.com

Berger Commercial Realty Corp. | [bergercommercial.com](http://bergercommercial.com)

1600 Southeast 17th Street, Suite 200, Fort Lauderdale, FL 33316 | P: 954.358.0900 • F: 954.358.0901 | 2240 Woolbright Road, Suite 300, Boynton Beach, FL, 33426 | P: 561.613.0900 F: 561.877.8363

Information furnished regarding this property is from sources deemed reliable, but no warranty or representation as to the accuracy thereof and it is submitted subject to errors, omissions, prior sale, lease or withdrawal without prior notice.

# ANDREWS OFFICE CENTRE

1777 South Andrews Avenue, Fort Lauderdale, FL 33316



CORFAC  
International

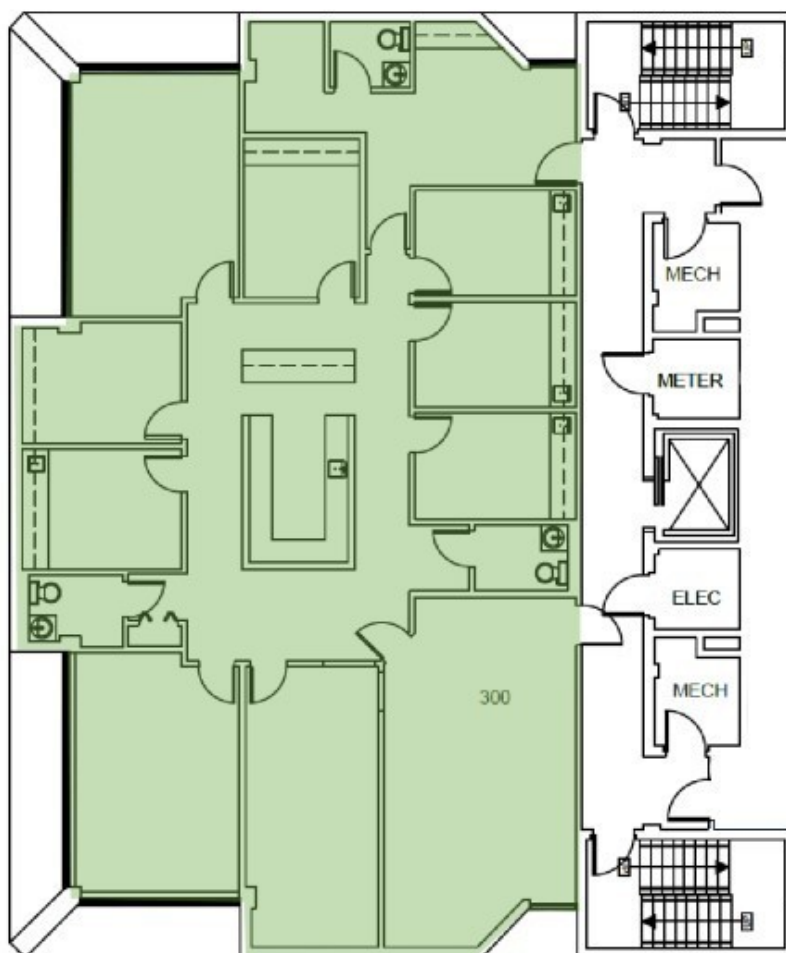
COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

## 3rd Floor Plan

### Floor Plan

1777 S Andrews Avenue

■ Suite 300: 2,895SF



3

3RD FLOOR PLAN



COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

CORFAC  
International

**John Forman**

Sales Associate

954.652.2026

jforman@bergercommercial.com

**Jordan Beck**

Sales Associate

954.652.2033

jbeck@bergercommercial.com

Berger Commercial Realty Corp. | [bergercommercial.com](http://bergercommercial.com)

1600 Southeast 17th Street, Suite 200, Fort Lauderdale, FL 33316 | P: 954.358.0900 • F: 954.358.0901 | 2240 Woolbright Road, Suite 300, Boynton Beach, FL, 33426 | P: 561.613.0900 F: 561.877.8363

Information furnished regarding this property is from sources deemed reliable, but no warranty or representation as to the accuracy thereof and it is submitted subject to errors, omissions, prior sale, lease or withdrawal without prior notice.