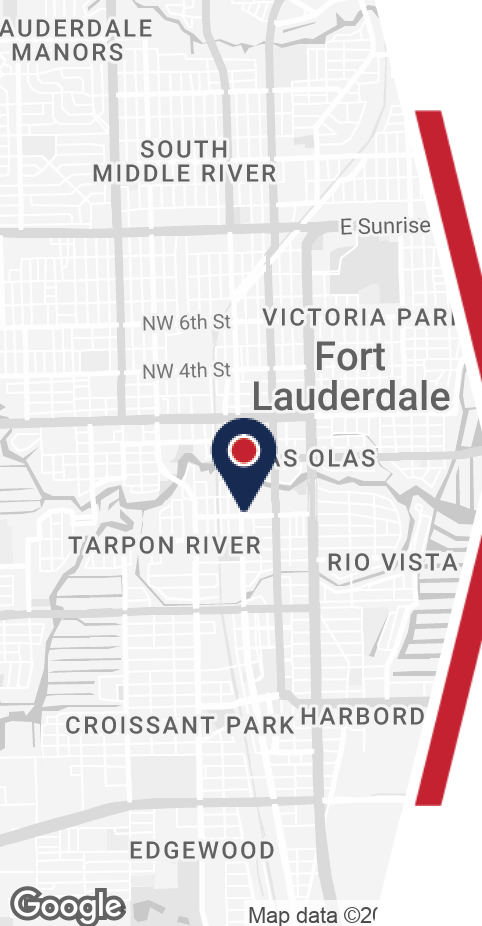
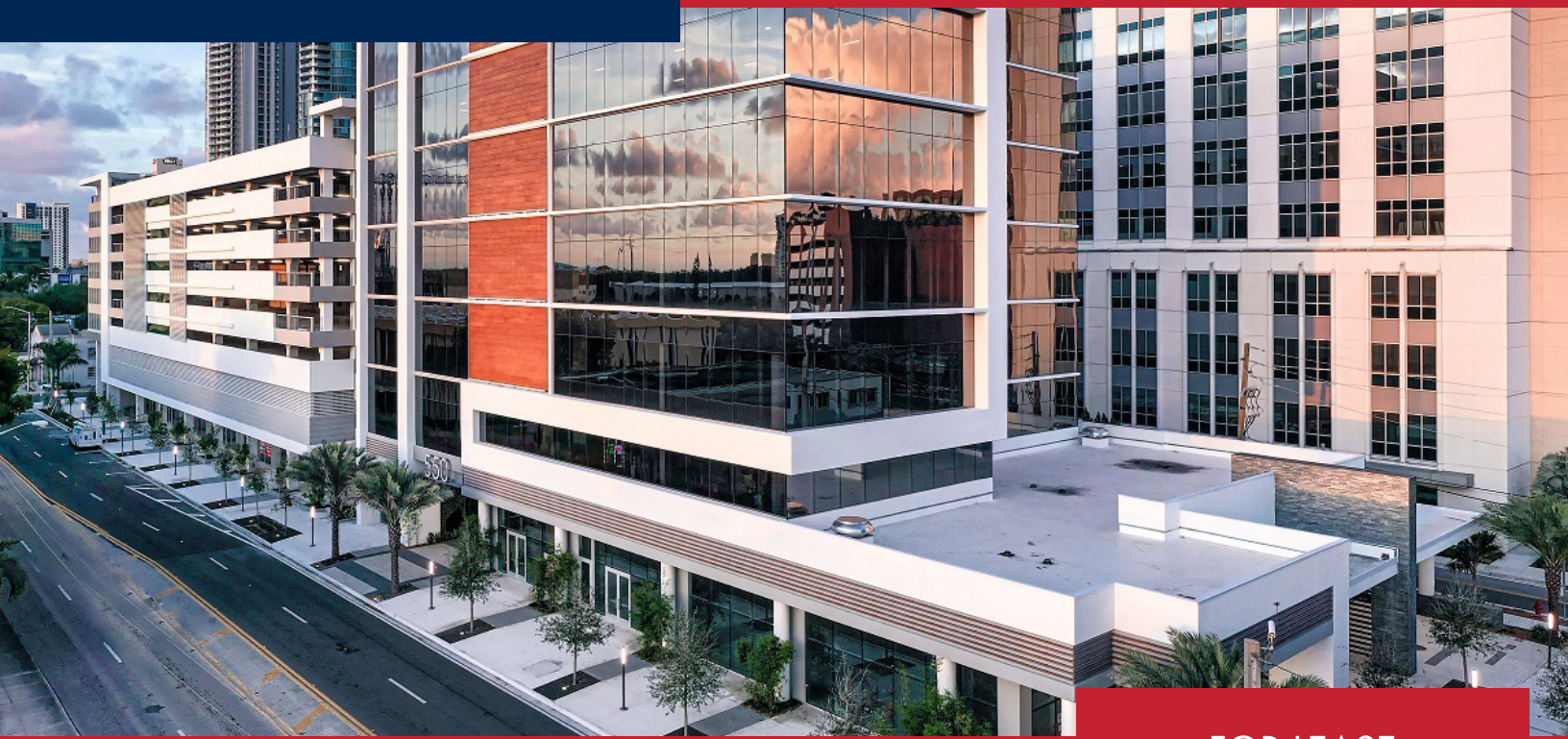


# THE 550 BUILDING

550 SOUTH ANDREWS AVENUE



## PROPERTY DETAILS

- Seven-story, 87,947 SF Class A Office Building
- 12,000 +/- sf floor plates
- Office suites from 909 to full 7th floor
- 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 \$30 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

\$30.00 - 50.00 SF/yr (NNN)



### YEAR BUILT

2019



### AVAILABLE SF

909 SF - Full Floors



### PARKING

Covered



### LOCATION

Downtown Fort Lauderdale submarket

For more information:

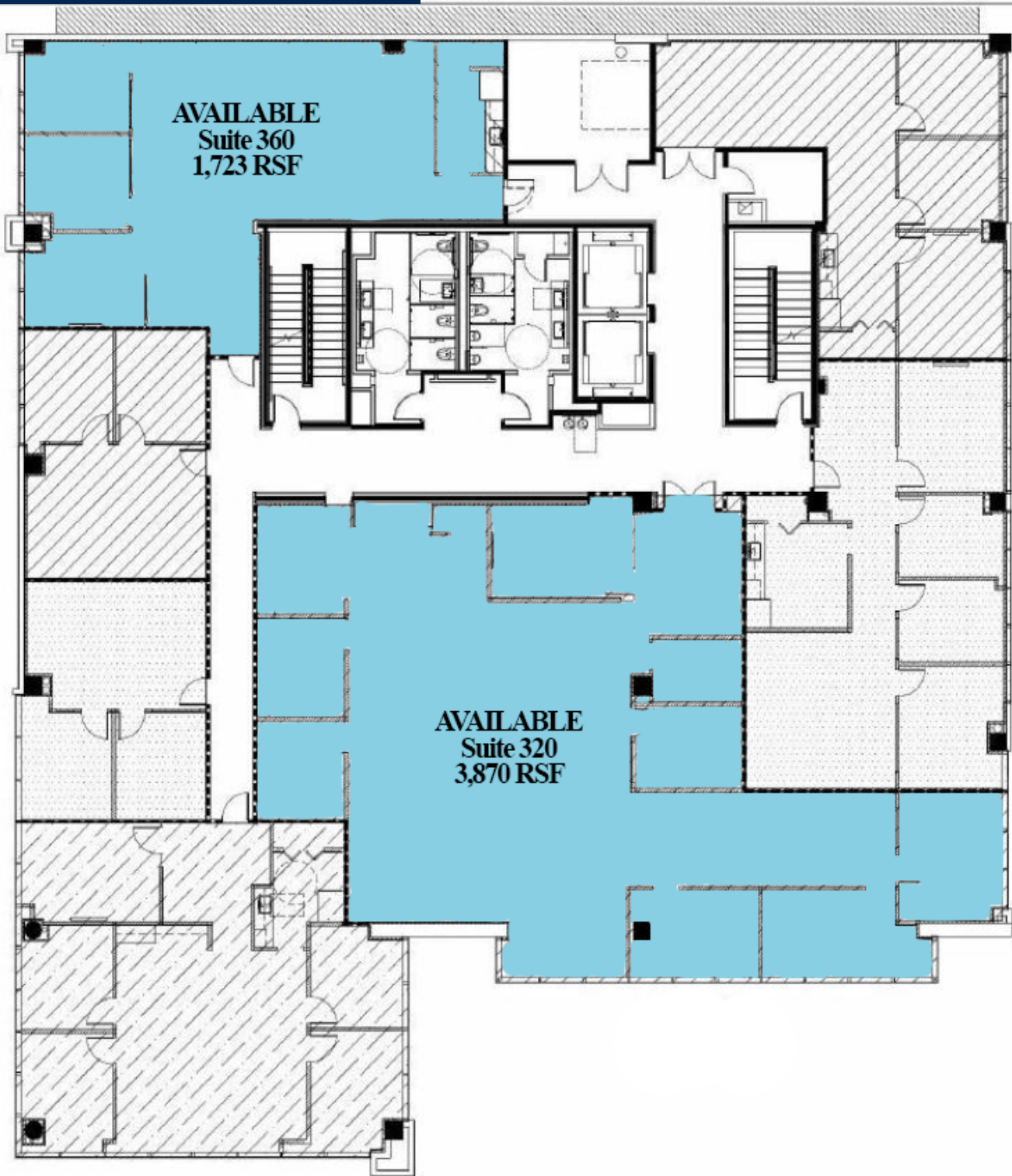
**Joseph Byrnes**

954.652.2048 | Jbyrnes@Bergercommercial.Com  
bergercommercial.com

**Jonathan Thiel**

954.652.2020 | Jthiel@Bergercommercial.Com





For more information:

**Joseph Byrnes**

954.652.2048 | [Jbyrnes@Bergercommercial.Com](mailto:Jbyrnes@Bergercommercial.Com)  
[bergercommercial.com](http://bergercommercial.com)

**Jonathan Thiel**

954.652.2020 | [Jthiel@Bergercommercial.Com](mailto:Jthiel@Bergercommercial.Com)





For more information:

**Joseph Byrnes**

954.652.2048 | [jbyrnes@Bergercommercial.Com](mailto:jbyrnes@Bergercommercial.Com)  
[bergercommercial.com](http://bergercommercial.com)

**Jonathan Thiel**

954.652.2020 | [jthiel@Bergercommercial.Com](mailto:jthiel@Bergercommercial.Com)



COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT



For more information:

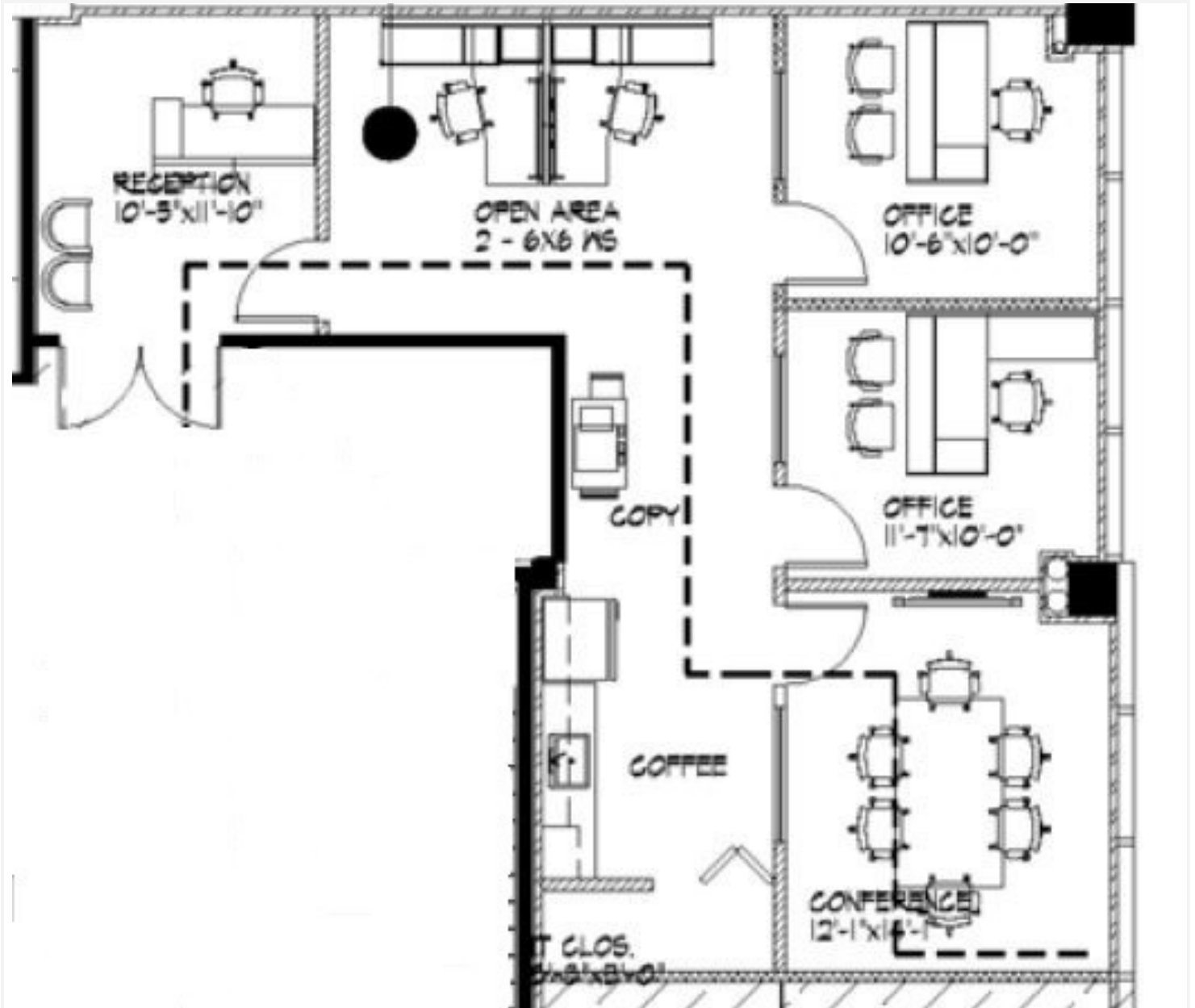
**Joseph Byrnes**

954.652.2048 | [Jbyrnes@Bergercommercial.Com](mailto:Jbyrnes@Bergercommercial.Com)  
[bergercommercial.com](http://bergercommercial.com)

**Jonathan Thiel**

954.652.2020 | [Jthiel@Bergercommercial.Com](mailto:Jthiel@Bergercommercial.Com)





For more information:

**Joseph Byrnes**

954.652.2048 | [jbyrnes@Bergercommercial.com](mailto:jbyrnes@Bergercommercial.com)  
[bergercommercial.com](http://bergercommercial.com)

**Jonathan Thiel**

954.652.2020 | [jthiel@Bergercommercial.com](mailto:jthiel@Bergercommercial.com)



# THE 550 BUILDING

SUITE 640



For more information:

**Joseph Byrnes**

954.652.2048 | [Jbyrnes@Bergercommercial.Com](mailto:Jbyrnes@Bergercommercial.Com)  
[bergercommercial.com](http://bergercommercial.com)

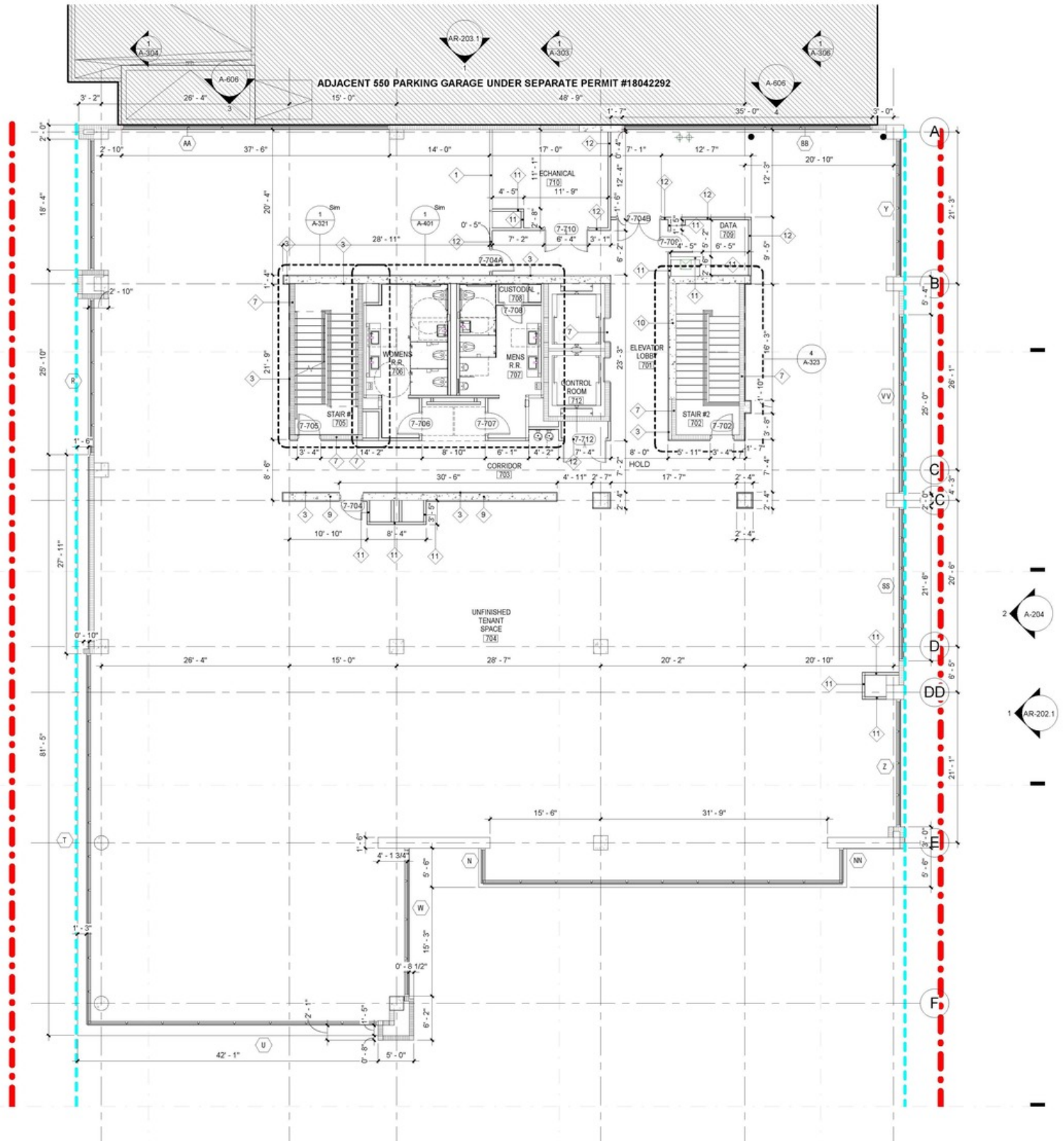
**Jonathan Thiel**

954.652.2020 | [Jthiel@Bergercommercial.Com](mailto:Jthiel@Bergercommercial.Com)



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.*



For more information:

**Joseph Byrnes**

954.652.2048 | [Jbyrnes@Bergercommercial.com](mailto:Jbyrnes@Bergercommercial.com)  
[bergercommercial.com](http://bergercommercial.com)

**Jonathan Thiel**

954.652.2020 | [Jthiel@Bergercommercial.com](mailto:Jthiel@Bergercommercial.com)



# THE 550 BUILDING

## EXECUTIVE SUMMARY



SPACES	LEASE RATE	SPACE SIZE
Suite 320	\$33.00 SF/yr	3,870 SF
Suite 360	\$33.00 SF/yr	1,723 SF
Suite 640	\$30.00 SF/yr	1,160 SF
Suite 700	\$35.00 SF/yr	2,693 - 6,654 SF
Suite 710	\$35.00 SF/yr	3,980 SF
Suite 720	\$35.00 SF/yr	2,274 SF
Suite 730	\$35.00 SF/yr	1,198 - 3,037 SF
Suite 740	\$35.00 SF/yr	1,821 SF
End Cap Restaurant / Patio	\$50.00 SF/yr	1,997 - 4,540 SF
In-line Restaurant / Patio	\$50.00 SF/yr	2,543 - 4,540 SF
Lobby Retail	\$45.00 SF/yr	909 SF
Store Front Retail	\$35.00 SF/yr	1,516 SF

For more information:

**Joseph Byrnes**

954.652.2048 | [jbyrnes@Bergercommercial.Com](mailto:jbyrnes@Bergercommercial.Com)  
[bergercommercial.com](http://bergercommercial.com)

**Jonathan Thiel**

954.652.2020 | [jthiel@Bergercommercial.Com](mailto:jthiel@Bergercommercial.Com)

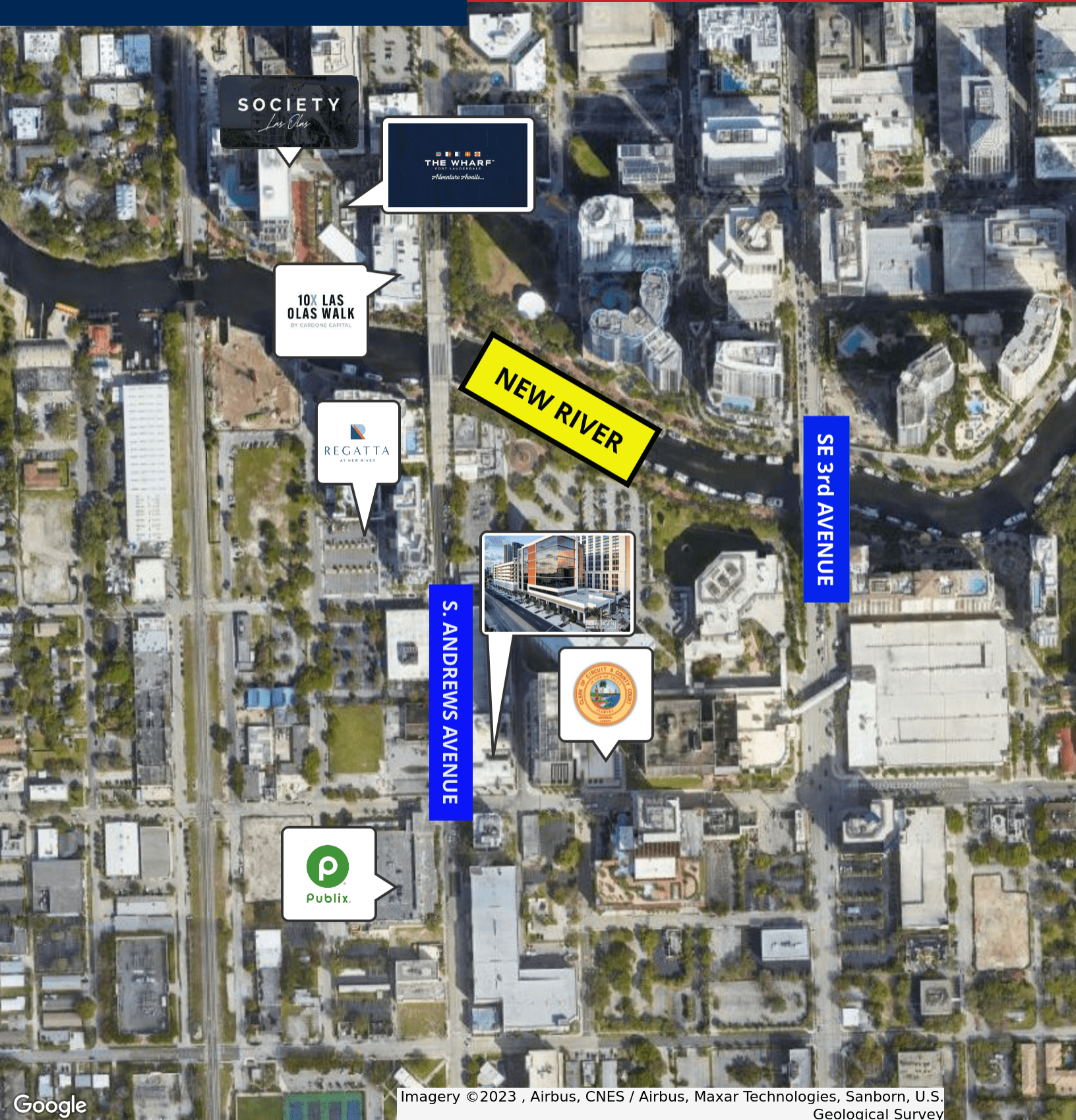


COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT



# THE 550 BUILDING

## AERIAL MAP



Google

Imagery ©2023 , Airbus, CNES / Airbus, Maxar Technologies, Sanborn, U.S. Geological Survey

For more information:

**Joseph Byrnes**

954.652.2048 | Jbyrnes@Bergercommercial.Com  
bergercommercial.com

**Jonathan Thiel**

954.652.2020 | Jthiel@Bergercommercial.Com

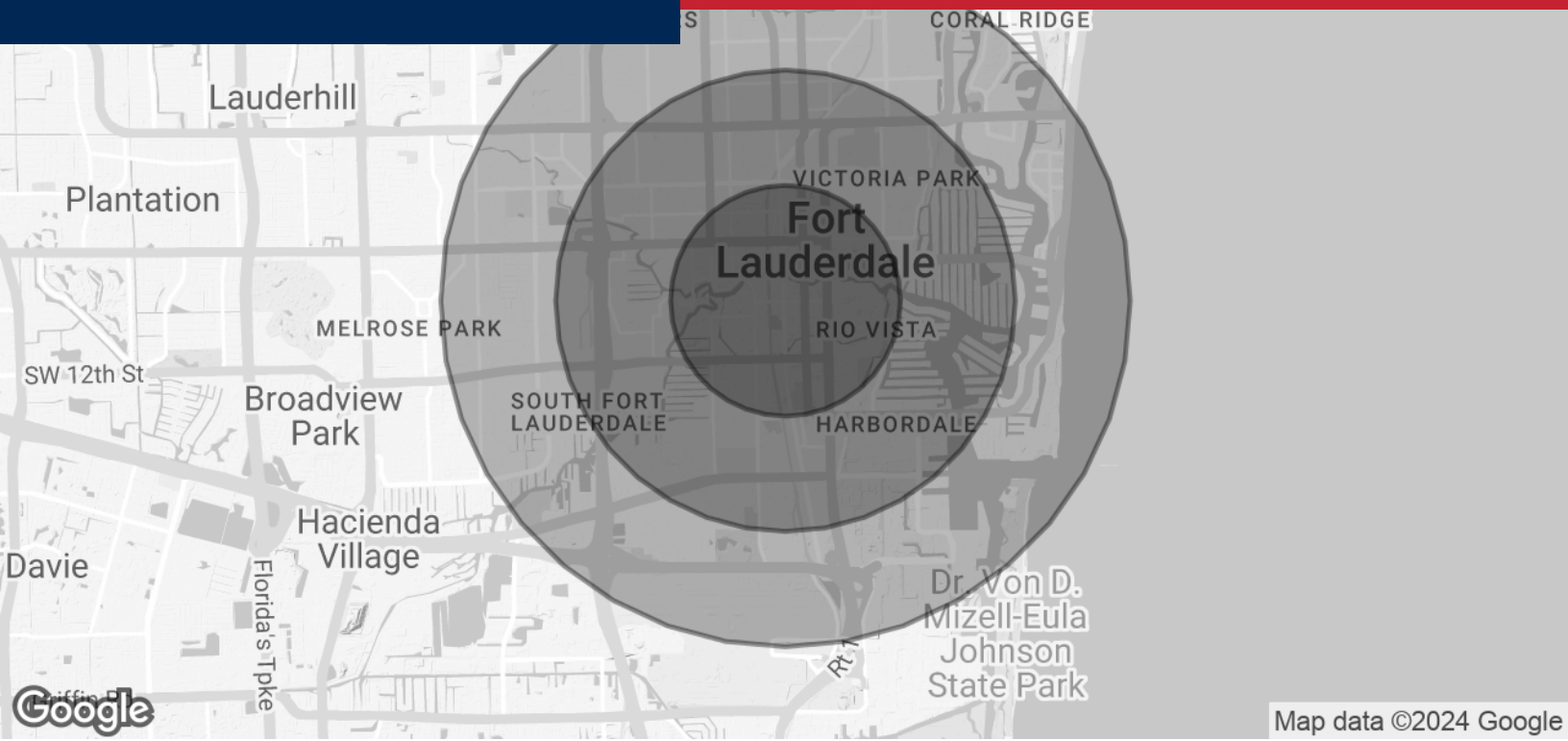


COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

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.

# THE 550 BUILDING

## DEMOGRAPHICS MAP & REPORT



Map data ©2024 Google

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)

For more information:

**Joseph Byrnes**

954.652.2048 | [jbyrnes@Bergercommercial.Com](mailto:jbyrnes@Bergercommercial.Com)  
[bergercommercial.com](http://bergercommercial.com)

**Jonathan Thiel**

954.652.2020 | [jthiel@Bergercommercial.Com](mailto:jthiel@Bergercommercial.Com)



COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT