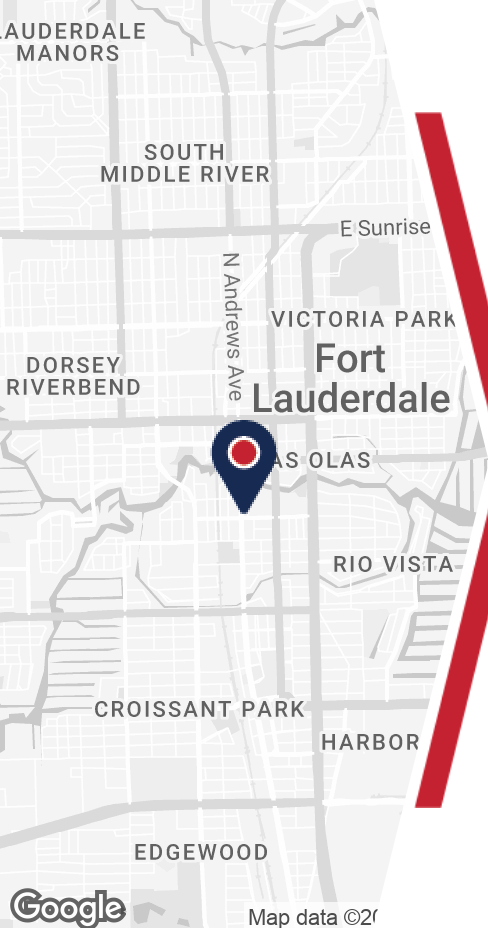


THE 550 BUILDING

550 SOUTH ANDREWS AVENUE



PROPERTY DETAILS

- Seven-story, 87,947 SF Class A Office Building
- Brand new office space available for immediate occupancy
- Office suites from 1,200 - 8,000 SF
- On-site 634 car parking garage
- Highest available parking ratio in Downtown Fort Lauderdale
- Ground floor patio restaurant and storefront retail in the SOLO Shoppes
- Located adjacent to the 700,000 SF Broward County Courthouse
- CBD location, yet away from congestion, providing ease of access to major transportation routes
- Office rent starting at \$35 PSF NNN
- Restaurant & retail rent from \$35 to \$50 PSF NNN
- 24/7 on site security guard and security cameras
- Key location in the fast emerging SOLO District of Downtown Fort Lauderdale

FOR LEASE



PRICE

\$35.00 - 50.00 SF/yr (NNN)



YEAR BUILT

2019



AVAILABLE SF

1,200 SF - 8,000 SF



PARKING

Covered



LOCATION

Downtown Fort Lauderdale submarket

For more information:

Joseph Byrnes

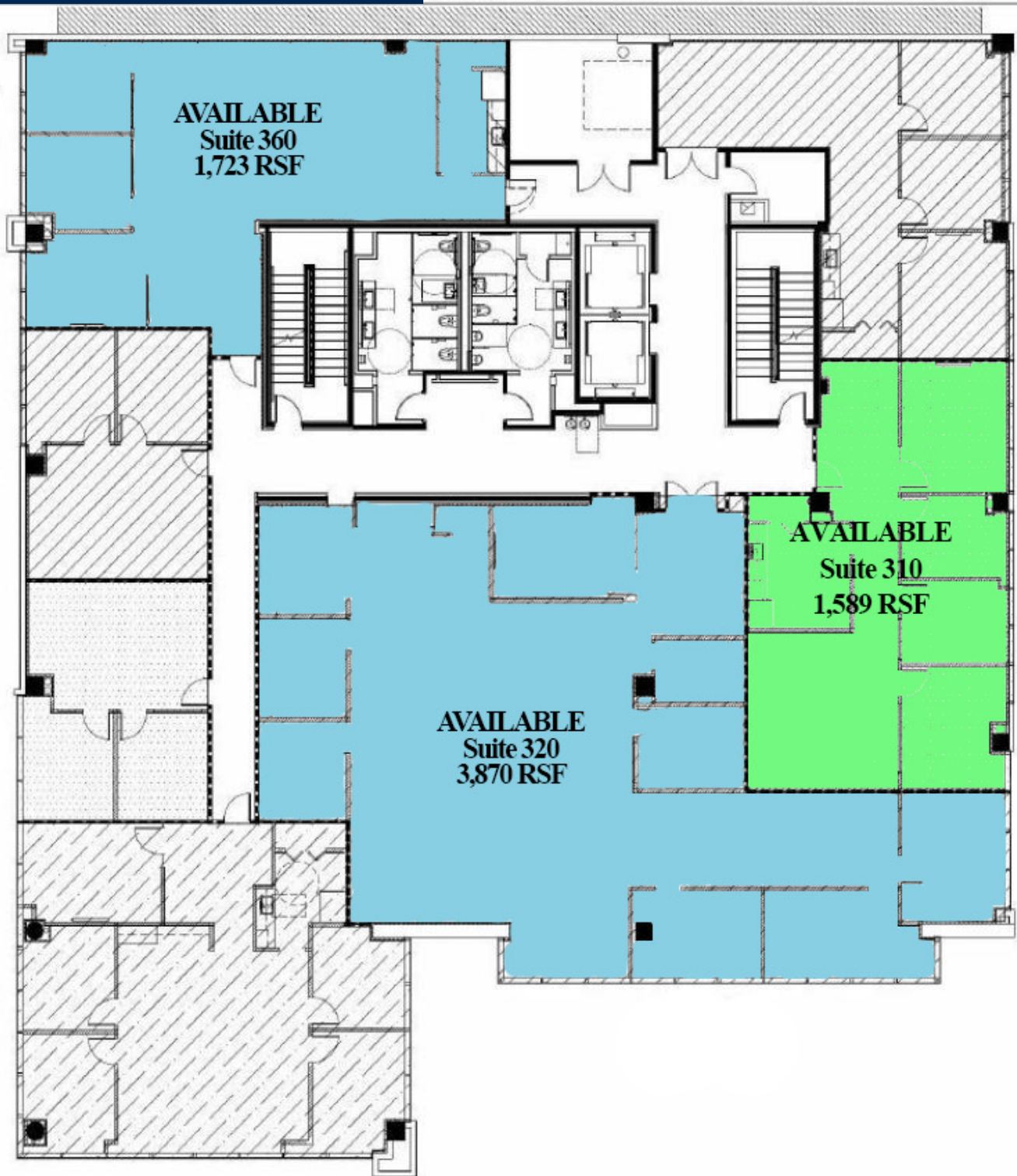
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THE 550 BUILDING

EXECUTIVE SUMMARY



SPACES	LEASE RATE	SPACE SIZE
Suite 117 - Restaurant/Patio	\$50.00 SF/yr	2,636 - 4,636 SF
End Cap Restaurant / Patio	\$50.00 SF/yr	1,997 - 4,540 SF
Store Front Retail- Last Space Available	\$35.00 SF/yr	1,516 SF
Suite 310	\$35.00 SF/yr	1,589 - 11,929 SF
Spec Suite 350	\$40.00 SF/yr	701 SF
Suite 360	\$33.00 SF/yr	1,723 SF
Suite 420	\$35.00 SF/yr	1,161 SF
Suite 500	\$35.00 SF/yr	4,438 SF
Suite 740	\$35.00 SF/yr	1,129 SF

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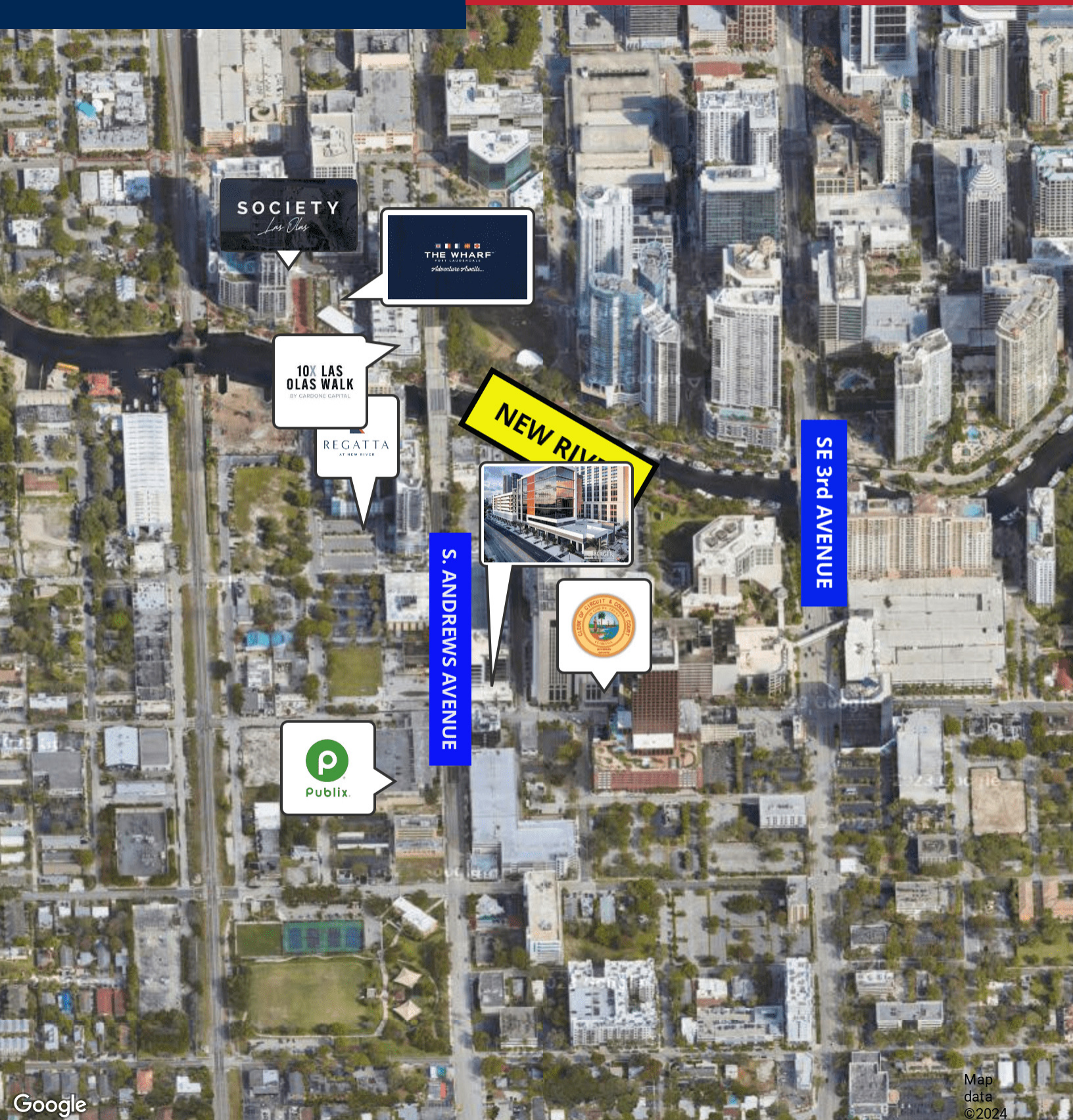
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THE 550 BUILDING

AERIAL MAP



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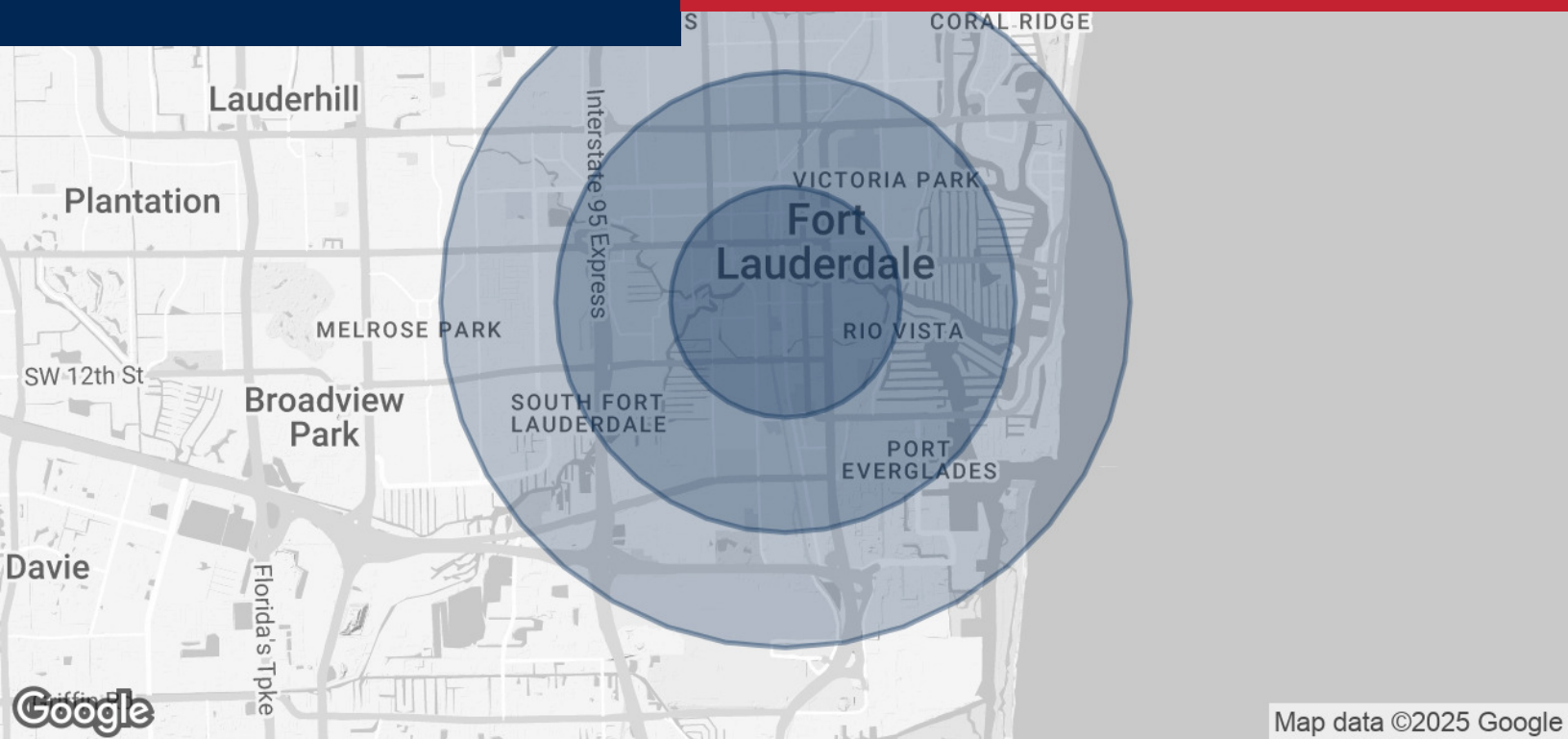
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THE 550 BUILDING

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	21,154	67,981	131,955
Average Age	41.9	40.2	39.5
Average Age (Male)	42.0	41.1	40.6
Average Age (Female)	43.1	39.5	38.5

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	12,410	36,436	66,395
# of Persons per HH	1.7	1.9	2.0
Average HH Income	\$101,363	\$85,848	\$79,626
Average House Value	\$382,094	\$436,290	\$396,634

2020 American Community Survey (ACS)

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