

# FOR LEASE

Medical Office | General Office | Law Firm

**UP TO 13,000 SF SPACE**

- Potential for retail conversion

3536 N Federal Highway, Ft. Lauderdale, FL 33308



*Property improvements actively underway*

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**The Rotella Group Inc.**  
COMMERCIAL REAL ESTATE  
Est. 1995



3536 N Federal Highway, Ft Lauderdale, FL 33308

# 2,000 to 13,000 SF Office Available

The Rotella Group is the exclusive leasing agent for the medical building located at 3536 N Federal Highway, Fort Lauderdale, FL 33308, in the heart of the vibrant East Fort Lauderdale market.

The new ownership is upgrading the property with high-end finishes. The building offers excellent visibility, ample parking, and flexible suite sizes ranging from 2,000 square feet to full-building occupancy.

The owner is also open to converting the property for retail or showroom use.



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## Building Highlights

- Impact windows
- Building and monument signage
- Suites from 2,000 SF
- Ample parking
- Minutes to Holy Cross Hospital
- Over 700,000 SF of medical within 1.5 miles.
- See broker for pricing.



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BUILDING DETAILS	
Property Type	Medical (will consider retail/showroom)
Tenancy	Multiple (will consider single user)
Minimum Divisible SQFT	13,014
Total Building Suites	4
Stories	2
Zoning	B 1



## Building Description

Flexible on demising space.

Great visibility.

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### Property Improvements

1. Painting exterior & some cladding
2. Pavement – repave asphalt in driveway
3. Drainage repairs rear parking lot
4. Stucco repairs
5. Landscape enhancements
6. Signage exterior & interior
7. Monument sign upgrade
8. Exterior feature lighting for building
9. Decorator enhancements
10. Irrigation repairs & modifications for new additional landscaping
11. ADA compliance exterior
12. Elevator remodel finishes
13. 1<sup>st</sup> Floor main entry lobby renovation

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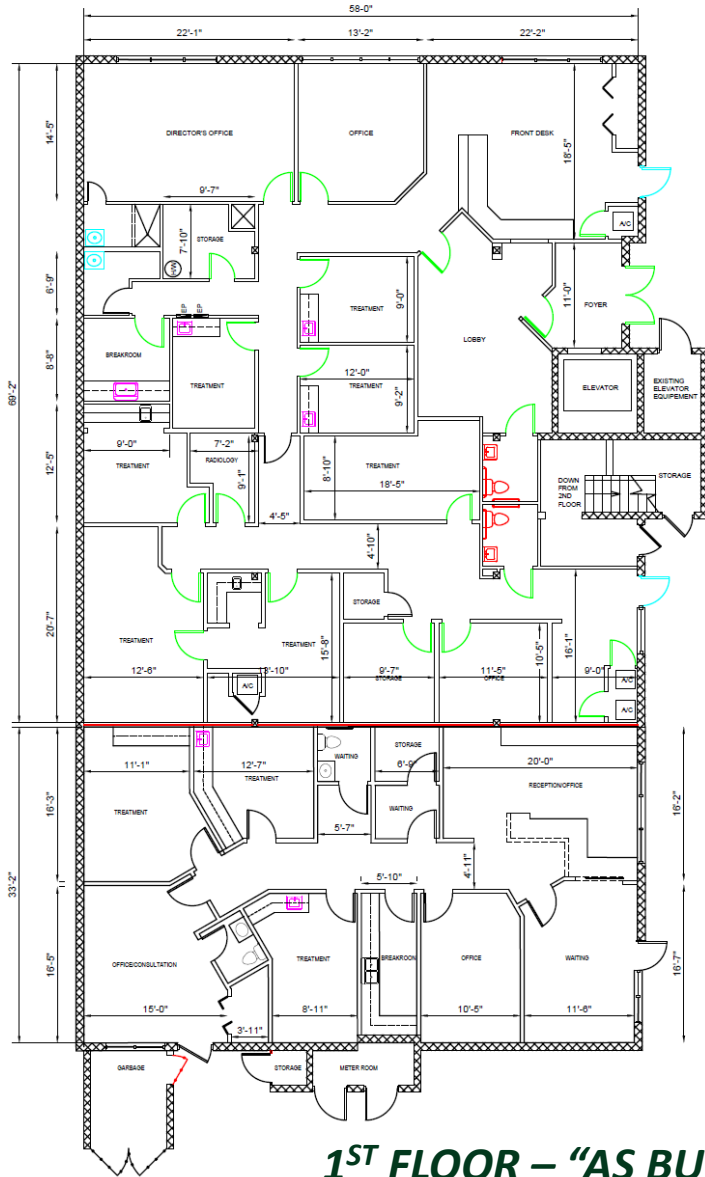


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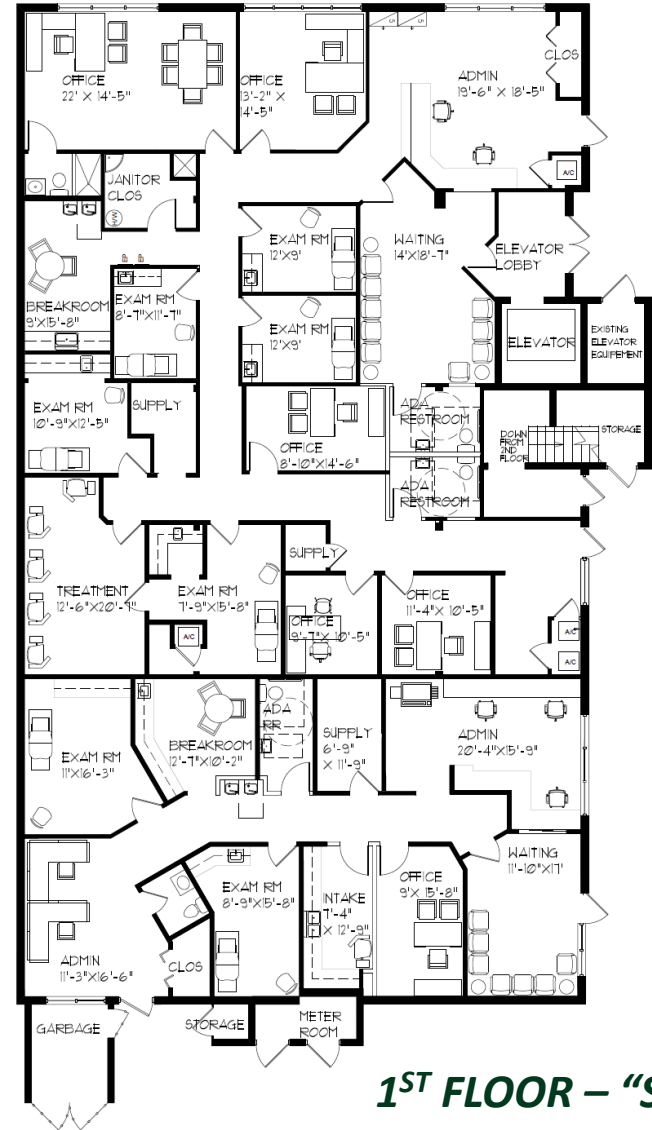
2,000 to 13,000 SF Office Available

FLOOR PLANS

1<sup>ST</sup> FLOOR



1<sup>ST</sup> FLOOR – “AS BUILT”



1<sup>ST</sup> FLOOR – “SCHEME”

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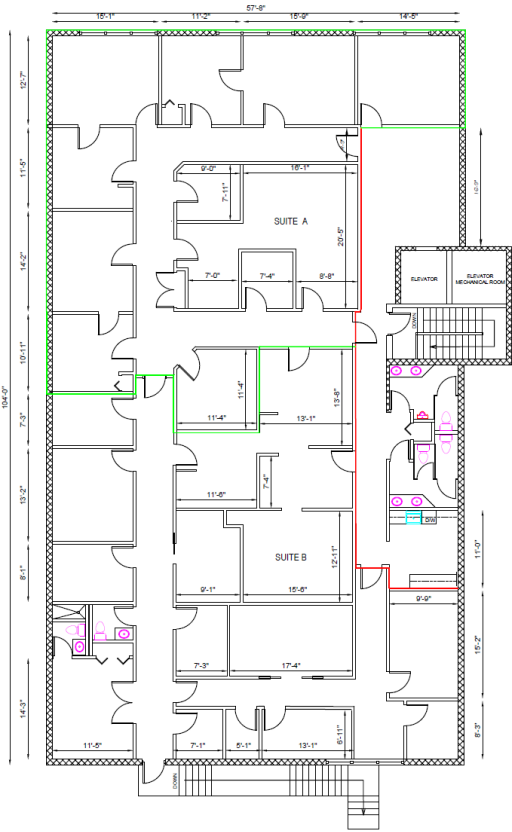


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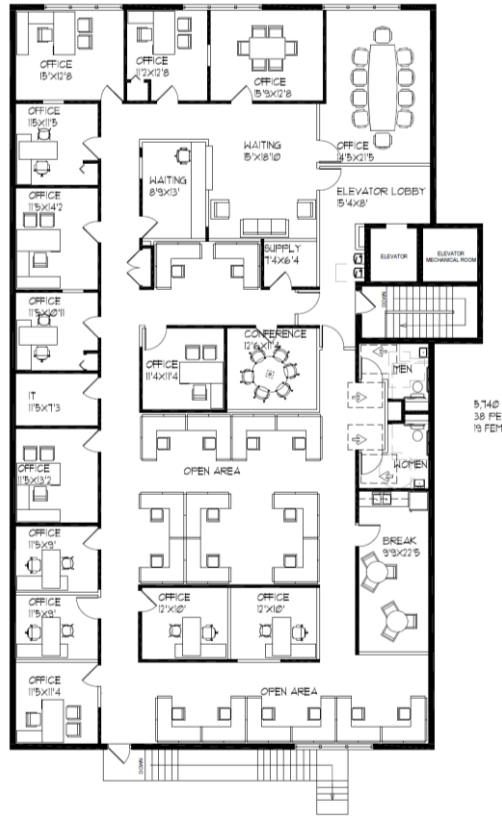
# 2,000 to 13,000 SF Office Available

## FLOOR PLANS

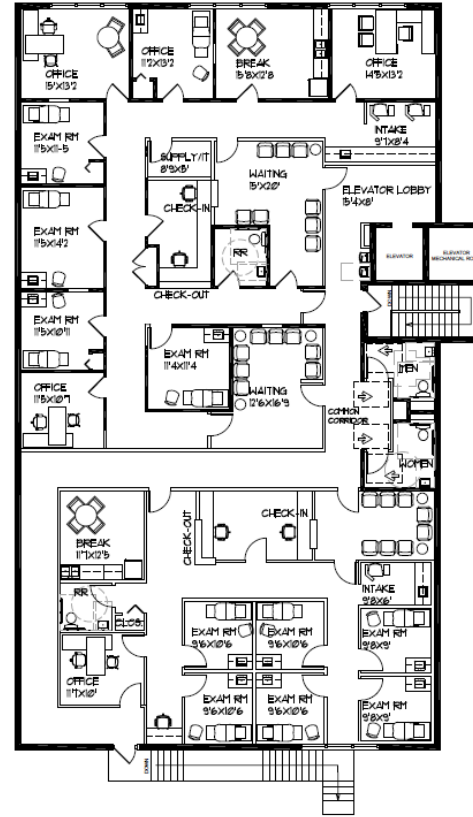
### 2<sup>ND</sup> FLOOR



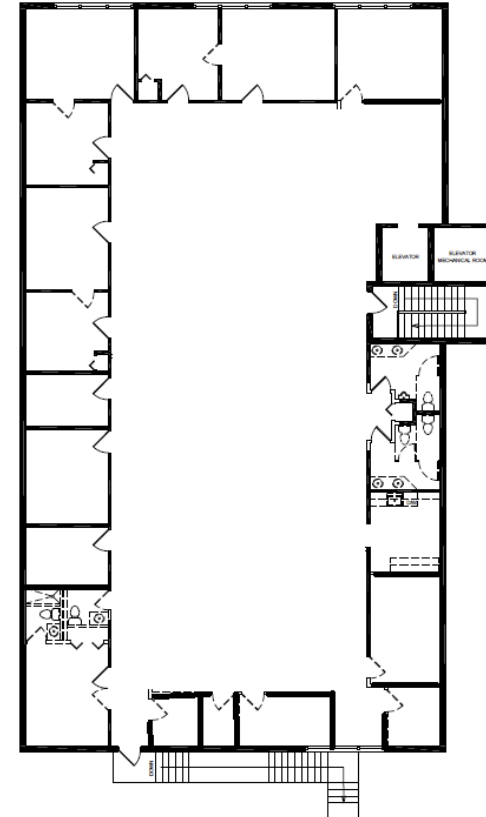
**2<sup>ND</sup> FLOOR**  
**"AS BUILT"**



**2<sup>ND</sup> FLOOR**  
**"SCHEME 1"**



**2<sup>ND</sup> FLOOR**  
**"SCHEME 2"**



**2<sup>ND</sup> FLOOR**  
**"OPEN CONCEPT /  
BULL PEN"**

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# 2,000 to 13,000 SF Medical Office Available



## DRIVING TIMES

4 minutes to Holy Cross Hospital

8 minutes to Imperial Point Hospital

14 minutes to Downtown Ft. Lauderdale

12 minutes to I 95

Minutes to abundance of dining

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AERIAL



3536 N. Federal Hwy  
Fort Lauderdale, FL 33308

38,000 SF  
OFFICE  
BUILDING  
planet fitness  
Opening Soon  
VISUAL COMFORT & CO

La-Z-boy

Ouidad  
THE CURL EXPERTS

MAVIS  
DISCOUNT  
TIRE



Coral Ridge Mall  
HomeGoods  
Marshalls  
ROSS  
DRESS FOR LESS  
TARGET



AADT 47,500



CITY  
FURNITURE

56,000 SF  
OFFICE  
BUILDING



Parklyn Luxury Apartments  
165 units / Opening Soon



Oaklyn Luxury Apartments  
274 units  
Opened September 2023

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## The Rotella Group, Inc.

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Commercial Real Estate Brokers

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*follow us*



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