

An aerial photograph of a city street, likely Fort Lauderdale, FL. The scene is filled with lush green palm trees and other tropical foliage. In the foreground, there's a parking lot with several cars and a building with a white roof. In the background, a dense urban area with many buildings is visible under a clear blue sky.

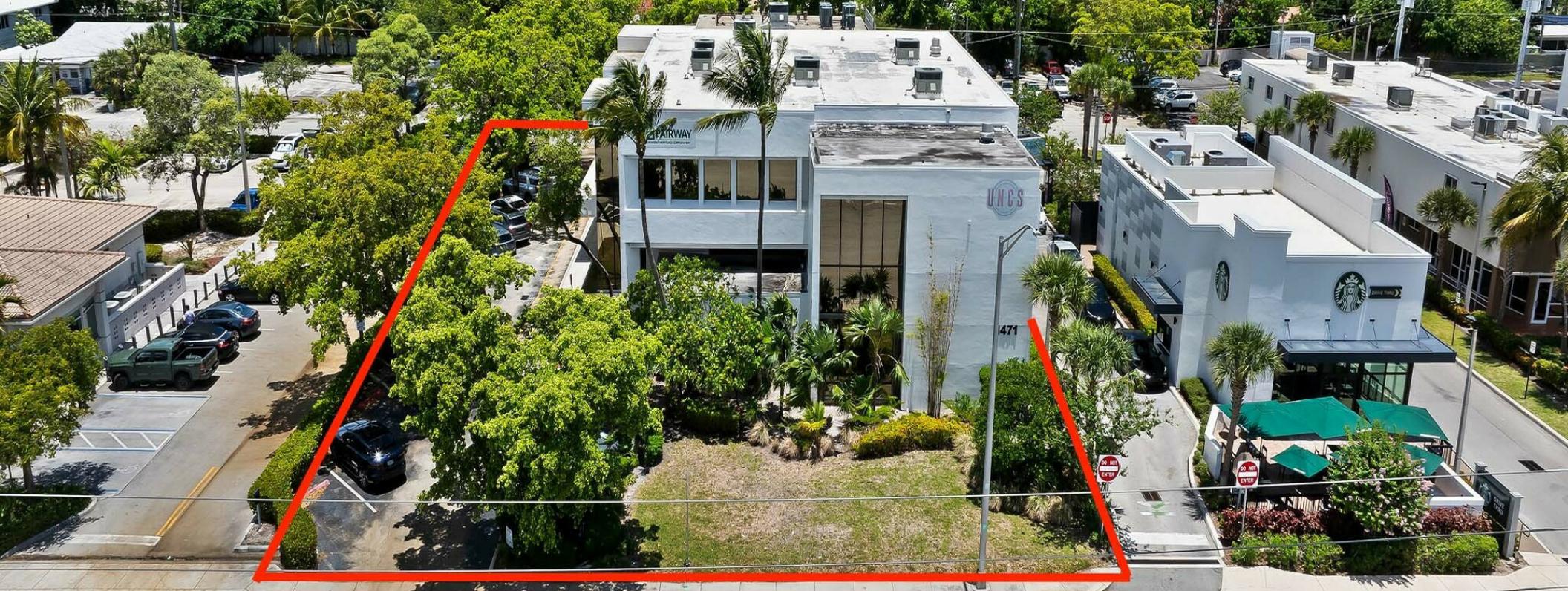
CREATIVE OFFICE FOR LEASE

1471 NE 26TH STREET

Fort Lauderdale, FL 33305

For Lease By

NATIVE
REALTY®



PROPERTY DESCRIPTION

Modern creative office space in the heart of Fort Lauderdale, offering a sleek and functional layout ideal for professional or collaborative users. Suite 200 features a bright, open floor plan complemented by private offices, conference rooms, and flexible work areas. High ceilings, designer lighting, and glass-enclosed offices create a contemporary feel that inspires productivity and creativity.

The space includes a welcoming reception area, a full kitchenette with upper and lower cabinetry, and a large training room suitable for team meetings or presentations. Stylish finishes, accent walls, and clean lines contribute to the modern aesthetic throughout.

Located along NE 26th Street, just minutes from Wilton Manors and Federal Highway, this property offers excellent visibility and accessibility within a thriving business corridor.

PROPERTY HIGHLIGHTS

- Turn-key creative office layout
- Multiple private offices and conference rooms
- Full kitchenette and break area
- Training or classroom space
- High ceilings and abundant natural light
- Ample On-Site Parking for staff and customers

OFFERING SUMMARY

Base Rent:	\$32.00 SF/yr (NNN)
NNN:	Estimated \$18.66/SF
Available SF:	6,551 SF
Lot Size:	25,944 SF

PERMITTED USES

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	69,628	139,551	228,728
Total Population	142,348	308,272	541,387



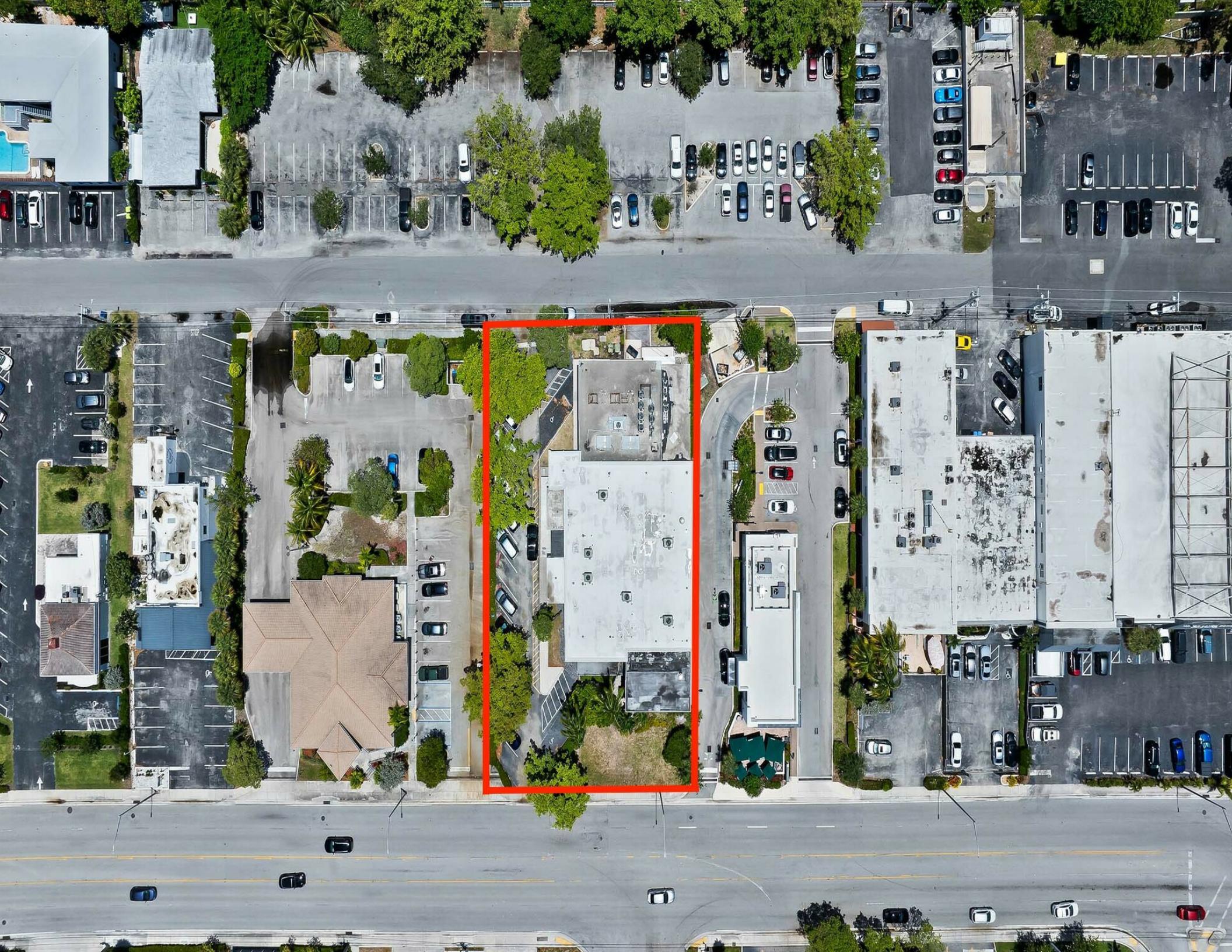
NE 16TH AVE
VPD 11,700 FDOT

NE 26TH STREET
VPD 24,500 FDOT

N DIXIE HWY
VPD 20,300 FDOT

SUBJECT
PROPERTY









4 Create an amazing experience for you

1 Humanity First

2 Foster a Growth Mindset

3 HAVE FUN!

5 Speed to Respond

6 SEEK WISE COUNSEL

9 Co Co

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FAITH. FAMILY. FAIRWAY.











What Will Change
What You Think About
Your Life

10.23
8:17 AM



What Will Change
What You Think About
Your Life

10.23
8:17 AM











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