

1130 NORTH FLAGLER DR SUB-LEASE

1130 NORTH FLAGLER DRIVE, FORT LAUDERDALE, FL 33304 | INDUSTRIAL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

- * Versatile Space: Two-story CBS industrial building, perfect for a variety of commercial applications
- * Secure & Private: Fully fenced yard with gated access, ideal for equipment storage or outdoor workspace
- * High Visibility Location: Direct exposure to Brightline, offering unique branding and visibility opportunities
- * Safety & Security: Equipped with fire sprinklers and a comprehensive security system with cameras
- * Ample Ceiling Height: Flexible layout with high ceilings to accommodate diverse operational need

Ideal For:

- * Professional Offices or Creative Workspaces
- * Contractor or Trade Businesses
- * Personal Storage, Car Collection, or “Man Cave” Setup
- * Warehousing, Distribution, and Logistics
- * Podcast/Media Production or Content Creation Studio

PROPERTY HIGHLIGHTS

- * Availability: Immediate Occupancy
- * Lease Term: Flexible Options to Suit Your Business Needs

OFFERING SUMMARY

Lease Rate:	\$33.58 SF/yr (GROSS)
Number of Units:	1
Available SF:	2,680 SF
Building Size:	2,680 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	764	2,629	15,105
Total Population	1,470	4,943	27,839
Average HH Income	\$101,859	\$105,298	\$108,398

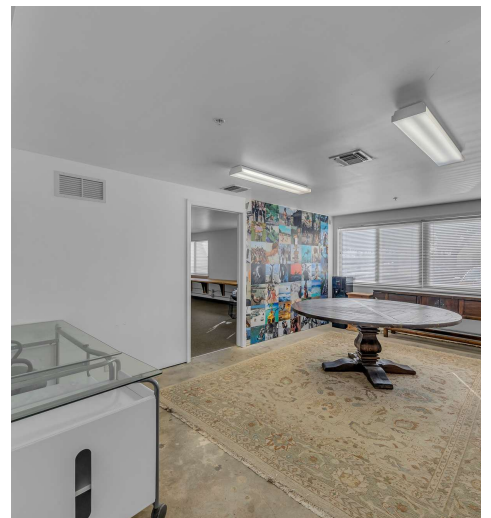
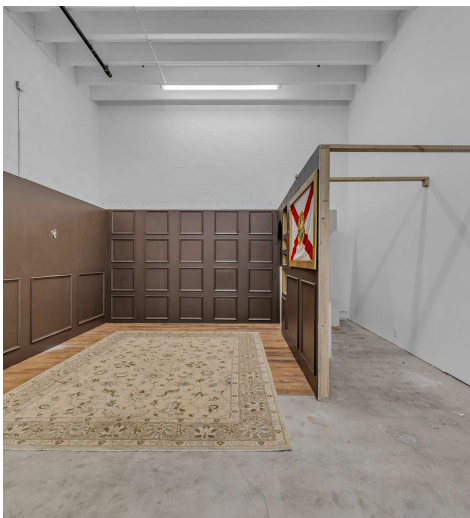
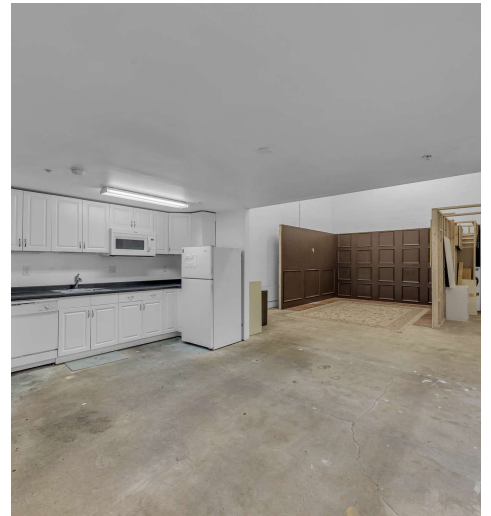
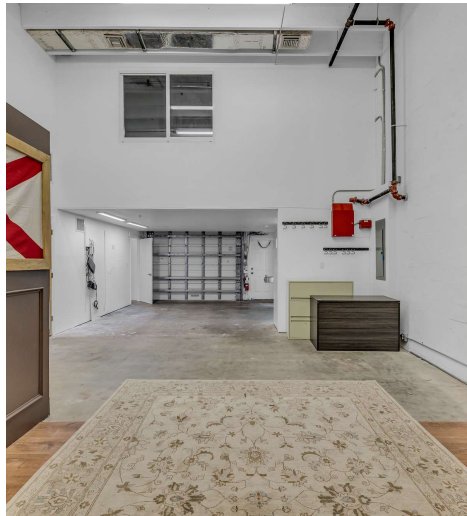
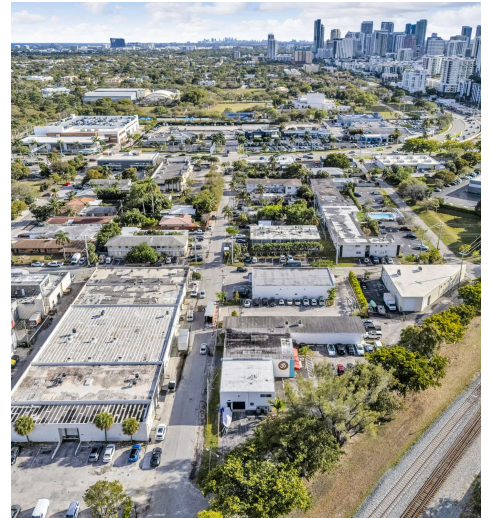
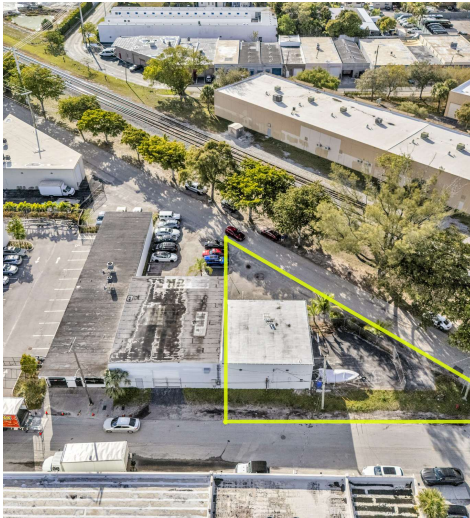
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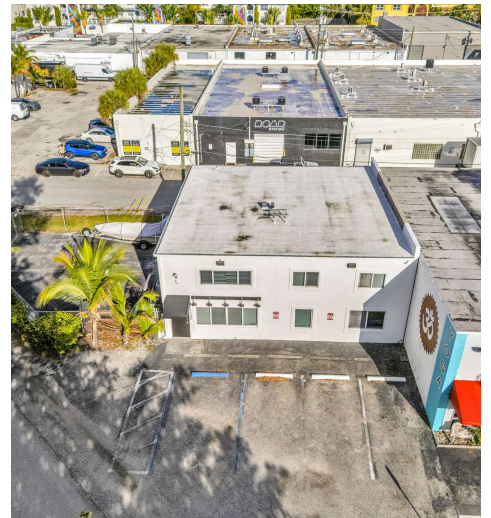
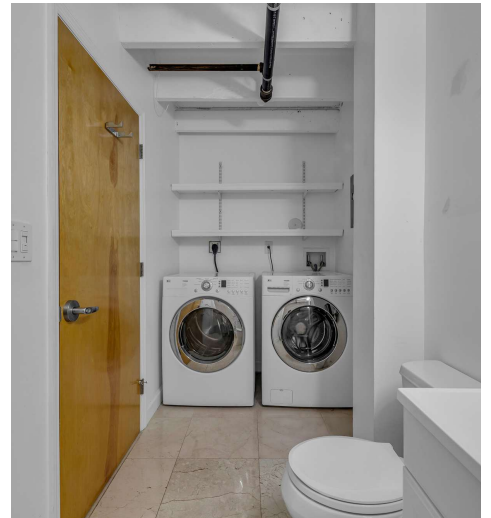
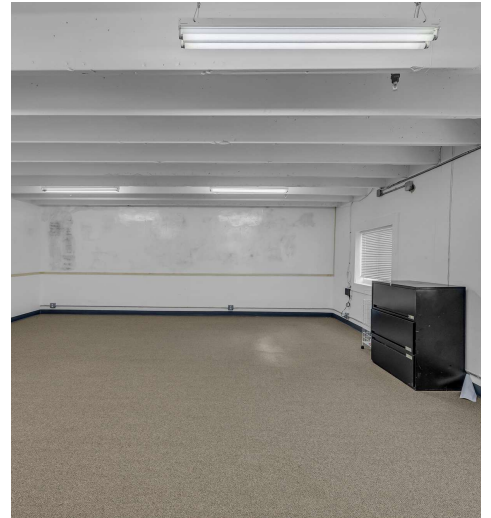
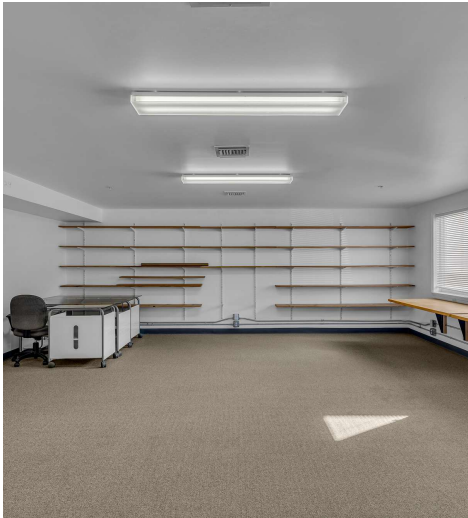


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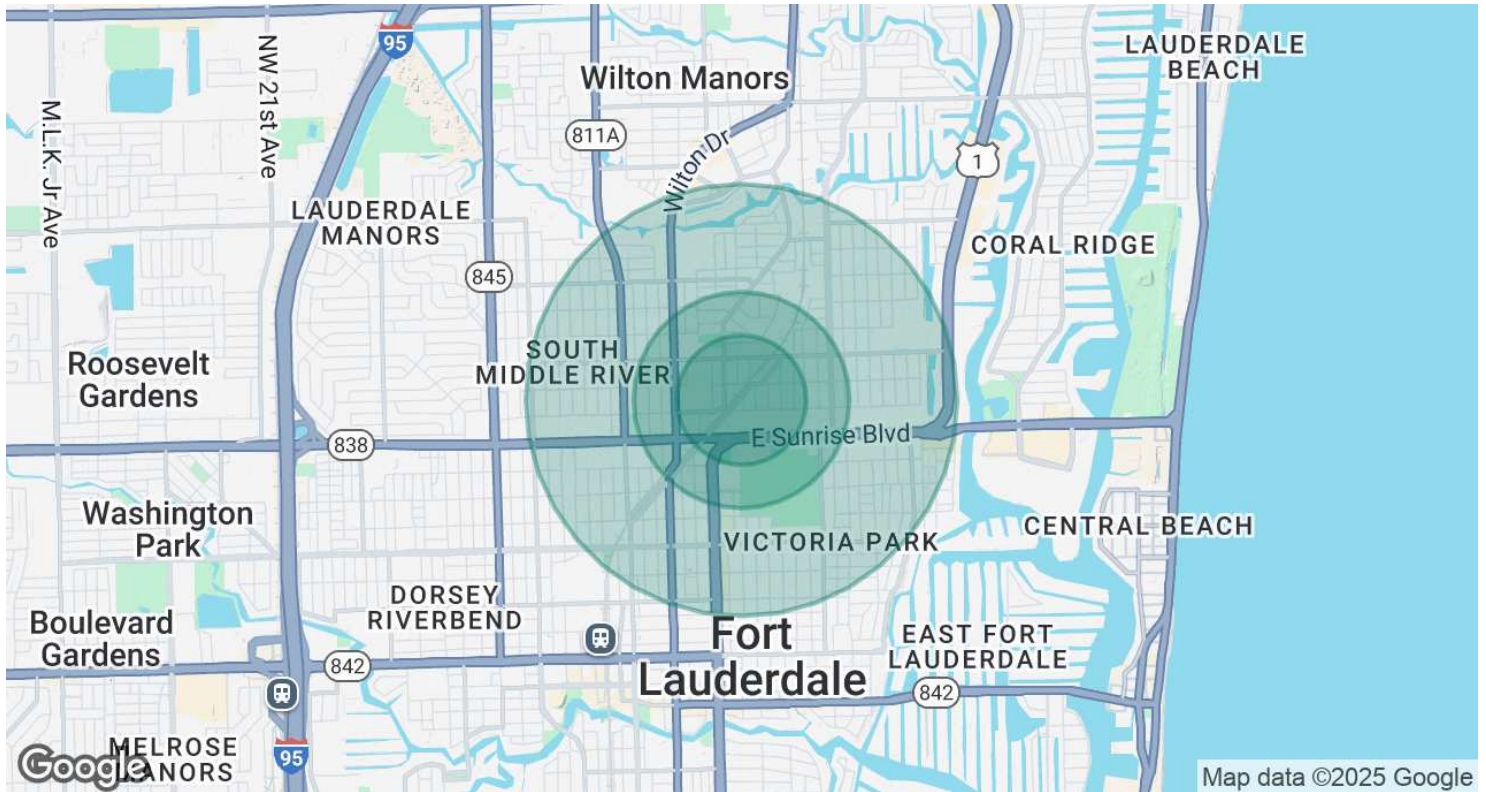


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POPULATION

0.3 MILES

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1 MILE

Total Population	1,470	4,943	27,839
Average Age	41	42	42
Average Age (Male)	42	43	43
Average Age (Female)	39	40	41

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	764	2,629	15,105
# of Persons per HH	1.9	1.9	1.8
Average HH Income	\$101,859	\$105,298	\$108,398
Average House Value	\$405,215	\$487,919	\$595,845

Demographics data derived from AlphaMap

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