

FOR LEASE

827, 2,213 or 3,824 SF Professional Office Suites in N.E. Ft. Lauderdale
Convenient to Banks, Restaurants & I-95
"Front Door Parking" – Class A Buildout



RENTAL RATE
\$16.50 P/SF NNN
NOW \$13.50 P/SF NNN
OPEX \$13.05 P/SF

1350 NE 56th Street, Suites 100, 180 & 300. Fort Lauderdale, FL

- Suite 100 – 2,213 S.F.
Suite 180 – 827 S.F.
Suite 300 – 3,824 S.F.
- Flexible floor plans, see page 2.
- Meticulously maintained Garden-Style office complex.
- Abundant Parking with "Park at Your Front Door" convenience!
- Lots of natural light thru front/side floor-to-ceiling windows.
- Ideal location convenient to major restaurants and banking facilities. Near the Cypress Creek office submarket.
- Class "A" build-out with high-end amenities restrooms and kitchenette.

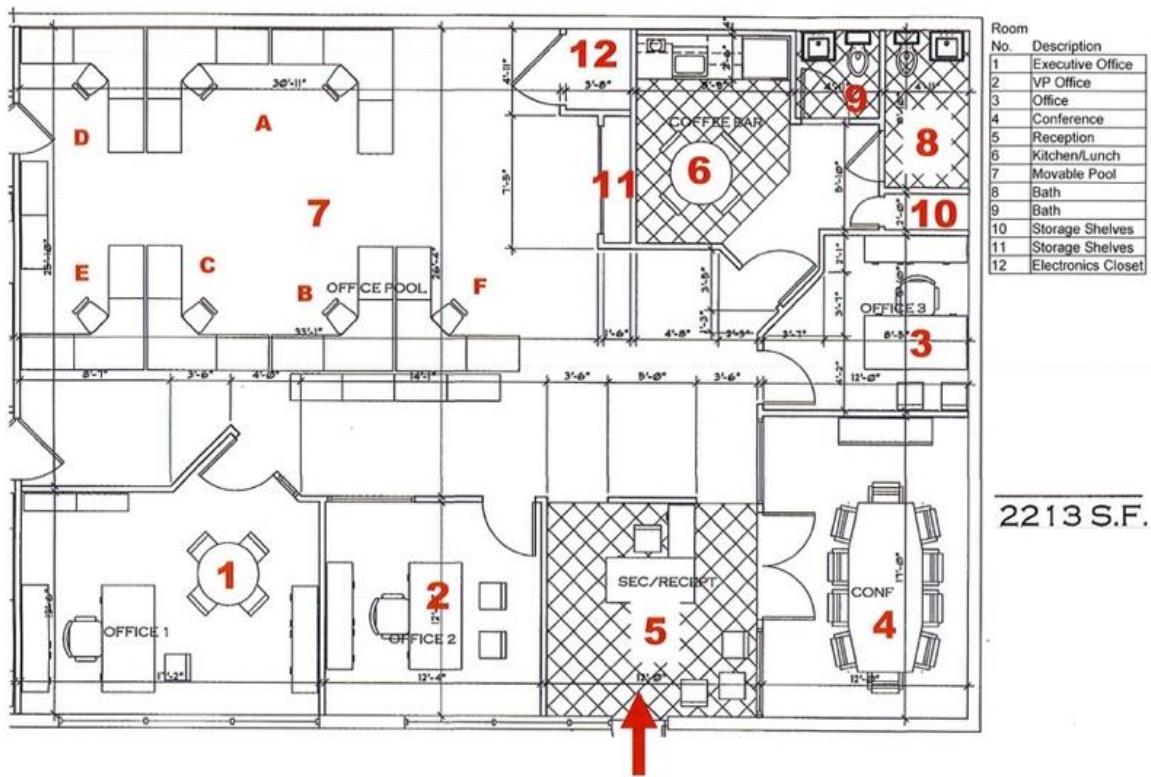


Ideal Location for Your Business!
Class "A" Buildout, Immaculately Maintained Property.

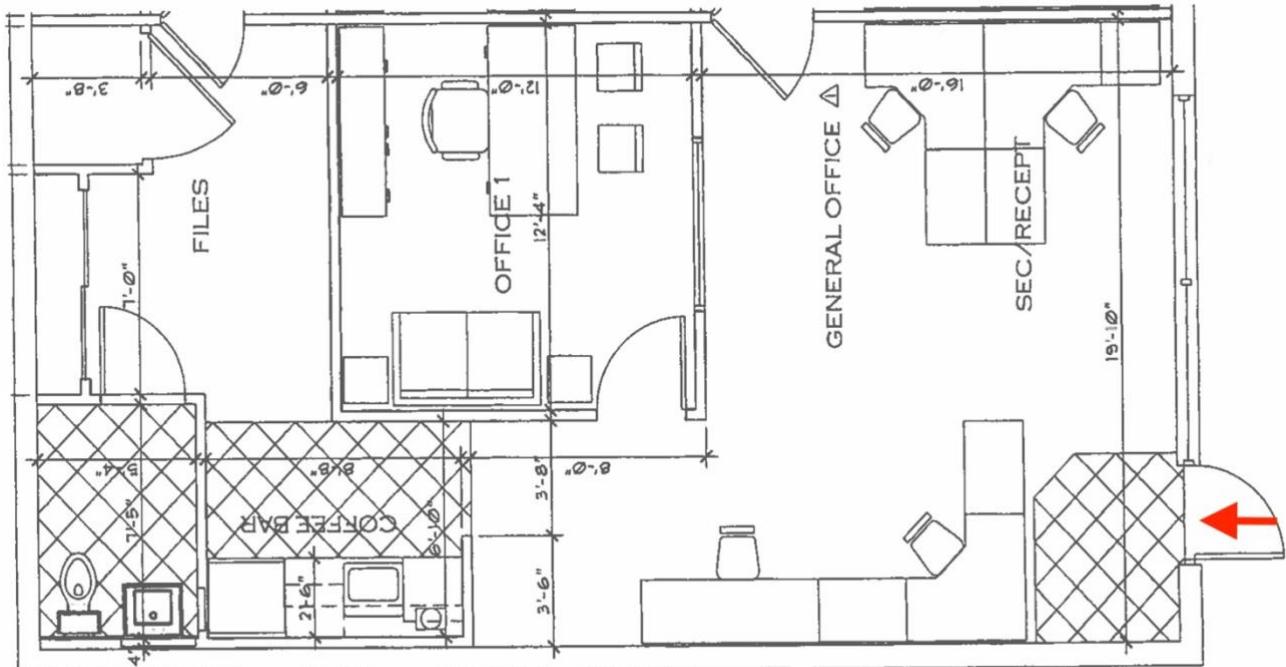
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LOCAL KNOWLEDGE-LOCAL STRENGTH™

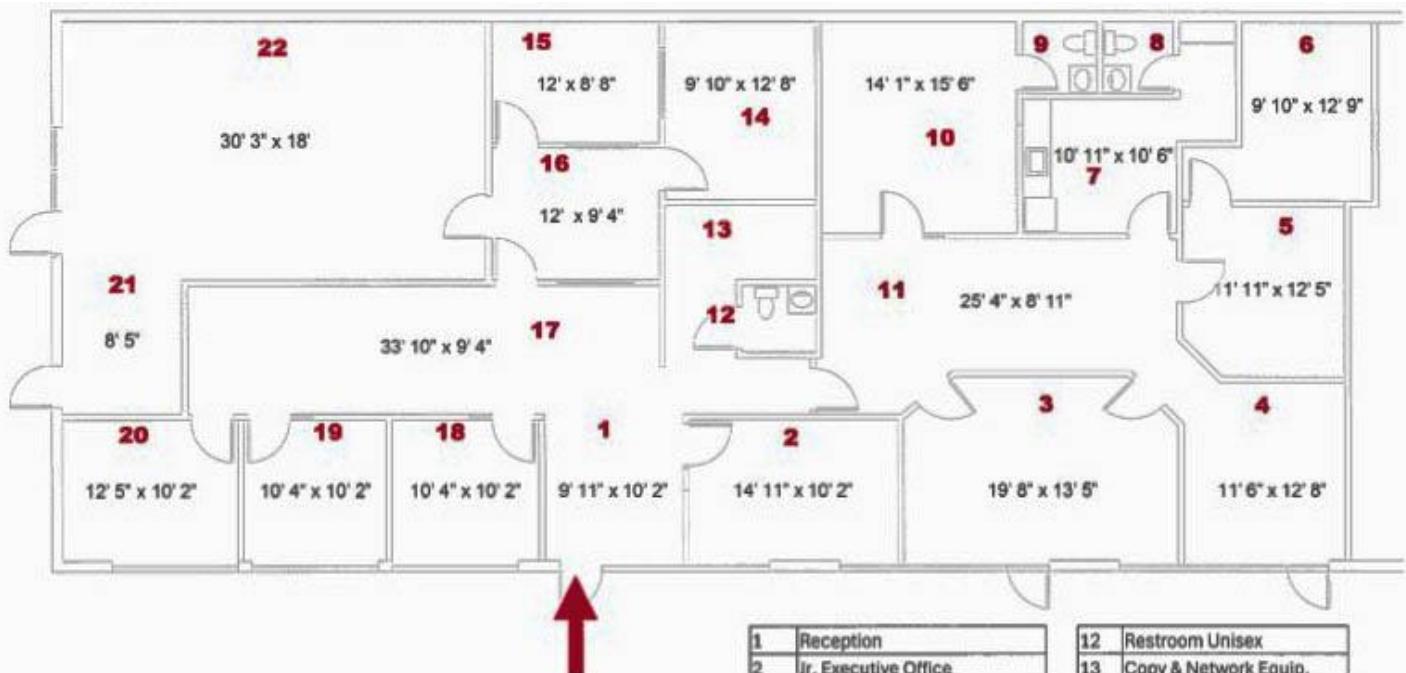
FLOOR PLANS - PAGES 2 & 3



FLOOR PLAN - SUITE 100



SUITE 180 - FLOOR PLAN



FLOOR PLAN - SUITE 300

NTS 3824 S.F.

1	Reception	12	Restroom Unisex
2	Jr. Executive Office	13	Copy & Network Equip.
3	Conference Room	14	Office
4	Office	15	Office
5	Office	16	Office
6	Office/Storage	17	Workstations (3)
7	Kitchen	18	Office
8	Restroom/Unisex	19	Office
9	Restroom Executive	20	Office
10	Sr. Executive Office	21	Shipping Mgr. Area
11	Workstations (2)	22	Shipping & Storage

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