



DANIELLE BASTARACHE
Coldwell Banker Realty
901 E Las Olas Blvd #101
Ft Lauderdale, FL 33301
954.562.7198
danielle.bastarache@CBRealty.com

Downtown Fort Lauderdale

1225 SE 2nd Avenue
115 SE 13th Street



South of the New River is seeing major growth, with new residential and mixed-use projects reshaping the area. The new federal courthouse will add momentum, increasing demand from legal, medical, professional, mixed-use, and live work users. Rising population density, stronger foot traffic, and a growing professional base make this a prime long term commercial location. **Two buildings on three lots offer flexibility to use as is, redesign, or build new.** Walking distance to Broward Health Med Ctr and the new Federal Courthouse, and minutes to Broward County CH, Las Olas, FLL Airport, Port Everglades, I-95, I-595, Turnpike & beaches. **Two Addresses:** 1225 SE 2nd Ave= 6,250 SF lot, 2,195 SF leasable AND 115 SE 13rd St= corner 2 lots 15,625 SF, 2,935 SF leasable space. The buildings are well-presented with Fiber Optics Internet, attractive exteriors & lush landscaping. Currently 12 parking spaces.

FEATURES

- ✓ **6 Offices in the 1225 Building**
- ✓ **4 Rooms/Offices in the 115 Building**
- ✓ **Currently 12 Parking Spaces**
- ✓ **1/2 mile from Broward General**
- ✓ **1 mile to the Broward County CH**
- ✓ **10 minute walk to New Federal CH**

Offered at \$1,995,000



1225 SE 2ND AVENUE

Location	Fort Lauderdale, Broward County Florida
Folio Number	5042-15-10-0430
Lot Size	6,250 Square Feet (0.14 Acres)
Zoning	ROC Planned Residential Office District (City of Fort Lauderdale)
Flood Zone	X
Rentable Area	2,194 Square Feet
Offices	6 Offices with Conference Room, Reception, Break Room, Common Meeting Area, 2 Bathrooms
HVAC	2 Central Air Conditioning Units
Parking	4 spaces



Both of these properties sit on a ½ Acre site



115 SE 13TH STREET

Location	Fort Lauderdale, Broward County Florida
Folio Numbers	5042-15-10-0420 and -0410
Lot Size	15,530 Square feet (0.36 Acres)
Zoning	ROC Planned Residential Office District (City of Fort Lauderdale)
Flood Zone	X
Rentable Area	2,935 Square Feet
Offices	4 Large Rooms/Offices and Restrooms
HVAC	4 Central Air Conditioning Units
Parking	Currently 8 spaces



115 includes 2 of the Lots and one is a Corner

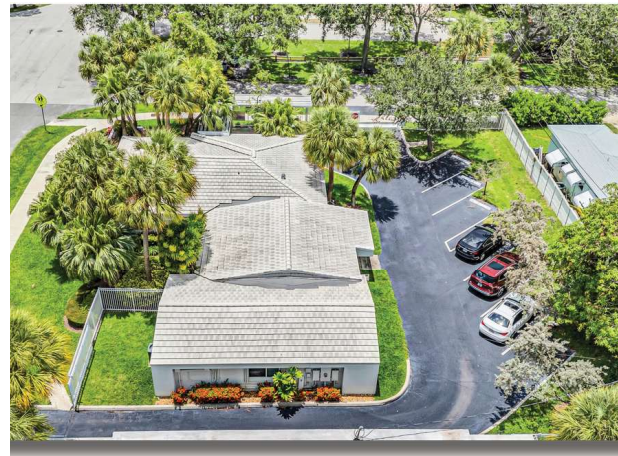




115 BUILDING

Currently configured as four large rooms with spacious hallways and restrooms.

This flexible space is ideal for office use and offers numerous other possibilities, providing a versatile environment to suit various professional needs.

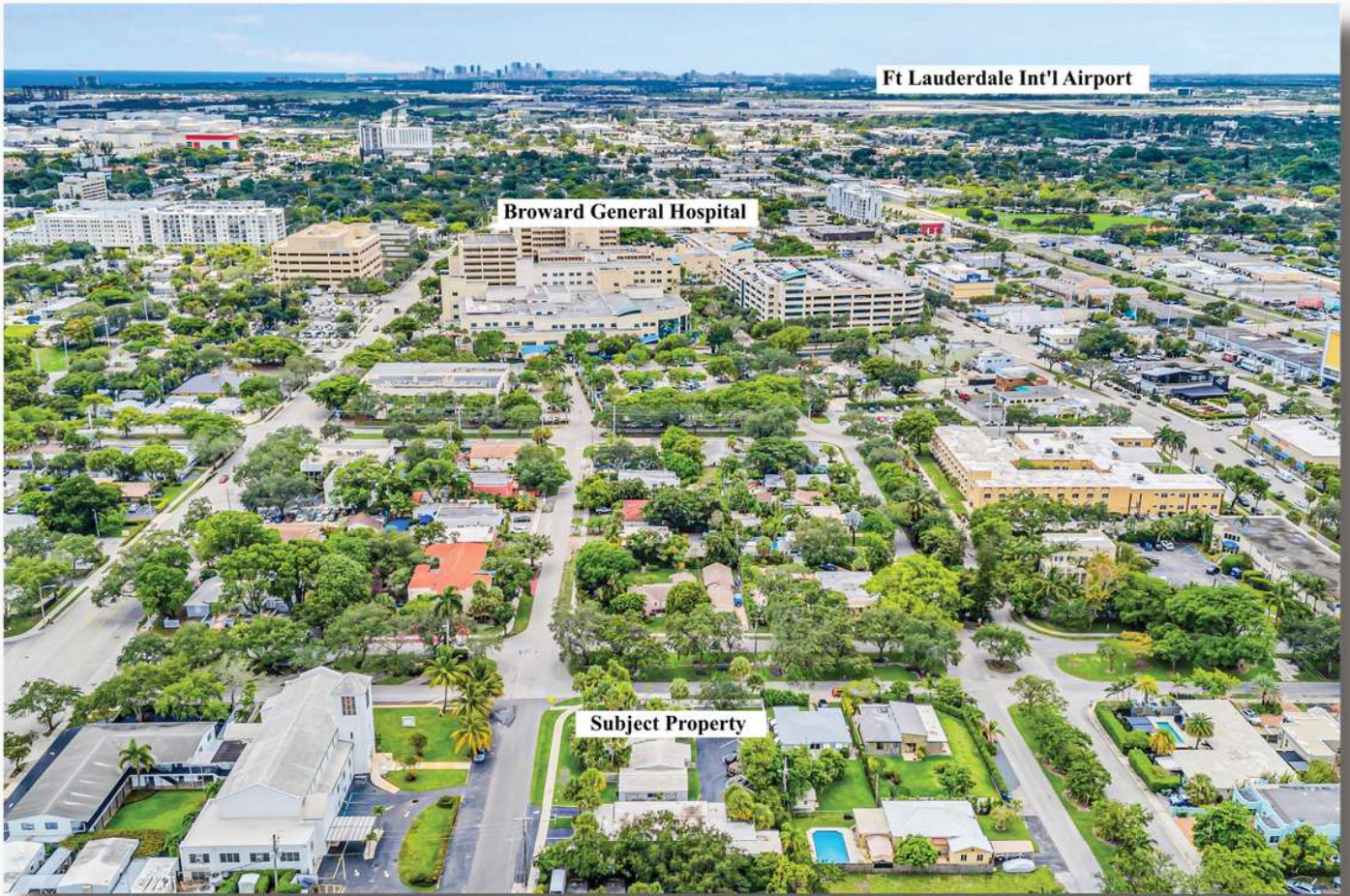


Corner location with the 115 building sitting on two of the three lots.



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