

FOR LEASE

Medical Office | General Office | Law Firm

UP TO 13,000 SF SPACE

- Potential for retail conversion

3536 N Federal Highway, Ft. Lauderdale, FL 33308



Property improvements actively underway

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The Rotella Group Inc.
COMMERCIAL REAL ESTATE
Est. 1995



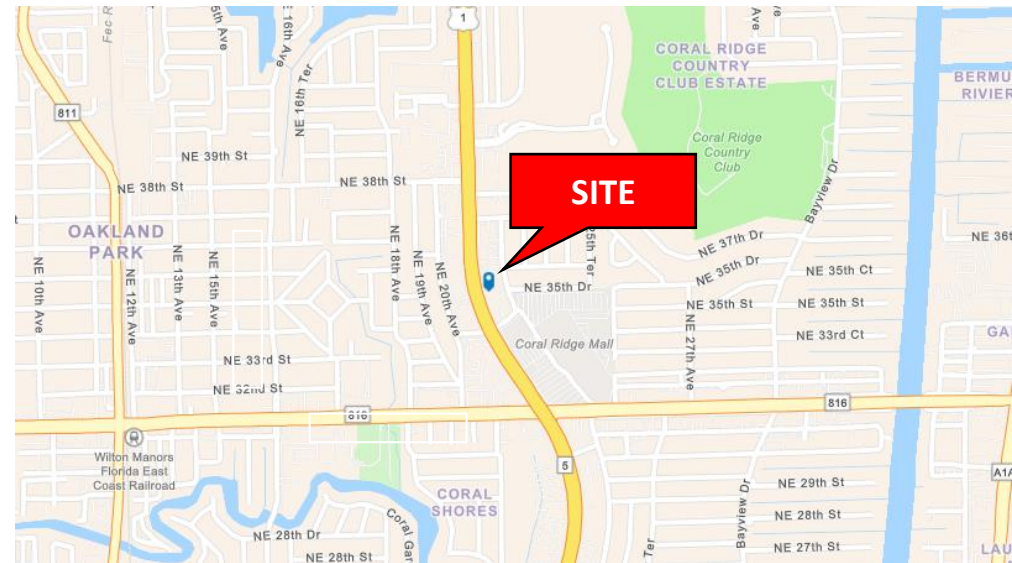
3536 N Federal Highway, Ft Lauderdale, FL 33308

2,000 to 13,000 SF Office Available

The **Rotella Group** is the exclusive leasing agent for the medical building located at **3536 N Federal Highway, Fort Lauderdale, FL 33308**, in the heart of the vibrant East Fort Lauderdale market.

The new ownership is upgrading the property with high-end finishes. The building offers excellent visibility, ample parking, and flexible suite sizes ranging from **2,000 square feet to full-building occupancy**.

The owner is also open to converting the property for **retail or showroom use**.



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Building Highlights

- Impact windows
- Building and monument signage
- Suites from 2,000 SF
- Ample parking
- Minutes to Holy Cross Hospital
- Over 700,000 SF of medical within 1.5 miles.
- See broker for pricing.



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BUILDING DETAILS

Property Type	Medical (will consider retail/showroom)
Tenancy	Multiple (will consider single user)
Minimum Divisible SQFT	13,014
Total Building Suites	4
Stories	2
Zoning	B 1

Building Description

Flexible on demising space.

Great visibility.



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Property Improvements

1. Painting exterior & some cladding
2. Pavement – repave asphalt in driveway
3. Drainage repairs rear parking lot
4. Stucco repairs
5. Landscape enhancements
6. Signage exterior & interior
7. Monument sign upgrade
8. Exterior feature lighting for building
9. Decorator enhancements
10. Irrigation repairs & modifications for new additional landscaping
11. ADA compliance exterior
12. Elevator remodel finishes
13. 1st Floor main entry lobby renovation

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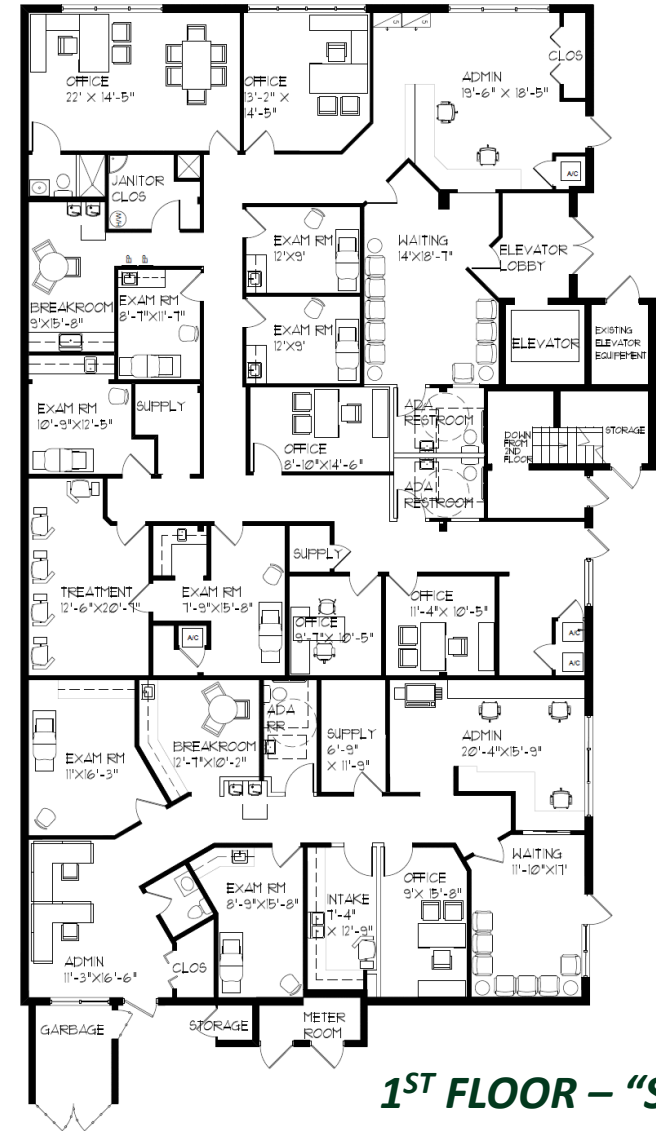
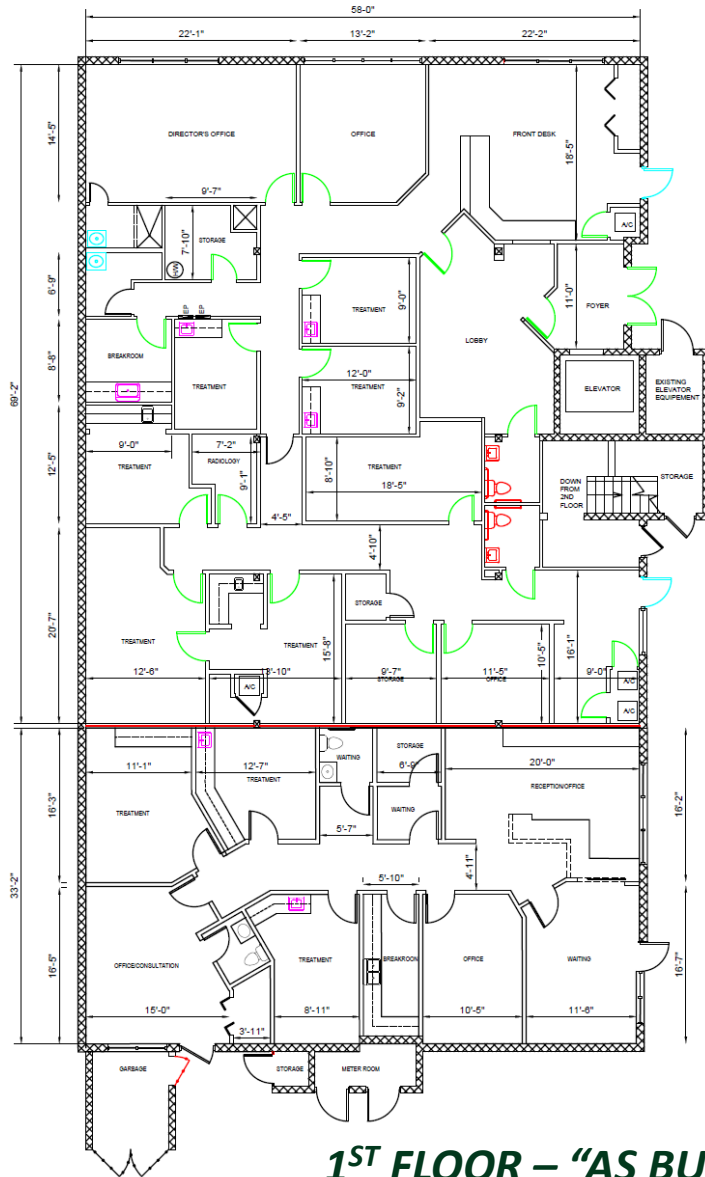


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FLOOR PLANS

1ST FLOOR



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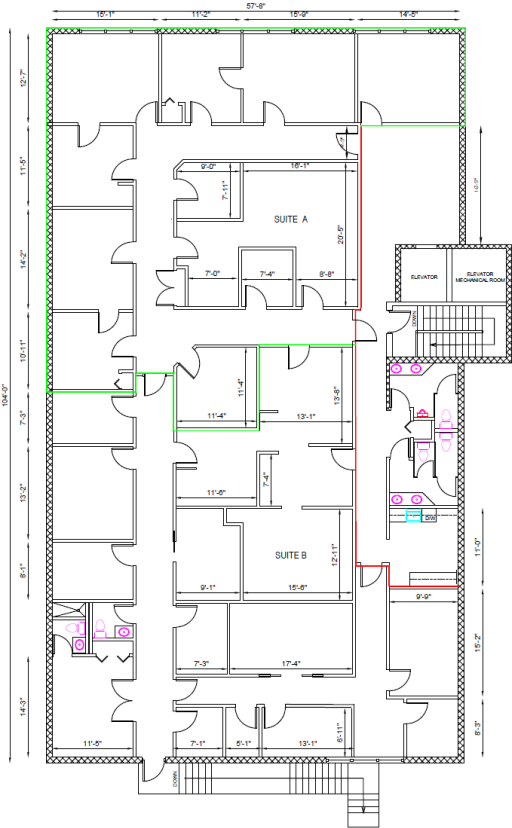


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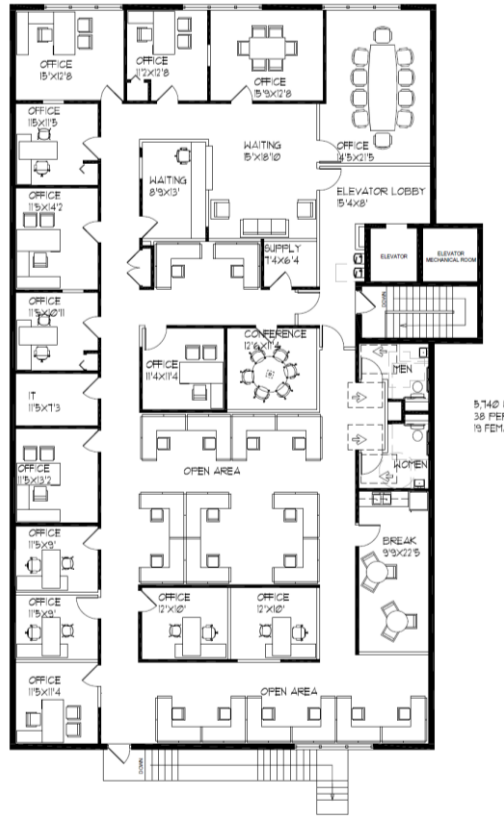
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FLOOR PLANS

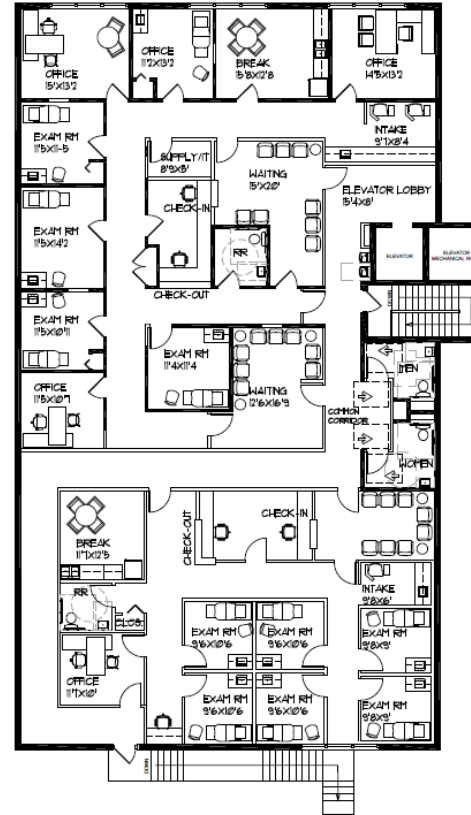
2ND FLOOR



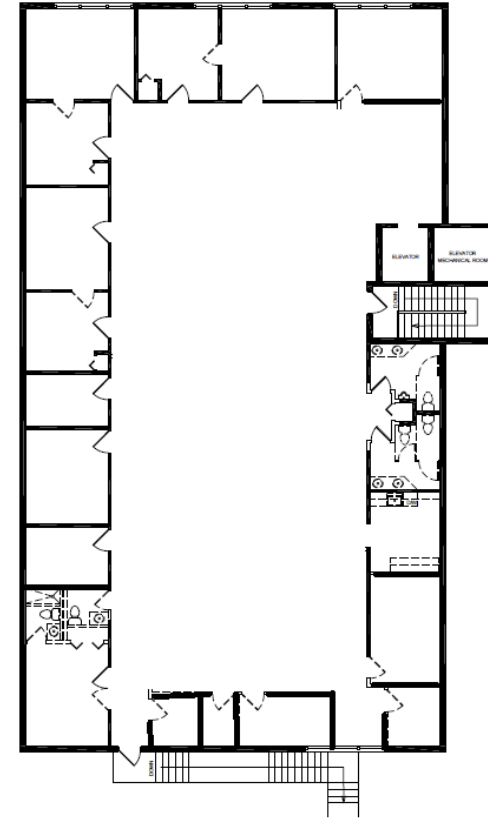
2ND FLOOR
"AS BUILT"



2ND FLOOR
"SCHEME 1"



2ND FLOOR
"SCHEME 2"



2ND FLOOR
**"OPEN CONCEPT /
BULL PEN"**

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DRIVING TIMES

4 minutes to Holy Cross Hospital

8 minutes to Imperial Point Hospital

14 minutes to Downtown Ft. Lauderdale

12 minutes to I 95

Minutes to abundance of dining

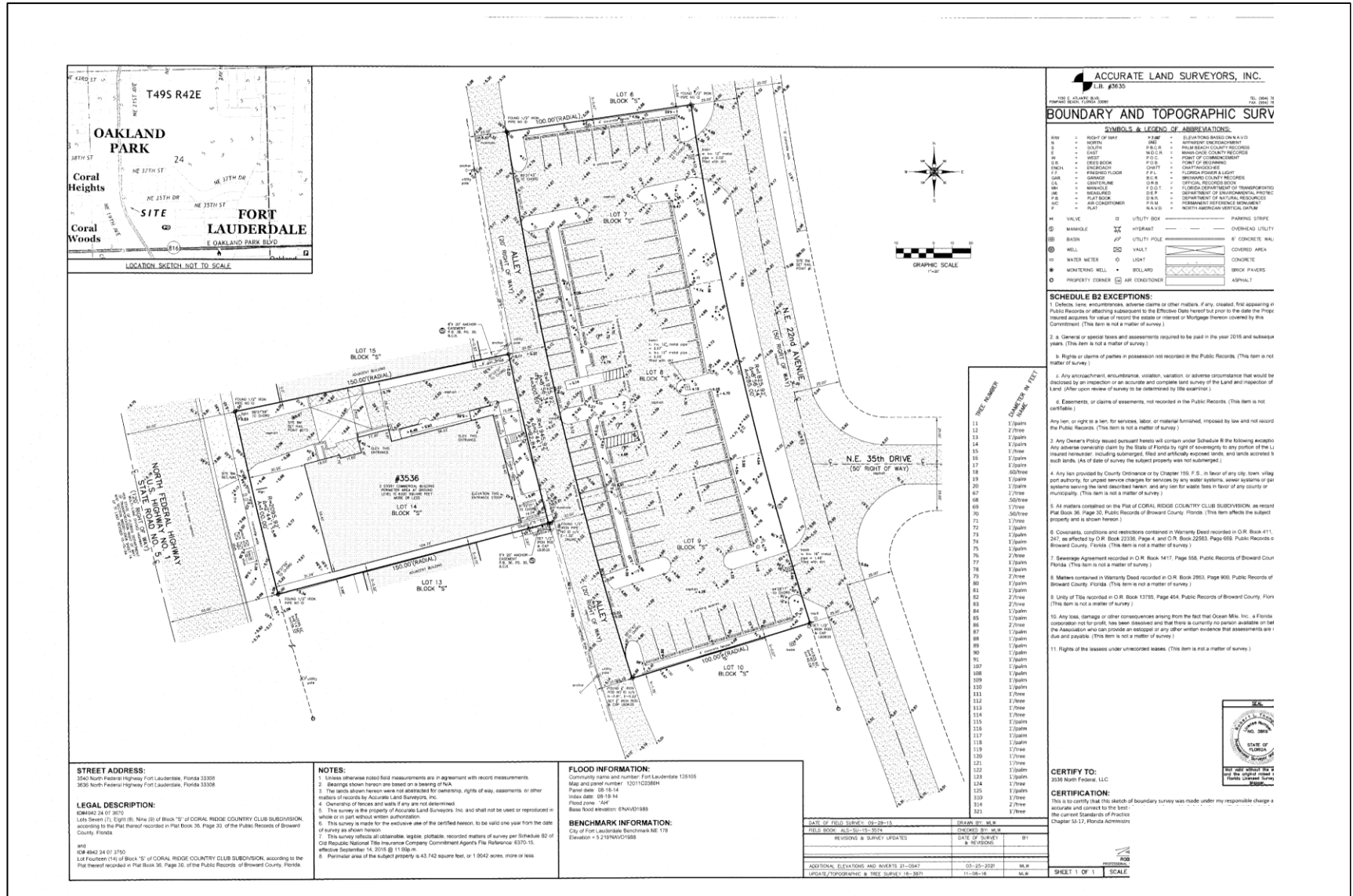
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SURVEY



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AERIAL



LABOY

circa LIGHTING
EXPERIENCE VISUAL COMFORT

SITE

Publix

38,000 SF
OFFICE

Ouidad
THE CORE EXPERTS



56,000 SF
OFFICE

UNDER
CONSTRUCTION
165 UNITS +
30,000 RETAIL

CITY
FURNITURE

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AERIAL



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Commercial Real Estate Brokers

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