

Roselli Professional Building

3471 N Federal Highway, Fort Lauderdale, FL 33308



FOR LEASE
PROFESSIONAL OFFICE/MEDICAL SPACE

Joseph Jarkey, CCIM
Office: 954.890.3390
jjarkey@CREassetadvisors.com

3471 N Federal Highway | Suite 205
Fort Lauderdale, FL 33308
www.creassetadvisors.com

PROPERTY SUMMARY

3471 N Federal Highway, Fort Lauderdale, FL 33308



PROPERTY DESCRIPTION

The iconic Roselli Building is located on Federal Highway (US-1) on the edge of Fort Lauderdale's upscale Coral Ridge neighborhood. Within close proximity to Holy Cross Hospital, this six-story office building overlooks the Coral Ridge Country Club and offers sweeping views from the ocean to downtown. Tenants enjoy 24 hour HVAC, included electric, abundant free parking, 3 on site restaurants, a haberdashery, and a wine store. Within walking distance is LA Fitness, Mai Kai, Bahama Breeze, PDQ, the Coral Ridge Publix and Mall, Several banks and numerous other shops and restaurants. Updated with high end common areas and interior finishes.

PROPERTY HIGHLIGHTS

- Abundant Free Parking
- 24/7 HVAC
- Stable Electric Service (On Hospital Grid)
- Modified Gross Rent includes janitorial
- State of The Art Building Security
- 3 full-service restaurants on-site
- New State of the Art Elevators
- Owner will build medical spaces to spec

OFFERING SUMMARY

Available SF:	Up to 1,683 SF
Lot Size:	1.87 Acres
Building Size:	49,460 SF

Office Availability

3471 N Federal Highway, Fort Lauderdale, FL 33308



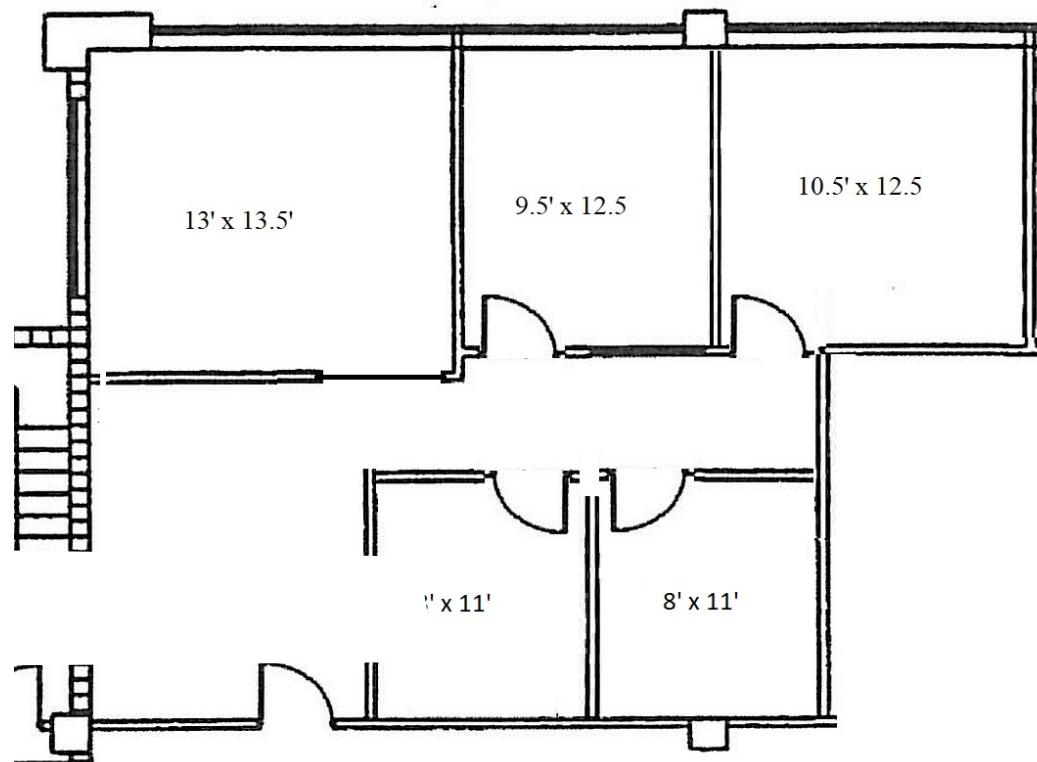
SPACES	LEASE RATE	SIZE
Suite 207	\$1,037.00/Month - Modified Gross	366 SF
Suite 305	\$2,510.33/Month - Modified Gross	886 SF
Suite 309	\$2,258.17/Month - Modified Gross	797 SF
Suite 305-309	\$4,768.50/Month - Modified Gross	1,683 SF
Suite 312	\$3,040.17/Month - Modified Gross	1,073 SF
Suite 506	\$1,736.83/Month - Modified Gross	613 SF

Suite 312 | 1,073 SF

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\$3,040.17/Month

OFFICE/MEDICAL SPACE



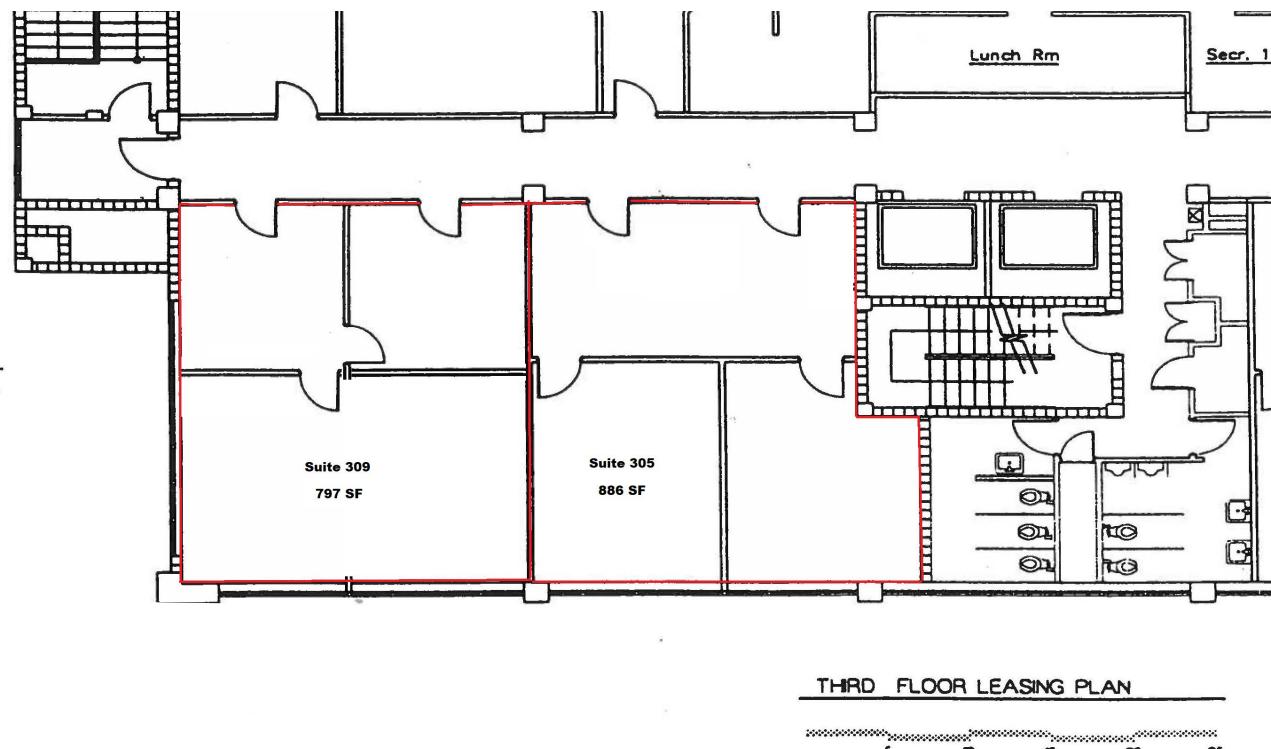
Suite 312 - 1,073 RSF

Suite 305 - 309 | 1,683 SF

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\$4,768.50/Month

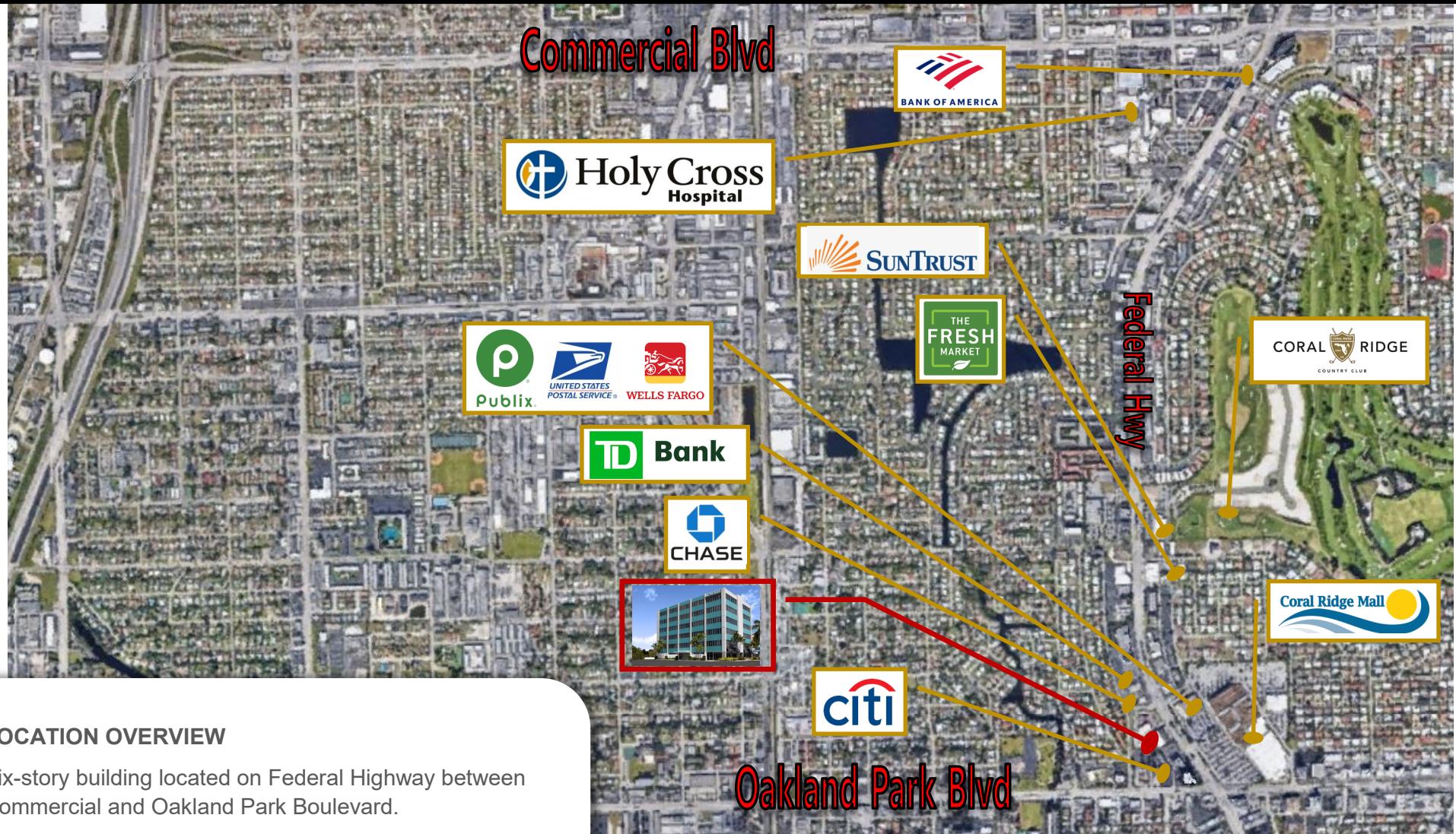
OFFICE/MEDICAL SPACE



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FOR LEASE
PROFESSIONAL OFFICE SPACE



LOCATION OVERVIEW

Six-story building located on Federal Highway between Commercial and Oakland Park Boulevard.

Close proximity to Holy Cross Hospital.

47,000 AADT on Federal Highway.

Signage on Federal Highway

Joseph Jarkesy, CCIM

Office: 954.890.3390

jjarkesy@CREassetadvisors.com

Website:

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