

RIVERBEND

PROFESSIONAL CENTER

2307 W Broward Blvd, Fort Lauderdale, Florida 33312



AVAILABLE FOR LEASE // 6,775 SF BUILT OUT FOR MEDICAL USE

CBRE

9,966 SF BUILT OUT FOR MEDICAL USE



HIGHLIGHTS

Property Size // **66,917 SF**

Available Space // **6,775 SF**

Lease Rate // **\$28.00 NNN**

OPEX // **\$18.00** includes electric & janitorial

Parking // Ratio of **4.00/1,000 SF**



BUILDING FEATURES

4 Story building with high-end finishes throughout lobby, restrooms and common areas

268 spaces on surface parking lot
4.0 per 1,000 RFS

Fixed reflective impact resistant glass windows set in aluminum frames



Suite 201 - 6,775 SF



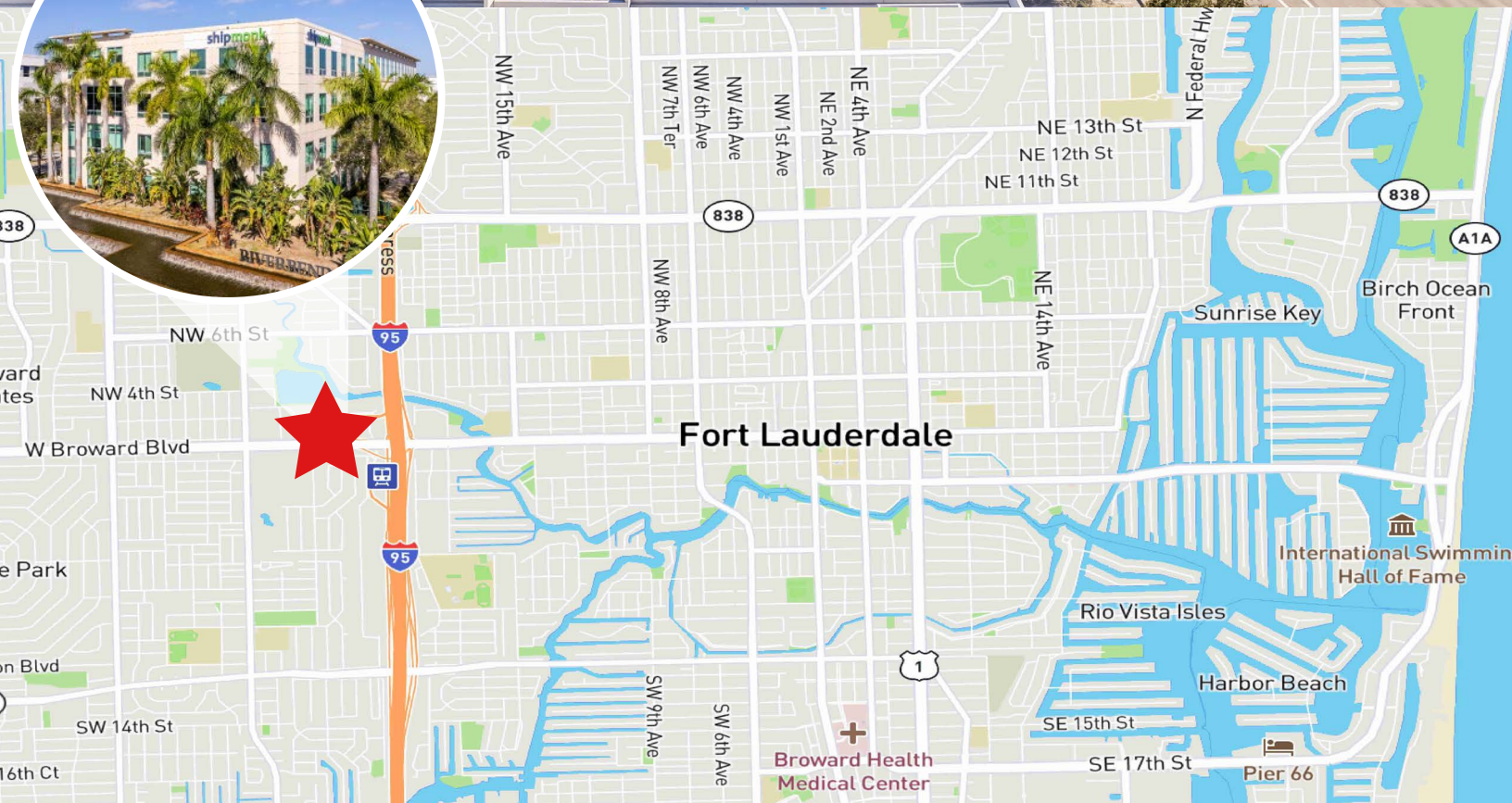
PROPERTY HIGHLIGHTS

Building located along West Broward Blvd

Direct access to I-95, I-595, and the Florida's Turnpike

Less than 1.5 miles west of Fort Lauderdale CBD

Minutes from Fort Lauderdale International Airport
Tri-Rail Station adjacent to the building



Please contact

John Criddle

Executive Vice President
+1 561 283 5176
john.criddle@cbre.com

Joseph Freitas

Senior Vice President
+1 561 512 8844
joe.freitas@cbre.com

Max Pawk

First Vice President
+1 561 393 1670
max.pawk@cbre.com

Nicholas Mulligan

Associate
+1 561 393 1680
nicholas.mulligan@cbre.com