



ONE OF A KIND BOUTIQUE PROFESSIONAL OFFICE BUILDING FOR SALE

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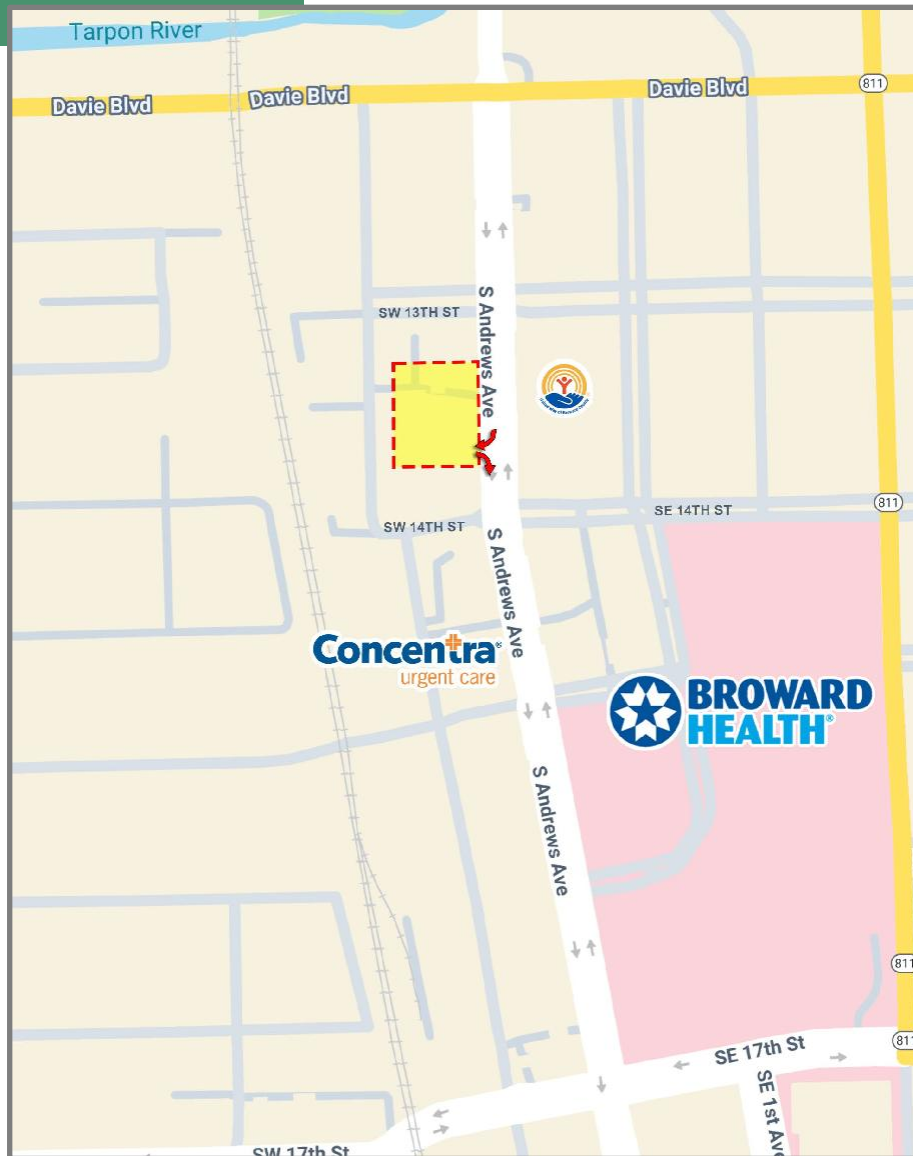
954-568-9015
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COMMERCIAL REAL ESTATE

PROPERTY HIGHLIGHTS

HISTORIC OFFICE BUILDING FOR SALE

1313 S Andrews Ave, Fort Lauderdale, FL 33316



2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
EST POPULATION	25,513	124,814	284,179
AVG HH INCOME	\$161,387	\$138,439	\$122,534
MEDIAN AGE	41.8	41.5	42.4
TOTAL BUSINESSES	3,230	13,188	25,377
TOTAL DAYTIME POP	37,987	197,239	364,994

Source: esri

TRAFFIC COUNTS 2025 AADT

S Andrews Blvd	19,700
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Source: FDOT



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The Rotella Group has been retained as the exclusive agent for the sale of 1313 S Andrews Boulevard, Fort Lauderdale, Florida Broward County in the Southeast Florida Market.

- 3,550 SF building
- High quality finished throughout - original stone entrance, hard wood floors, solid wood doors to each office
- Full building generator
- 4 large executive offices, 1 junior office, reception area, 2 conference rooms and 2 large secretarial areas
- New roof in last 2 years, reduced taxes because of historic age
- Ample parking - 24 spaces (11 covered)
- 0.64 acres of land
- Great frontage, access and visibility from major corridor in East Fort Lauderdale
- Potential to monetize "Transferrable Development rights" (in process of receiving)
- Zoning: SRAC-SAe -South Regional Activity Center -South Andrews
- Close to Downtown Fort Lauderdale, Broward Health Medical Center, Broward County Courthouse, Port Everglades
- Ideal for owner/user, law office, medical office



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AERIAL

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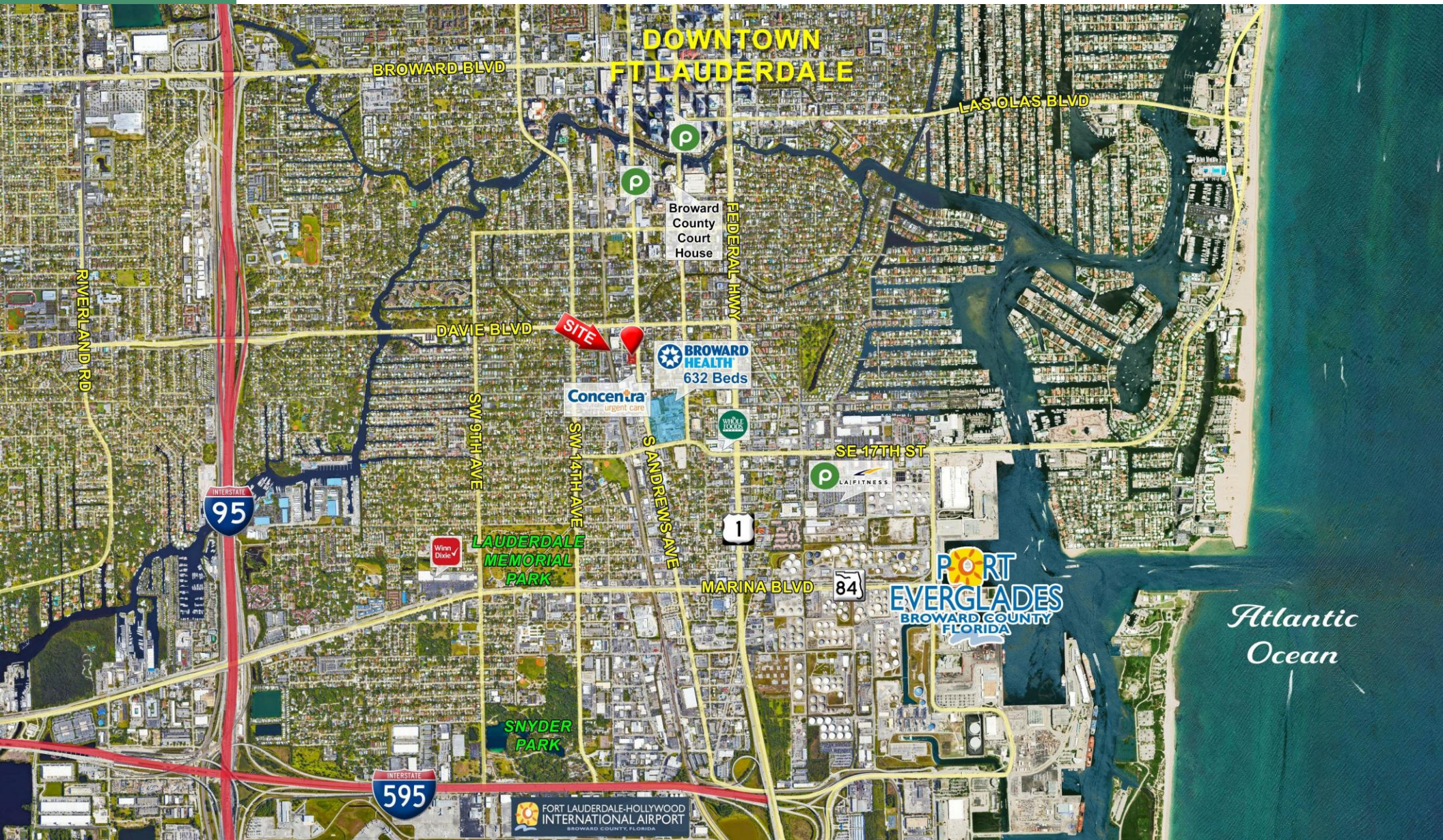
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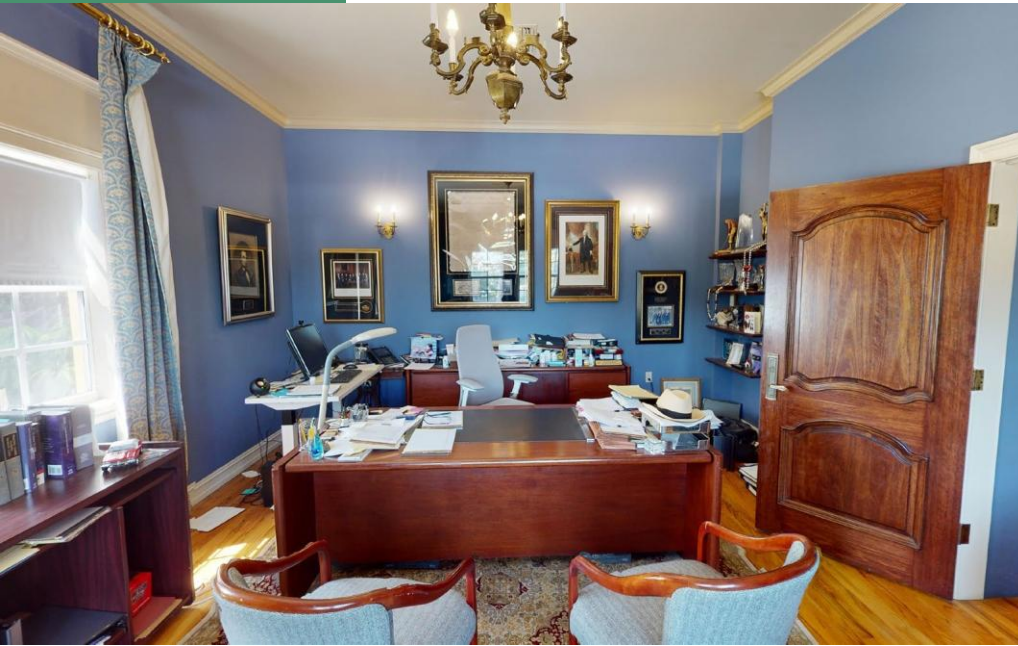
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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT YOUR ROTELLA GROUP AGENT FOR MORE DETAILS.

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