



SIXTY-FOUR HUNDRED

6400 N. ANDREWS AVENUE | FORT LAUDERDALE, FL 33309

CLASS A OFFICE SPACE FOR LEASE



PEBB ENTERPRISES



BLANCA

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YOUR NEW OFFICE

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THE PROPERTY

KEY FACTS
AND FIGURES

Building Size	55,140 RBA
Asking Rate	\$24.50 NNN
OPEX	\$15.98 PSF
Available Space	8,593 RSF
Complimentary Surface Parking	4.3/1,000
Building Features	<ul style="list-style-type: none">• Excellent Location• Close proximity to I-95• Walking distance to many restaurants• Adjacent to the Marriott Hotel



LOCATION

SETTING THE OFFICE STANDARD IN NORTH FORT LAUDERDALE.

SIXTY-FOUR HUNDRED is strategically located in Fort Lauderdale, offering premier connectivity to the I-95 and convenient access to an array of dining, retail, and hospitality destinations.

2.6 miles to I-95

5.5 miles to Florida Turnpike

8.6 miles to Brightline Station*

4.7 miles to the beach

38 miles to Palm Beach Int. Airport

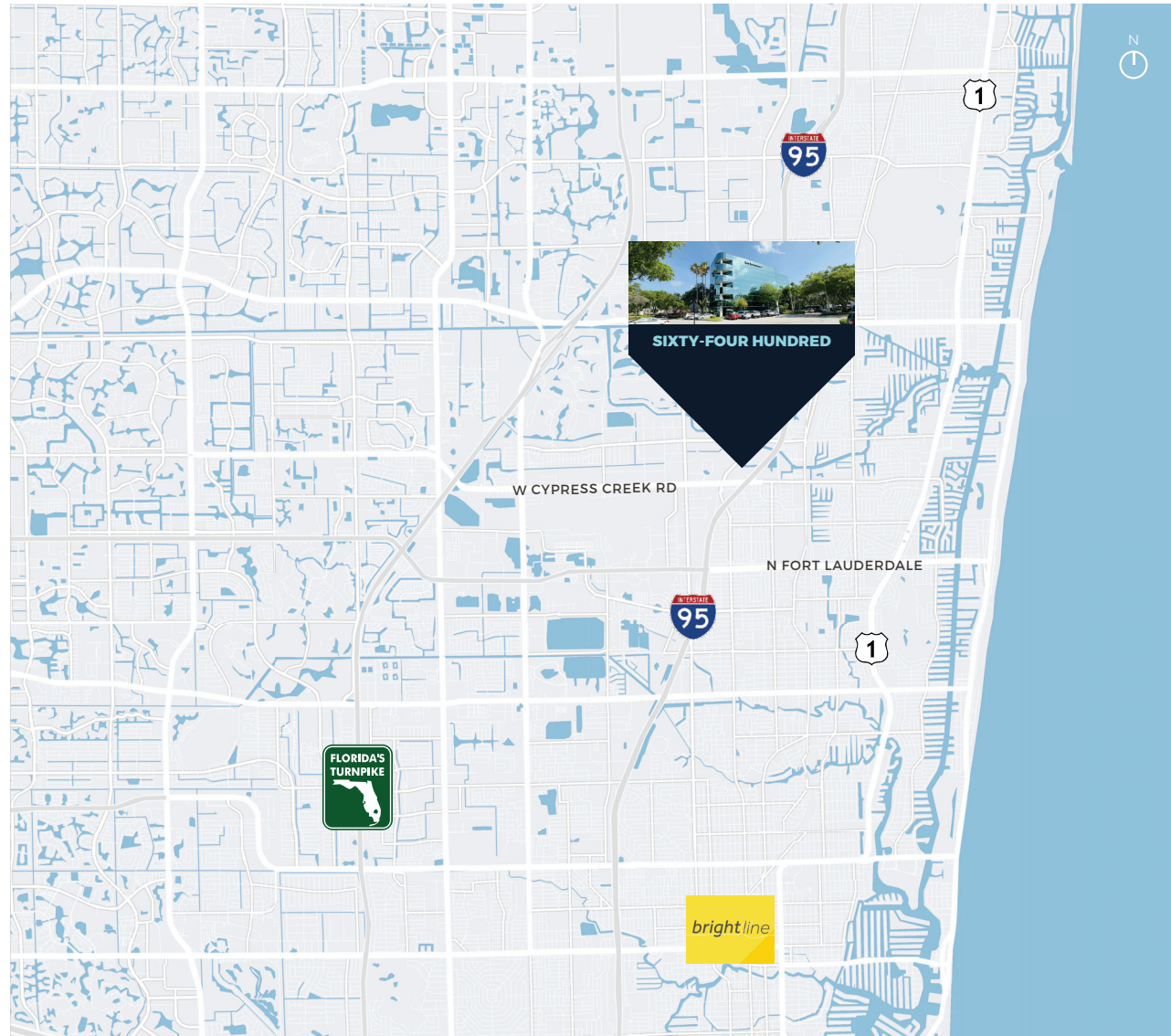
11 miles to Ft. Lauderdale-Hollywood Int. Airport

*Brightline is a highspeed train servicing:

Miami — Aventura — Fort Lauderdale — Boca Raton — West Palm Beach — Orlando

(Future Tampa station)

04 | SIXTY-FOUR HUNDRED



NEIGHBORHOOD

- Dining

1

Five Guys

2

Hooters

3

Tropical Smoothie Cafe

4

Twin Peaks

5

Starbucks

6

Chill's Grill & Bar

7

LongHorn Steakhouse

8

Moonlight Diner

9

Beehive Kitchen

10

Fat Boyz Barbecue Restaurant

11

Mc Donald's

12

The Great Greek Mediterranean Grill

13

Golden Crust Caribbean

14

Living Green Cafe

15

La Casita Salvadorena

16

Escargot Bistro

17

Thai Spice

18

Jersey Mikes

19

Wing Plus

20

Chipotle

21

Blaze Pizza
- Grocery

1

Publix Super Market at Pine Aire

2

Dona Raquel Super Market

3

Amigo Food Store

4

Publix Super Market at Pine Lake Plaza

5

By Their Fruits

6

Kwik Stop

7

Publix Super Market at Northridge

8

La Bodega Latina

9

Aldi

10

Publix Super Market at Dixie Crossing

11

Lucky Food Center

12

USA Food Store

13

New Jersey Grocery & Deli
- Shopping

1

Parkway Plaza

2

Cypress Shopping Center

3

Pompano Plaza

4

Shoppes of Corporate Park

5

Cypress Creek Station

6

Northridge Shopping Center
- Coffee/Bakery Shops

1

Lucy's Sweets & Bakery

2

Bagel Snack

3

Carmela Coffee

4

Aroma Joe's Coffee House

5

Amy's French Bakery & Bistro

6

Yeye Jiang Bubble Tea & Bakery

7

Chez Café

8

Le Vinois Bakery

9

The Bread Shop

10

Boston Bagel Café

11

Mainstreet Gourmet Bakery

12

Jet Runway Café

13

Capital Bagel

14

Calusa Coffee Roasters

15

Vaella Coffee & Tea

16

Koko Bakery

17

Chesapeake Bagel Bakery

18

American Coffee Shop
- Wellness

1

LA Fitness

2

Bodied by the NP Aesthetics & Wellness

3

Reflexions of You Wellness

4

SHIFT Wellness Club

5

Center for Wellness
- Entertainment

1

Circus Bar

2

Escape-topia

3

Bobby's Band House

4

Evolution Escape Rooms

5

Xtreme Action Park
- Hotels

1

Extended Stay America Premier Suites

2

Fort Lauderdale Marriott North

3

The Westin Fort Lauderdale

4

Sheraton Suites at Cypress Creek

5

La Quinta Inn & Suites by Wyndham

6

Extended Stay America Cypress Creek NW

7

Extended Stay America Cypress Creek N

8

Holiday Inn Express & Suites

9

Fort Lauderdale Grand Hotel

10

Best Western
- Pharmacy

1

XXRX Pharmacy

2

Walgreens Pharmacy

3

Publix Pharmacy at Northridge

4

PrescriptRX Pharmacy

5

Walgreens Pharmacy

6

Publix Pharmacy at Dixie Crossing

7

Garden Drug & Medical Supply
- Residential

1

Cypress Bend Condo II

2

Henderson Summit Apartments

3

Luxury Condos Pompano Beach

4

Amberstone Apartments

5

Treo Apartments



WALKING DISTANCE



FIVE GUYS



LONGHORN STEAKHOUSE



FORT LAUDERDALE MARRIOTT NORTH



JERSEY MIKES



CHIPOTLE



LA FITNESS

AVAILABILITIES

UNLOCK YOUR NEXT SPACE

Uncover versatile leasing solutions at SIXTY-FOUR HUNDRED,
a top-tier office destination in Fort Lauderdale.

AVAILABLE NOW:

Suite 100 - 1,872 SF

Suite 120 - 2,066 SF

Suite 150 - 2,254 SF

Suite 530 - 2,054 SF

07 | SIXTY-FOUR HUNDRED



OWNERSHIP

OWNERSHIP YOU CAN COUNT ON

PEBB Enterprises is a private equity family office and leader in the acquisition and development of commercial open-air retail and suburban office properties.

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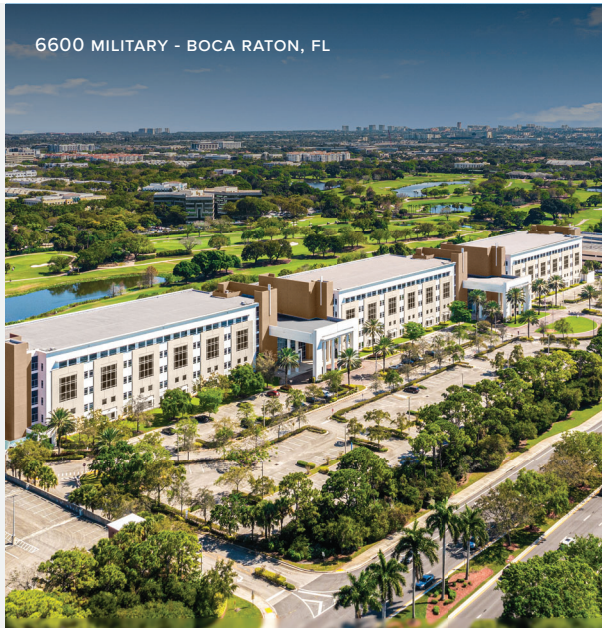
YEARS IN BUSINESS

FAMILY OWNED

PRIVATE EQUITY &
LEADER IN ACQUISITION
& DEVELOPMENT

08 | SIXTY-FOUR HUNDRED

6600 MILITARY - BOCA RATON, FL



BOCA CORPORATE PLAZA - BOCA RATON, FL



EIGHTEEN ZERO ONE - BOCA RATON, FL



DELRAY LANDING - DELRAY BEACH, FL





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