



147 NW 3rd Avenue

Dania Beach, FL 33004

FOR SUBLEASE

Total Space Available: 1,764 SF
Lease Rate & Type: \$20.00 PSF, MG
Sublease Expiration: June 1st, 2027

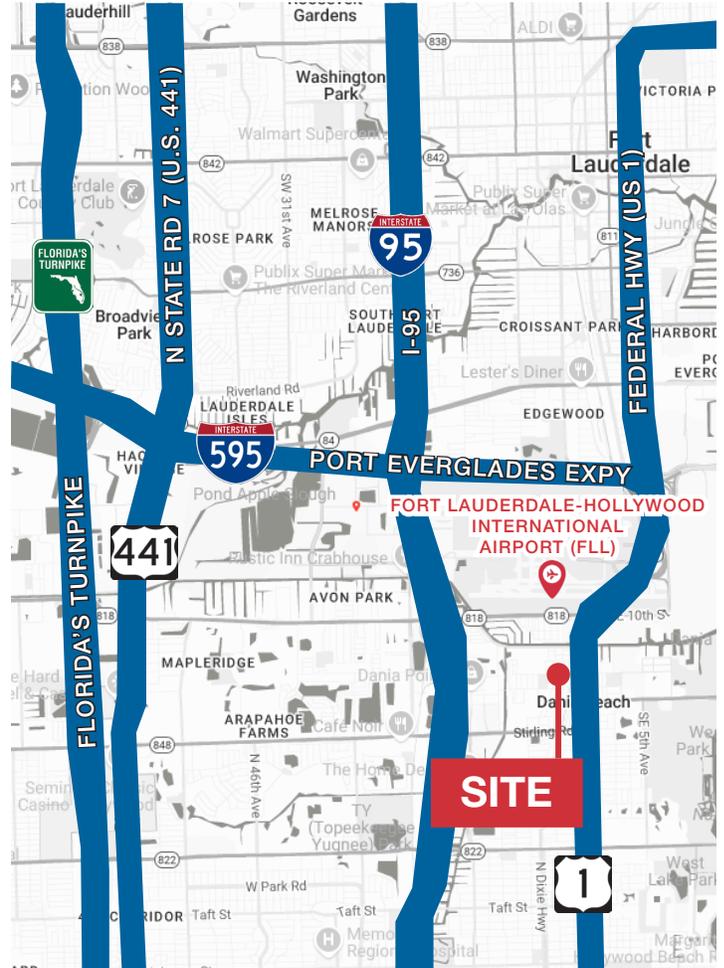
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Property Features

- One-story building with block construction and concrete roof—solid, durable build quality
- Fenced-in yard
- Zoning C-3 / TOD

Location Features

- Located in the heart of Dania Beach City Center district, a vibrant commercial and civic core
- Easy access to I-95 and Federal Highway (US-1)
- 1 mile to Fort Lauderdale-Hollywood International Airport (FLL)
- Immediate access to urban amenities

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