



COLDWELL BANKER
REALTY

1225 SE 2nd Ave & 115 SE 13th St
Unique Portfolio Property in Downtown Fort Lauderdale



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1225 SE 2nd Ave | Fort Lauderdale



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115 SE 13th Street | Ft Lauderdale

PRESENTED BY

DANIELLE BASTARACHE

Commercial Consultant

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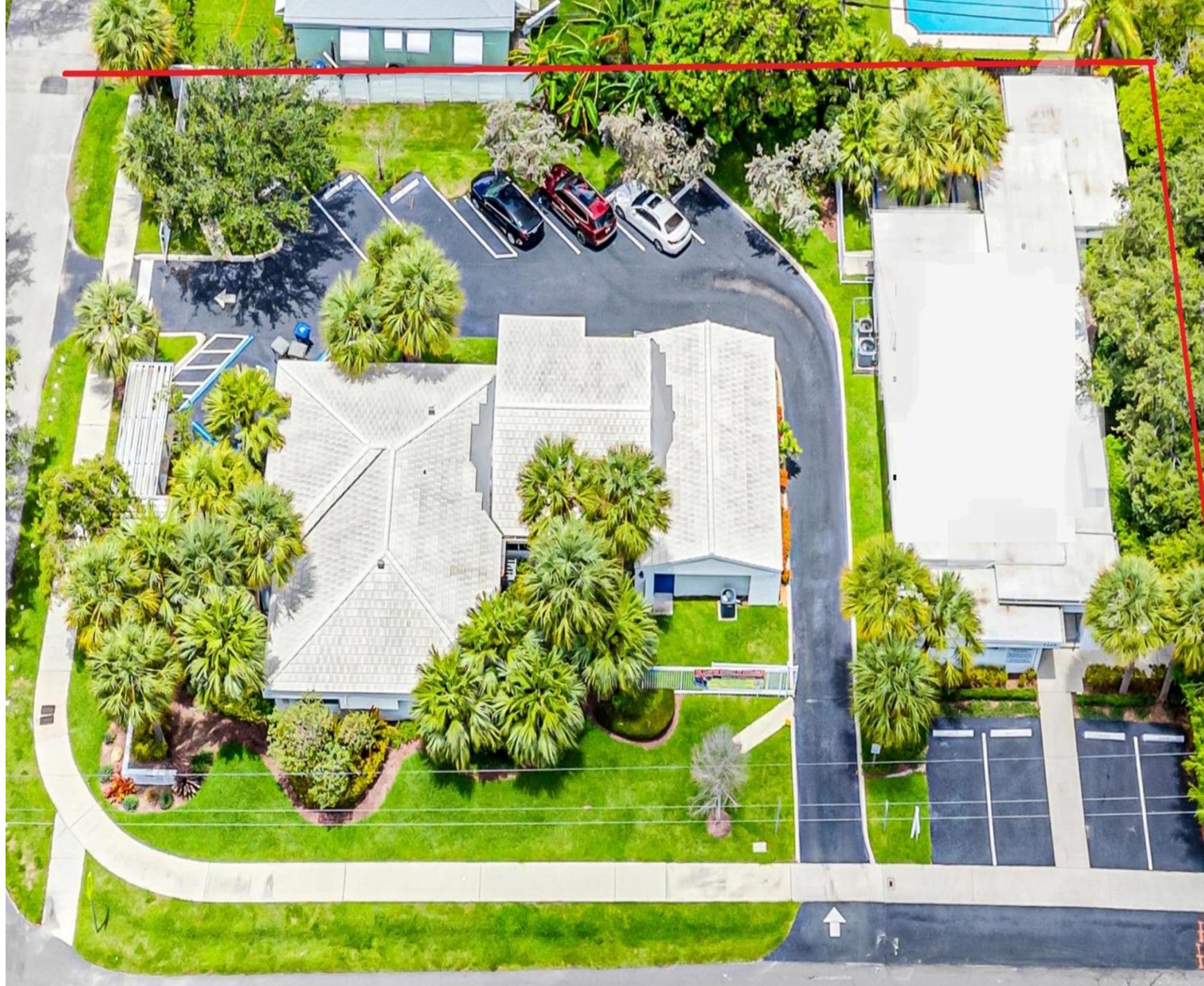
901 E Las Olas Blvd Ste 101
Fort Lauderdale, FL 33301



OFFERED AT \$2,149,000
2 BUILDINGS ON 3 LOTS or
A total 1/2 Acre to REDEVELOP



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PROPERTY OVERVIEW

1225 SE 2nd Ave | 115 SE 13th St | Fort Lauderdale



INCREDIBLE VALUE for a Downtown Fort Lauderdale location - \$98 PSF for LAND! Redevelop OR two Office Buildings at \$419 PSF sitting on 3 LOTS (total 21,875 SF). ROC zoning. Two addresses: 1225 SE 2nd Ave = 6,250 SF lot, 2,195 SF leasable, 6 Offices, Conference Room, Reception, 2 Bathrooms, Break Room, a common meeting area & Sold Furnished. 115 SE 3rd St = corner 2 lots 15,625 SF, 2935 SF leasable space, 4 large Rooms/Offices & Restrooms. The buildings are well presented with Fiber Optics Internet, attractive exteriors & lush landscaping. Currently 12 parking spaces. 1/2 mile from Broward General, 1 mile to Broward County Courthouse. 1 minute drive or 10-minute walk to the NEW FEDERAL COURTHOUSE (2026). Convenient to Downtown, Int'l Airport, Port Everglades, I-95, I-595, Turnpike & Beaches.



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1225 SE 2nd Avenue

115 SE 13th Street

1947 actual | 1974 effective

1941 actual | 1970 effective

6,250 SF Lot

15,625 SF Lot

2,195 SF Leasable Space

2,935 SF Leasable Space

6 Offices | Reception
Meeting Room
2 Bathrooms

4 Large Offices | Restrooms
Fenced

Zoning ROC

Zoning ROC

TOTAL PROPERTY SIZE
1/2 ACRE

CURRENTLY 12 PARKING SPACES

PROPERTY OVERVIEW

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PROPERTY OVERVIEW

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PROXIMITY TO NEW FEDERAL COURTHOUSE



The new federal courthouse in Fort Lauderdale is expected to catalyze development in the surrounding neighborhoods, particularly south of the New River. With its 255,000 sq ft footprint and \$245 million in federal funding, the project is likely to increase land values and attract redevelopment.

City officials anticipate that adjacent properties will be improved, with developers seeing the area as a natural extension of Fort Lauderdale's existing growth. While it may not lead to towering office buildings, it could encourage **specialty offices and businesses** that benefit from the proximity to the Courthouse at 315 SE 11th Street.



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Zone X on the FEMA flood map for Broward County represents areas with **minimal flood risk**. These zones are **outside the 100-year and 500-year floodplains**, meaning they have a **low probability of flooding**. While flood insurance is **not required** for properties in Zone X, it can still be a good precaution in case of unexpected extreme weather events.

Parcel ID Number:
504215100420

MUNICIPALITY: FORT LAUDERDALE

COMMISSION DISTRICT: 4

Owner(s) of Record:
CHARTER HOLDINGS FOUNDATION INC

Broward County Property Appraiser Link:
[MORE INFO](#)

Flood Zone Current: X

Flood Zone 2014: X - Above the 500 year flood plain

Parcel ID Number:
504215100430

MUNICIPALITY: FORT LAUDERDALE

COMMISSION DISTRICT: 4

Owner(s) of Record:
CHARTER HOLDINGS FOUNDATION INC

Broward County Property Appraiser Link:
[MORE INFO](#)

Flood Zone Current: X

Flood Zone 2014: X - Above the 500 year flood plain

Parcel ID Number:
504215100410

MUNICIPALITY: FORT LAUDERDALE

COMMISSION DISTRICT: 4

Owner(s) of Record:
CHARTER HOLDINGS FOUNDATION INC

Broward County Property Appraiser Link:
[MORE INFO](#)

Flood Zone Current: X

Flood Zone 2014: X - Above the 500 year flood plain

SOLD COMPARABLES



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1133 SE 4th Ave | \$1,400,000 | 7,000 SF Lot \$200 PSF | Office Building 1 Story | 1,718 RSF \$815 | Zoning ROA | 8 Parking Spaces

515 SW 1st Ave | \$1,262,500 | 5,600 SF Lot \$225 PSF | Office Building 1 Story | 2,800 RSF \$451 | Zoning RAC-CC | 5 Parking Spaces

**516 SW Flagler Ave | \$1,262,500 | 4,250 SF Lot \$299 PSF | Office Building 1 Story | 2,838 RSF \$445 | Zoning RAC-CC | 5 Park Spaces
(515 SW 1st Ave & 516 SW Flagler Ave were sold together and both listings listed together at \$3mil)**

1620 SE 4th Ave | \$1,200,000 | 14,175 SF Lot \$85 PSF | Professional Service 1 Story | 1,923 RSF \$624 | Zoning RO | 11 Parking Spaces

Broward Health area acquisitions closed since January 1st, 2025:

1404 S Andrews Ave | \$2,375,000 | 10,500 SF Lot \$226 PSF | Office Building | 2,665 Liv SF \$891 | Zoning SRAC-SAe

301 SE 16th St | \$1,259,000 | 6,260 SF Lot \$200 PSF | Professional Service | 1,439 Liv SF \$895 | Zoning ROA

1409 SE 1st Ave | \$1,300,000 | 7,625 SF Lot \$170 PSF | Professional Service | 1,513 Liv SF \$859 | Zoning ROC

1408 S Andrews Ave | \$2,100,000 | 7,000 SF Lot \$300 PSF | Office Building Multistory | 3,098 Liv SF \$678 | Zoning SRAC-SAe

1627 S Andrews Ave | \$1,300,000 | 5,043 SF Lot \$258 PSF | Professional Service | 1,213 Liv SF \$1,072 | Zoning SRAC-SAe

SUBJECT | List \$2,149,000 | 21,789 SF Lot \$98 PSF | 5,129 RSF \$419 | Zoning ROC | Currently 12 Parking Spaces



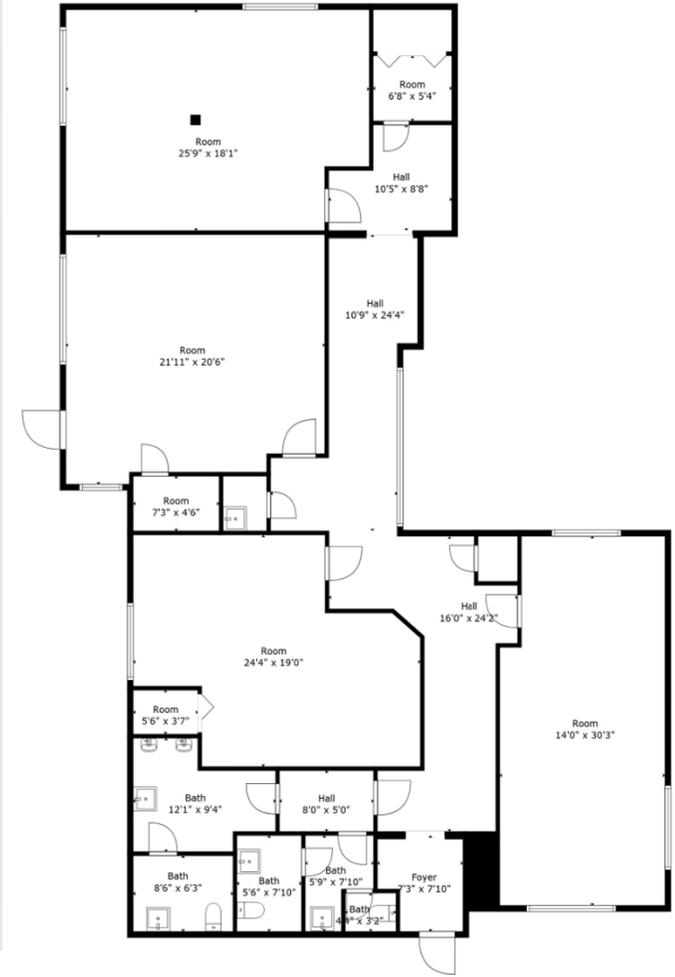
3D Floorplan of the 1225 Building



Floorplan of the 1225 Building



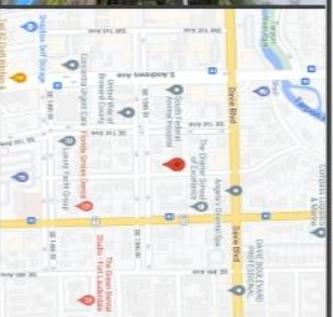
3D Floorplan of the 115 Building



Floorplan of the 115 Building

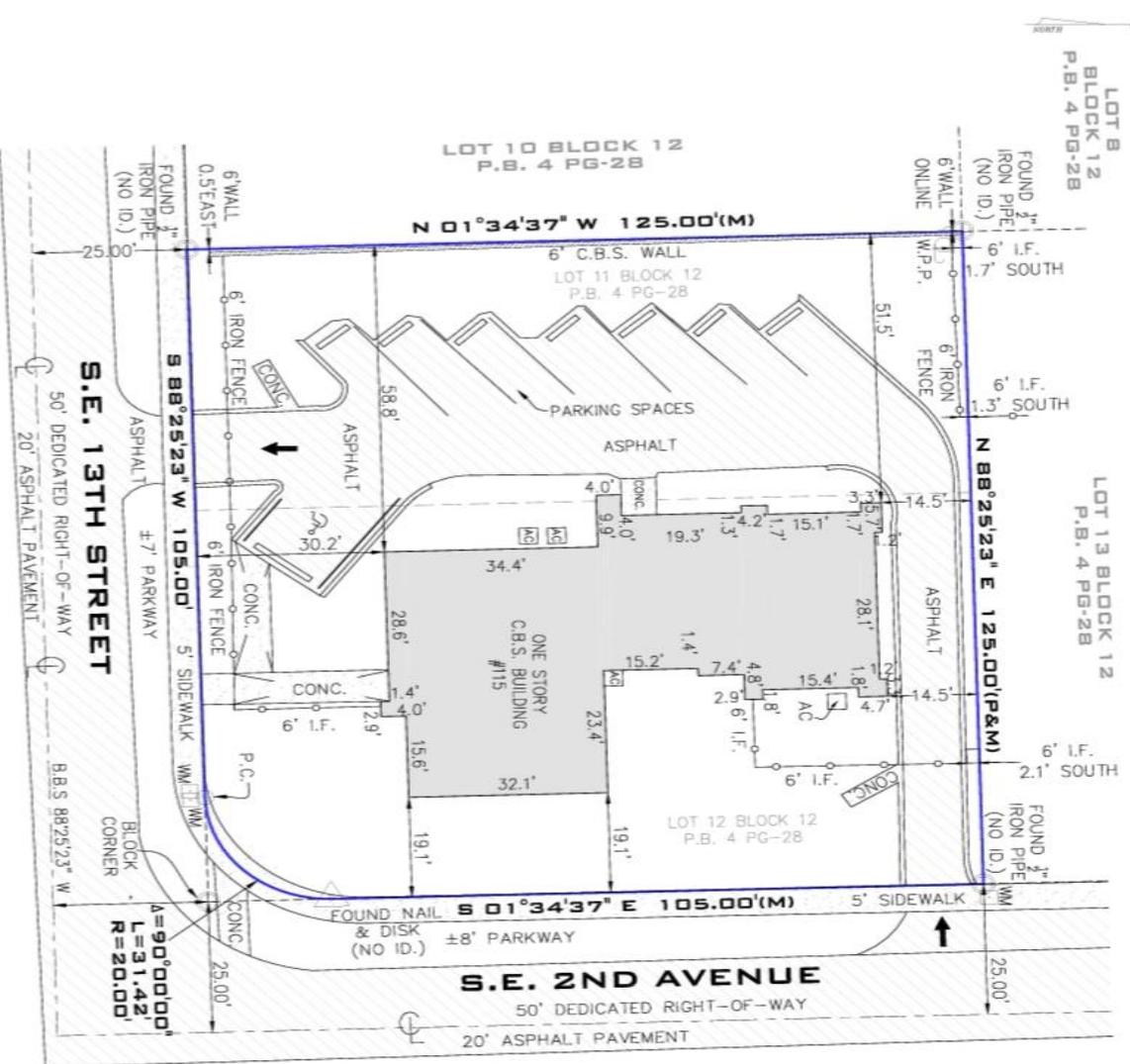
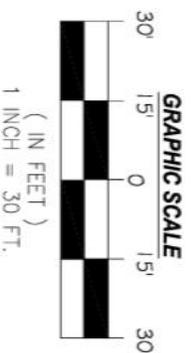


www.exactaland.com | office: 866.735.1916 | fax: 866.744.2882



PROPERTY ADDRESS: 115 SE 13TH STREET, FORT LAUDERDALE, FLORIDA 33316

SURVEY NUMBER: 2406.5599



115 SE 13th Street

SURVEYORS CERTIFICATION:

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-15.050 through 5J-15.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.

POINTS OF INTEREST:
NONE VISIBLE



FRANCISCO L. NUNEZ
State of Florida Professional Surveyor and Mapper
License Number 6882



Exacta Land Surveyors, LLC

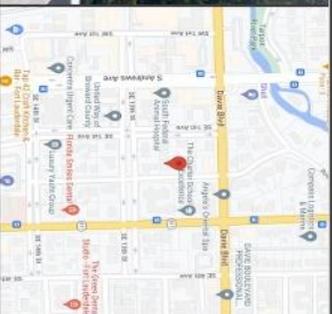
Exacta Land Surveyors, LLC
1884291
© 866.735.1916 / 866.744.2882
111 West Browardway Street, Suite 1001, Ocala, FL 32705



AFFILIATE MEMBERS



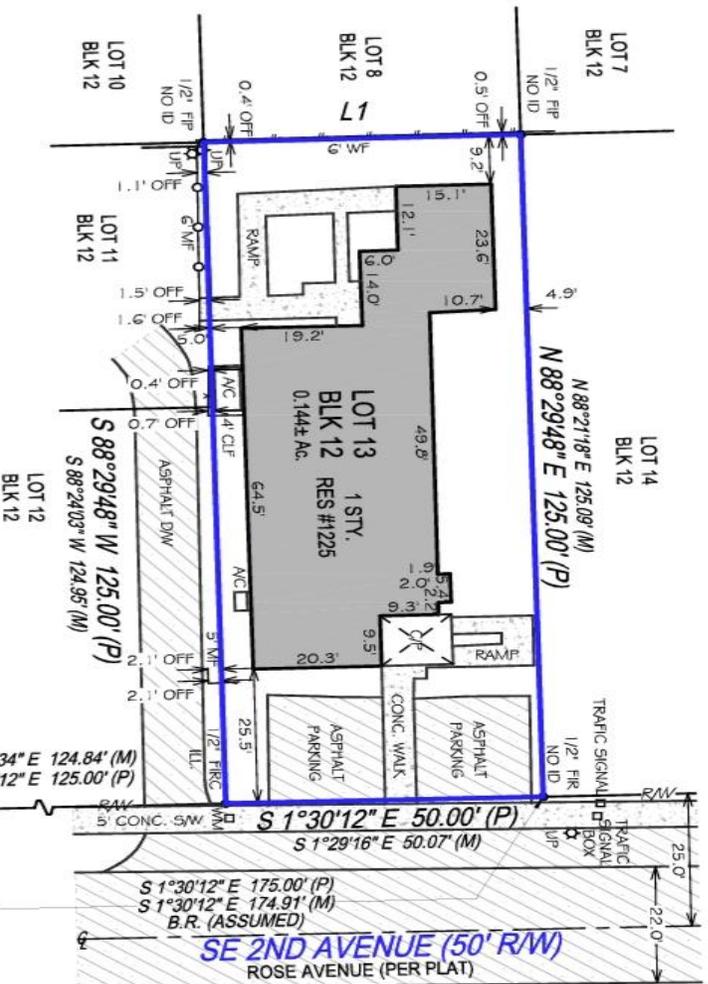
www.exactalands.com | office: 866.735.1916 | fax: 866.744.2892



PROPERTY ADDRESS: 1225 SE 2ND AVENUE, FORT LAUDERDALE, FLORIDA 33316

SURVEY NUMBER: 2406.5601

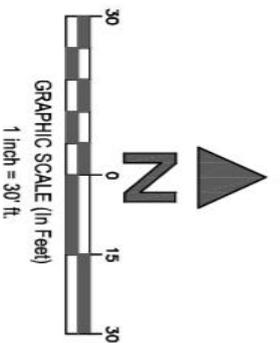
2406.5601
BOUNDARY SURVEY
BROWARD COUNTY



1225 SE 2nd Street

LINE TABLE:
L1 N1°30'12" W 50.00' (P)
N1°39'21" W 49.97' (M)

SURVEYOR'S NOTES:
FENCE OWNERSHIP NOT DETERMINED.

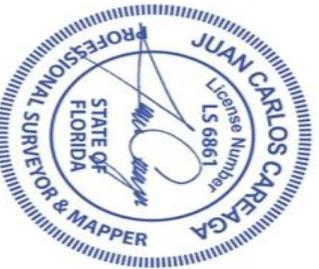


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POINTS OF INTEREST:

NONE VISIBLE



JUAN C. CAREAGA

State of Florida Professional Surveyor and Mapper
License Number 6861
Exacta Land Surveyors, LLC | LB# 8291

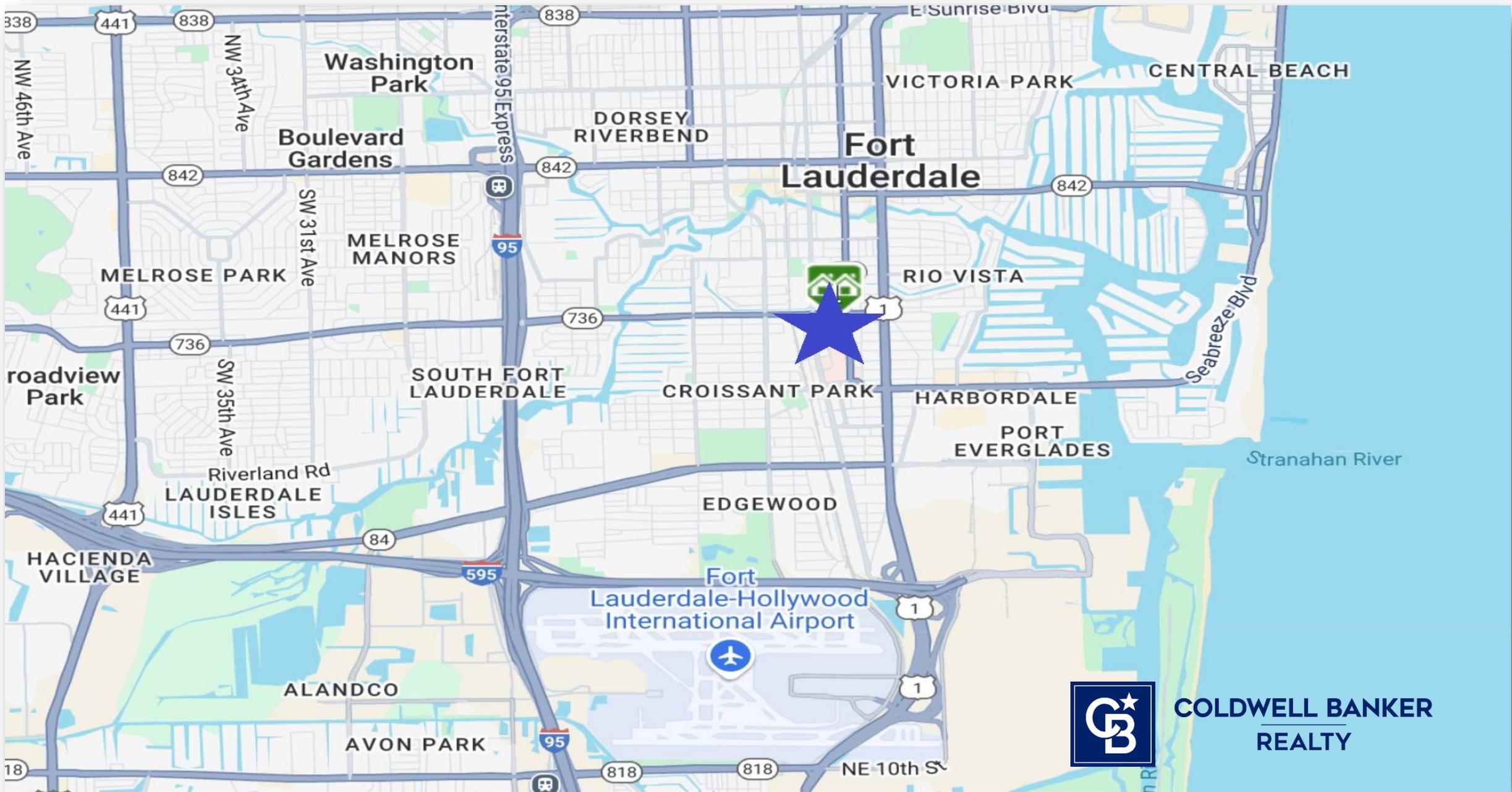


Exacta Land Surveyors, LLC

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131 West Broadway Street, Suite 1001, Ocala, FL 32765



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DANIELLE BASTARACHE

Commercial Consultant
Master Brokers Forum | Global Luxury Specialist
954.562.7198
Danielle.Bastarache@CBRealty.com

Offered at \$2,149,000
2 Buildings on 3 Lots
Or total 1/2 Acre to Redevelop

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