

FOR LEASE

900 SE 3RD AVE FORT LAUDERDALE, 33316



PROPERTY HIGHLIGHTS

- COMMON AREA RENOVATIONS 2024.
- Prime office space for lease with contemporary build outs.
- Partial 3rd floor available - 12,278 +/- RSF (can sub-divide min. 2,000 +/- RSF)
- Proximity to Broward Co. Courthouse, New U.S. Federal Courthouse site and Fort Lauderdale Central Business District
- Conveniently located near I-95, SR 84, I-595 and Ft. Laud. - Hollywood Int'l Airport
- Covered/Reserved parking available
- Est. OpEx/CAM at \$11.70 PSF net of electric and janitorial (est. 2024)
- Building and Monument Signage Available.



PRICE

\$26.50 SF/yr (NNN)



YEAR RENOVATED

2024



AVAILABLE SF

12,278 +/- SF



PARKING

Covered & Reserved



LOCATION

Downtown Ft. Lauderdale CBD

For more information:

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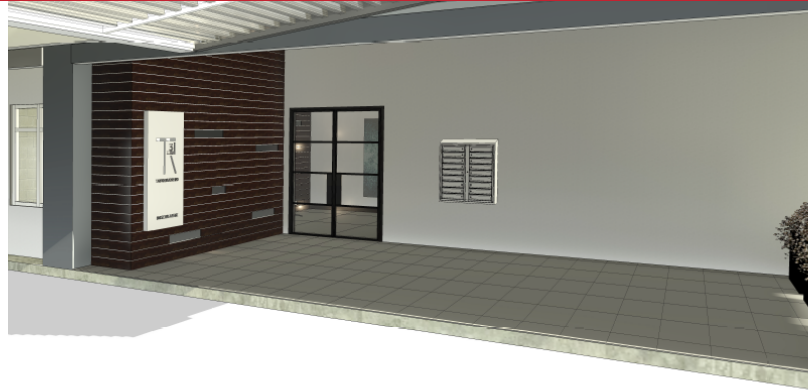
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FOR LEASE

ADDITIONAL PHOTOS



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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

Information furnished regarding this property is from sources deemed reliable, but no warranty or representation as to the accuracy thereof and it is submitted subject to errors, omissions, prior sale, lease or withdrawal without prior notice.

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LOCATION MAP



SUBJECT PROPERTY

FEDERAL COURTHOUSE

Map data ©2023

Google

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LEASE SPACES

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,000 - 12,278 SF	Lease Rate:	\$26/50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Partial 3rd Floor	Available	2,000 - 12,278 SF	NNN	\$26.50 SF/yr	Boutique office building located in downtown Fort Lauderdale.

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