

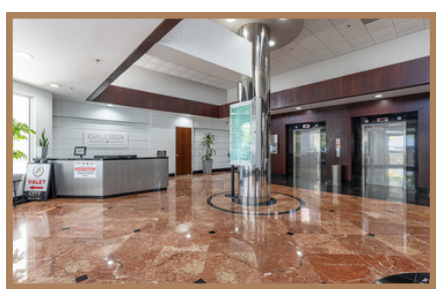


FIRST FLOOR RETAIL CONDOS FOR SALE

Offering Summary

2455 E SUNRISE BLVD,
FORT LAUDERDALE FL 33304

AVAILABLE SPACE	7,828 SF	MONTHLY DUES	\$10,662.21
VACANT SPACE	5,778 SF	MONTHLY DUES PSF	\$12.31 PSF
OCCUPIED SPACE	2,050 SF	TAXES PSF	\$3.95 PSF



BUILDING SUMMARY

BUILDING CLASS	B
TENANCY	MULTIPLE
CEILING HEIGHT	11"
FLOORS	13
BUILDING SIZE	168,807 SF
YEAR BUILT	1973
YEAR RENOVATED	2007
BUILDING ZONING	B-1



Level Realty is pleased to present the opportunity to purchase the remaining retail condo units at the Galleria Corporate Center (GCC). GCC consists of a 168,807 SF, multi-tenant office building located in the rapidly growing MSA of Fort Lauderdale, FL.

The diverse mix of waterfront residential, name brand retailers, coastal access, and proximity to multiple redevelopment projects makes the Galleria Corporate Center a prime location for any business looking to purchase an appreciating asset and establish a foothold in an exploding market. GCC is ideally located on East Sunrise Blvd, in Fort Lauderdale's upscale Coral Ridge neighborhood. The adjacent lot is a fully entitled mixed-use project, consisting of 180 multifamily units, 4,400 square feet of restaurant, 1,350 square feet of retail, and 5,750 square feet of office.

The first floor retail is comprised of six condo units totaling 7,828 SF in a prestigious 13 story office building just minutes from the beach and directly across from the Galleria Mall. As the new owner, take advantage and operate your business out of the entire space, or lease out any number of the units at current market rents with tremendous upside potential.

Each of the units brings something unique to the entire space. Unit 1A has an walk-in cooler at the rear of the space, while Unit 1B contains a removable mezzanine and bank vault underneath. Unit 1C has the main double door entry way leading to the outside of the office building, and Unit 1D is a completely open space, closest to the building lobby. Units 1E and 1F are currently occupied by an art gallery and a cafe, and are paying under market rents on a month to month to agreements, allowing for an increase in revenue or the ability to occupy the entire floor.



RETAIL

ENTIRE FLOOR



7,828 RSF



\$12.31/PSF



\$3.95/PSF

CU-1A



2,187 SF



CU-1B



1,653 SF



CU-1C



969 SF



CU-1D



969 SF



CU-1E



1,517 SF



CU-1F



533 SF



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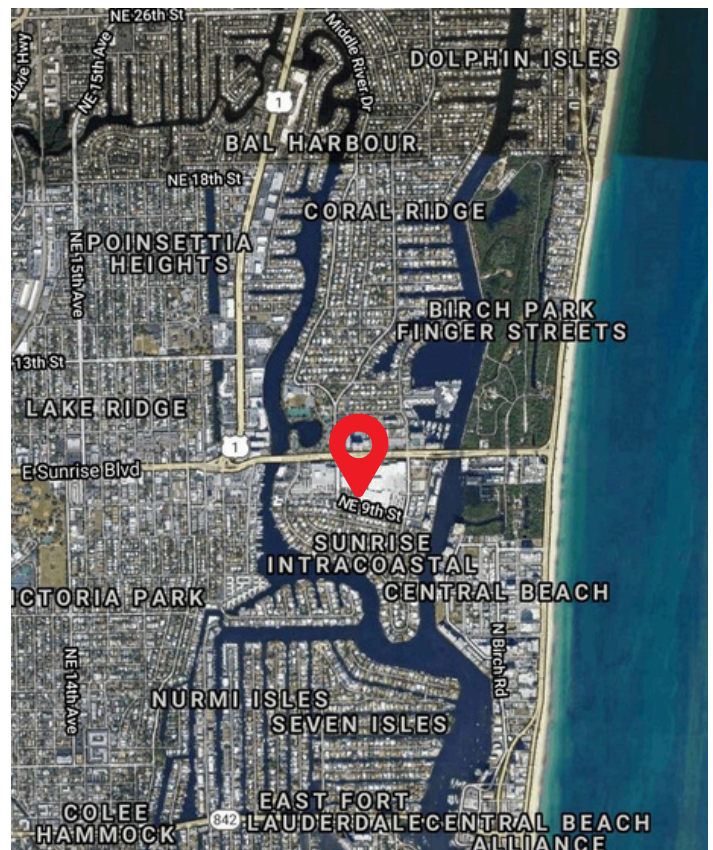
3101 N Federal Hwy # 502,
Fort Lauderdale, FL 33306
<https://www.levelrealty.com>

LOCATION

Just 2.8 miles from downtown Fort Lauderdale and less than a mile from the beach, this thirteen-story office building offers ocean, Intracoastal, and city views. This centrally located property has an updated Butterfly MX entry system, newly renovated lobby, upgraded security cameras, restrooms, and improvements to the garage. Tenants enjoy free parking, on-site conference rooms, 24/7 security, on-site management, and an on-site restaurant and café, as well as numerous restaurants within walking distance. Local retailers and restaurants include Publix, Starbucks, The Capital Grille, P.F. Chang's, Seasons 52, Lasso Gaucho, Macy's, Dillard's, The Apple Store, and more. The Galleria Corporate Center is located directly across from the Galleria Mall, which features luxury shopping and restaurants, and is set to be redeveloped over the next few years.



The Galleria Corporate Center, situated along the major thoroughfare E Sunrise Blvd/SR-838 in Ft. Lauderdale, FL, boasts prime accessibility to numerous key locations. It is just 0.7 miles from A1A and the beach, 1.7 miles from US-1, 5.3 miles from I-95, and 6.6 miles from Florida's Turnpike. Fort Lauderdale International Airport is only 6.5 miles away, approximately a 16-minute drive, with Miami International Airport just 39 minutes away. Additionally, downtown Fort Lauderdale and the CBD are a short 2.8-mile drive, making this property ideal for those seeking to avoid downtown prices while enjoying an upscale address in a prestigious building.



LOCATION SUMMARY

CITY	FORT LAUDERDALE
MARKET	SOUTH FLORIDA
SUNRISE APD	40,000 VPD
I-95	5.3 MILES
DOWNTOWN FLL	2.8 MILES
FLL DISTANCE	6.5 MILES

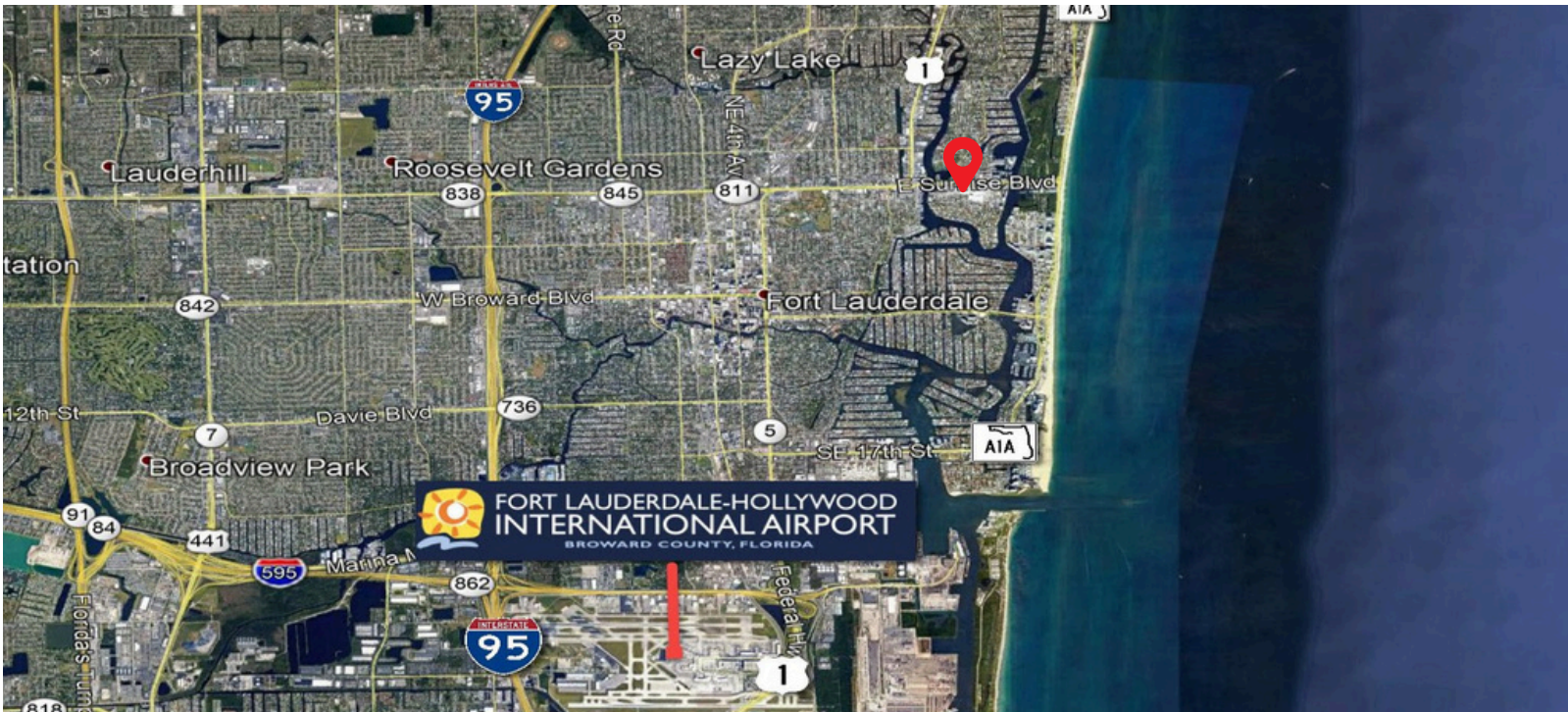
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ROADS AND DEMOGRAPHICS



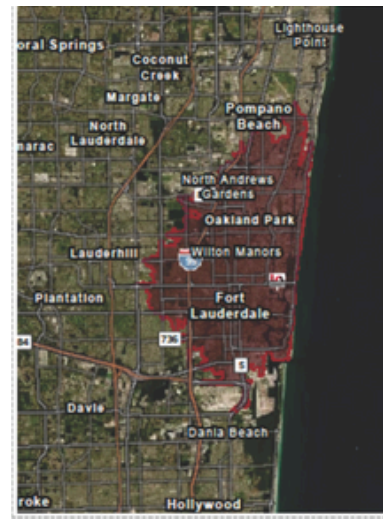
5 MINUTE DRIVE

AVG. HOUSEHOLD INCOME	\$115,368
CONSUMER SPENDING	\$3.65 BILLION
POPULATION	16,731
DAYTIME POPULATION	19,627
MEDIAN AGE	48.5



10 MINUTE DRIVE

AVG. HOUSEHOLD INCOME	\$105,125
CONSUMER SPENDING	\$33.4 BILLION
POPULATION	109,167
DAYTIME POPULATION	142,059
MEDIAN AGE	46.4



15 MINUTE DRIVE

AVG. HOUSEHOLD INCOME	\$94,112
CONSUMER SPENDING	\$49.3 BILLION
POPULATION	229,940
DAYTIME POPULATION	271,176
MEDIAN AGE	45.1

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PHOTOS

