



### PROPERTY DETAILS

- (Flex) 601/626: 5,469 SF (37% Office)
- (Flex) 602/624: 2,743 SF (47% Office)
- (Flex) 603/622: 3,284 SF (45% Office)
- (Office) 623: 556 SF
- (Office) 625: 922 SF
- Rental Rate: \$19.00 NNN + \$6.61 CAM
- 3 grade level doors
- 17' clear ceiling height
- Zoning: B-3 (City of Fort Lauderdale)
- Parking Ratio: 1.84/1,000 SF
- Strategically located just east of I-95 between Sunrise Blvd. and Oakland Park Blvd. providing seamless highway access.

### ABOUT PROPERTY



**PRICE**  
\$19.00 NNN



**YEAR BUILT**  
1980



**AVAILABLE SF**  
556 - 12,974 SF



**PARKING**  
1.84/1,000 SF



**LOCATION**  
Fort Lauderdale, FL

For more information:

Keith R. Graves, CCIM, SIOR

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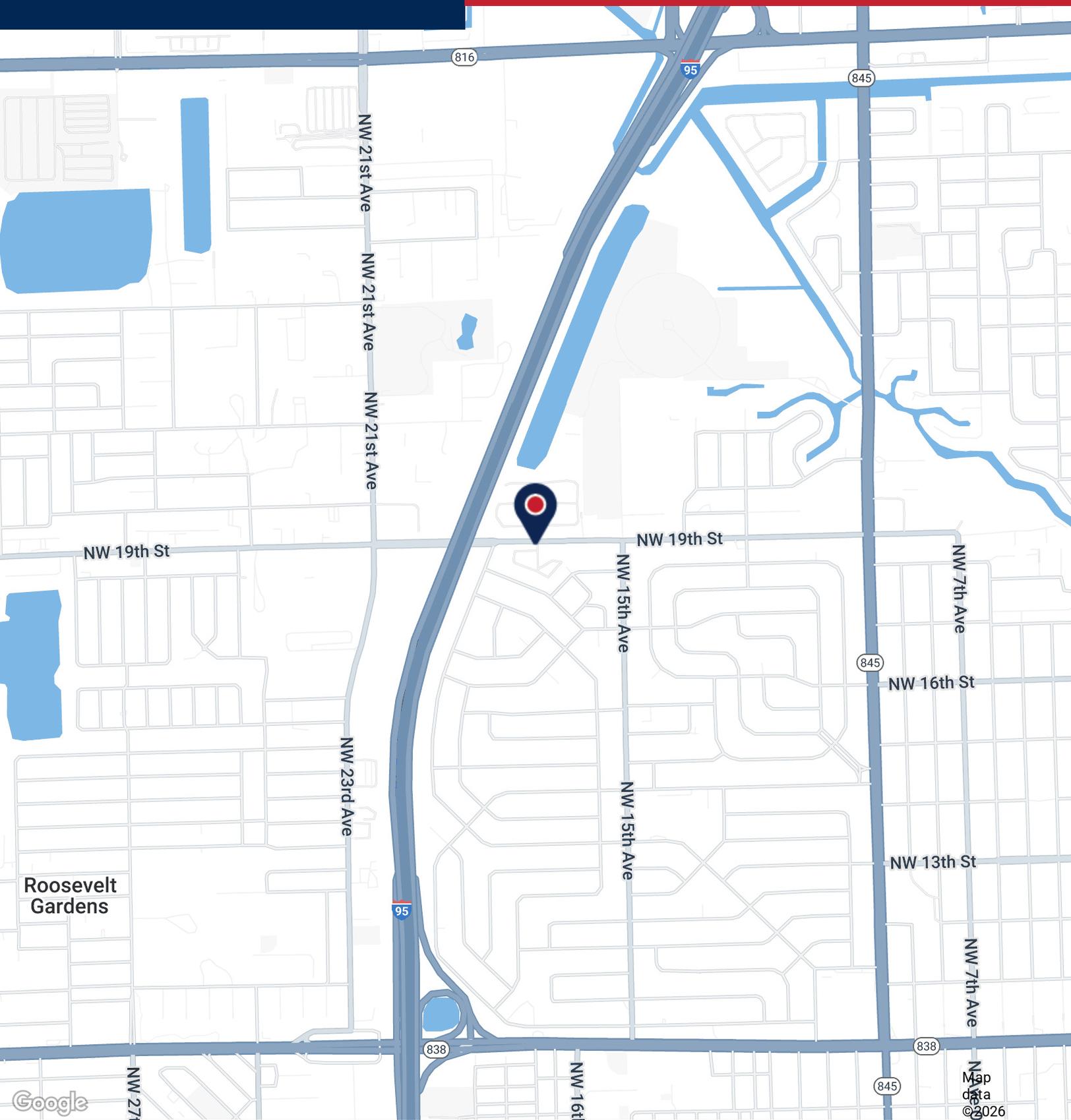
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