

OFFICE SPACE WITH EXCELLENT DOWNTOWN ACCESS

1777 South Andrews Avenue, Fort Lauderdale, FL 33316

Experience the power of market knowledge



PROPERTY OVERVIEW

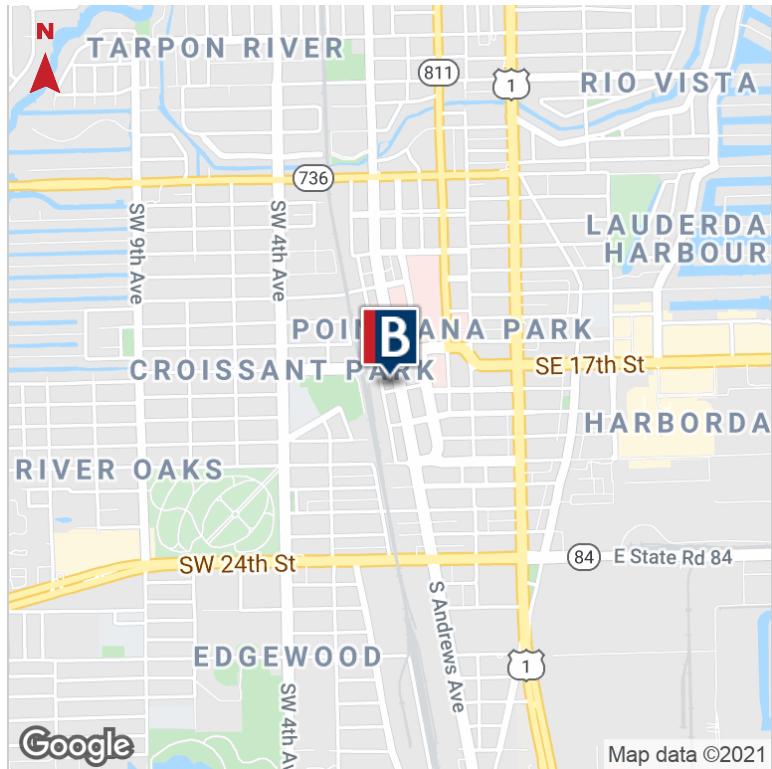
Rental Rate: \$24.95 Modified Gross

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



COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

CORFAC
International

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ANDREWS OFFICE CENTRE

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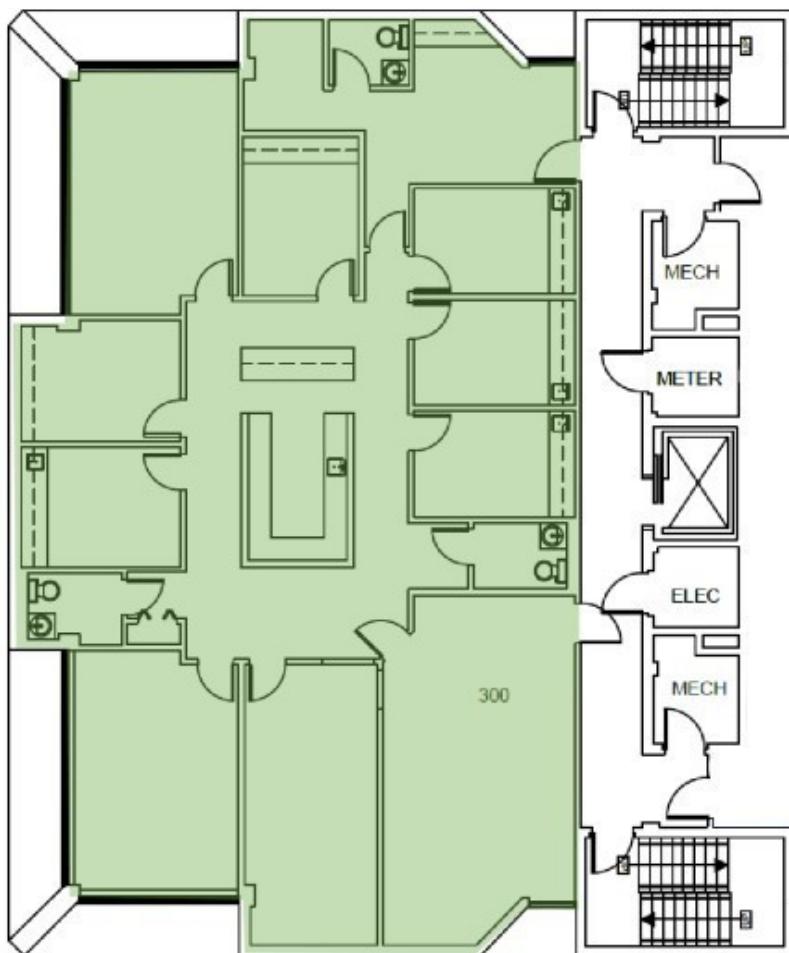
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3rd Floor Plan

Floor Plan

1777 S Andrews Avenue

Suite 300: 2,895SF



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3RD FLOOR PLAN

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