

Museum Plaza Ft Lauderdale - 3rd Floor Sale or Lease

200 S Andrews Ave, Fort Lauderdale, FL 33301

1ON1
REAL ESTATE
Presented By:
1 on 1 Real Estate



Museum Plaza Fort Lauderdale - 3rd Floor

200 S Andrews Ave, Fort Lauderdale, FL 33301

Unit Details

Discover a unique opportunity on the third floor of Museum Plaza on Las Olas, 200 S Andrews Avenue – a Class A office space in the vibrant heart of Downtown Fort Lauderdale, Florida. Perfectly positioned in the city's financial district, just a block from Las Olas Blvd, adjacent to Broward County Government, the local library, and the art museum, it's also close to local and federal courthouses, and FAU and Broward College campuses.

This 11-story building offers interior spaces flooded with natural light through expansive windows and features an impressive double-height lobby with elegant granite and marble finishes, and recently upgraded elevators.

Convenient amenities include a municipal parking garage with EV charging stations and a unique rooftop helicopter pad next door.

Available for lease or purchase (lease with an option to buy will be considered), the unit offers a recently updated full floor, complete with modern open-plan office space, polished concrete flooring, and floor-to-ceiling glass windows. This space is ideal for law firms, accounting offices, or other professional entities, including light medical use. The space can be divided to meet specific needs and includes private and shared offices, conference rooms, two kitchen/break areas, and a variety of layouts. Owner will consider dividing to smaller units

This unit has is wired to CAT 5 & 6 as well as optic-fiber.

An unmatched opportunity in downtown Fort Lauderdale

Sales Price: \$3,000,000 Lease: \$25/SqFt/Yr

- Lease w/option to purchase might be considered
- 3rd Floor Virtual Tour: <https://vrtourhosts.com/listing/65900>
- Car Charging stations in covered garage
- Excellent Location
- 24 Hr Security

Property

Total Building Size:	182,003 SF
Property Type:	Office
Property Subtype:	Medical
Sale Type:	Owner User / Investor
Building Class:	A
Floors:	11
Typical Floor Size:	16,048 SF
Year Built:	1986
Lot Size:	1.34 AC
Walk Score ®:	92 (Walker's Paradise)
Score ®:	59 (Good Transit)

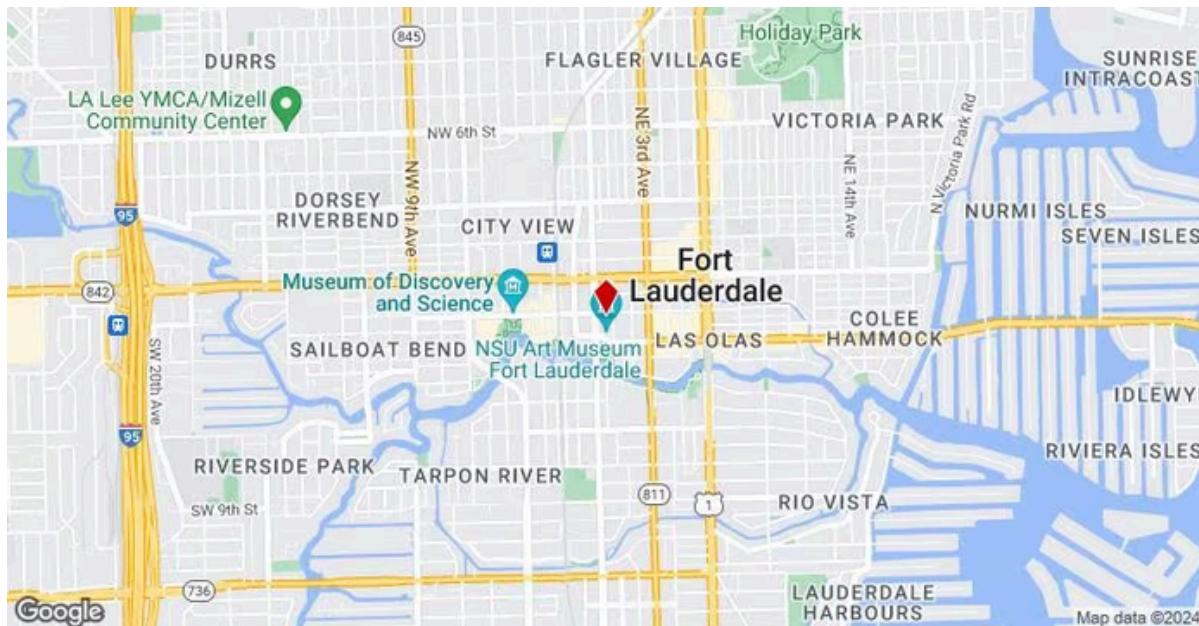
Unit

Price:	\$3,000,000 / \$25 SqFt/Yr
Unit Size:	11,563 SF
Occupancy:	Available in 30 Days
Floor:	3rd
Unit:	300-303
Condo Area:	16,048 SF
Use:	Office
Parking Spaces:	9 in the building

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Location



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Property Photos



Museum Plaza Building



Museum Plaza Courtyard



Museum Plaza Courtyard



Building Entrance

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Lobby Photos



Building Lobby



Elevators

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Unit 300-303 Photos(furniture staged)



Reception Area



Reception Area



Conference Room



Conference Room

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Unit 300-303 Photos(furniture staged)



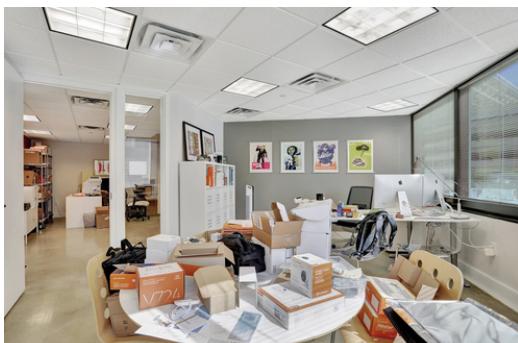
CEO's Office



CEO's Office



CEO's Office



Sample Private Office

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Unit 300-303 Photos(furniture staged)



Sample Private Office



Open Space Working stations



Sample Private Office



Sample Private Office

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Unit 300-303 Photos(furniture staged)



Open Space Working Area



Kitchen 1 Area



Kitchen 1 Area



Open Space Working / Relaxing Area

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Unit 300-303 Photos(furniture staged)



Open Space Working / Relaxing Area



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Open Space Working Area



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Unit 300-303 Photos(furniture staged)



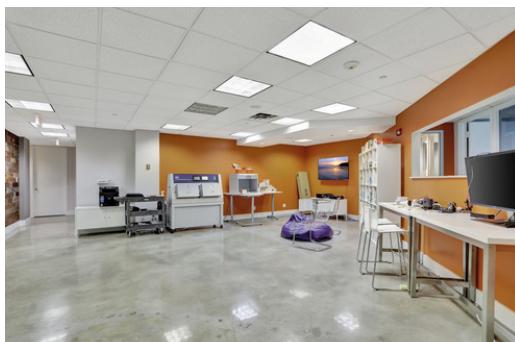
Sample Private Office



Open Space Working Area



Open Space Working Area



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Unit 300-303 Photos(furniture staged)



Open Space Working Area



Open Space Working Area

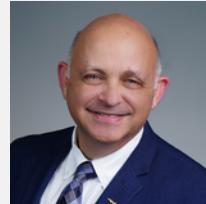
Museum Plaza Fort Lauderdale - 3rd Floor SALE OR LEASE

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Unit 300-303 Photos(furniture staged)



Kitchen / Break room 2



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