

SPECTRUM OFFICE BUILDING

4901 NW 17TH WAY, FORT LAUDERDALE, FL 33309

PROPERTY SUMMARY



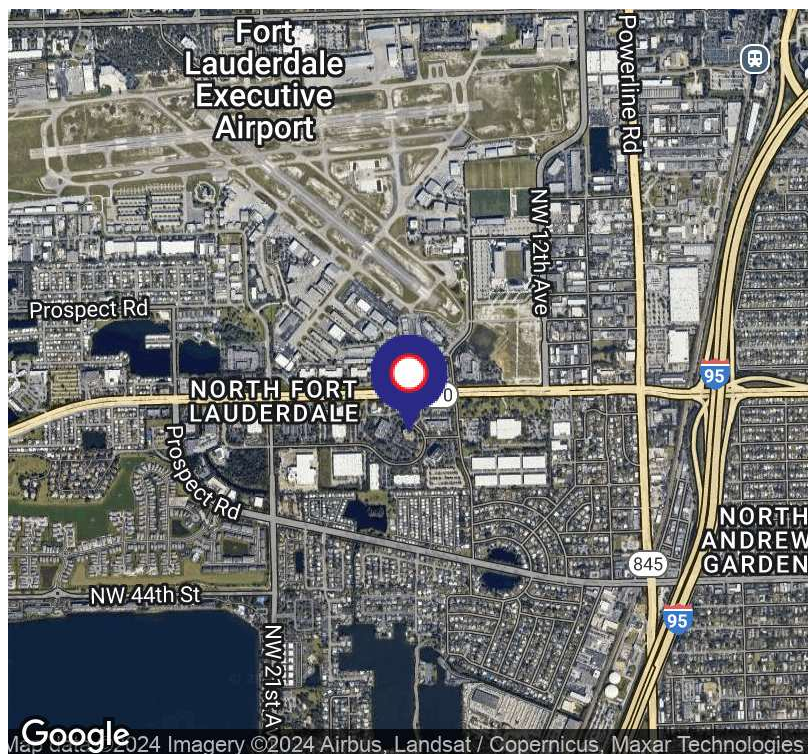
VIDEO

PROPERTY DESCRIPTION

The Spectrum Building is a beautiful Class B+ multi-story office building located 1 mile west of I-95 off Commercial Boulevard and 3 miles east of the Turnpike. This six story 80,000 square foot mid-rise building is across the street from the Fort Lauderdale Executive Airport and international soccer stadium. The lobby has a skylight atrium, updated common areas, restrooms, and individual suites, and the building has 24-hour access with electronic security systems tailored to each tenant in the building. Nearby amenities and restaurants add to the high quality corporate atmosphere. The Spectrum Building is wired with fiber optic through FPL (Florida Power and Light) Fiber Net, has Class-A finishes, remodeled restrooms and common areas and LED lighting. There is a full-time day and night janitorial staff and individually controlled air conditioning for the suites so there are no after-hours HVAC charges. Parking is plentiful with a ratio of 4 spaces per 1,000 square feet, and the on-site management office on the first floor makes it easy for tenants to deal with day-to-day property management needs.

PROPERTY HIGHLIGHTS

- Landlord provides janitorial and HVAC maintenance
- All spaces are separately metered for electric
- No after hours HVAC charges
- On-site management and leasing
- 4 Parking Spaces per 1,000 SF w/ car charging stations
- Landlord delivers all spaces Turnkey



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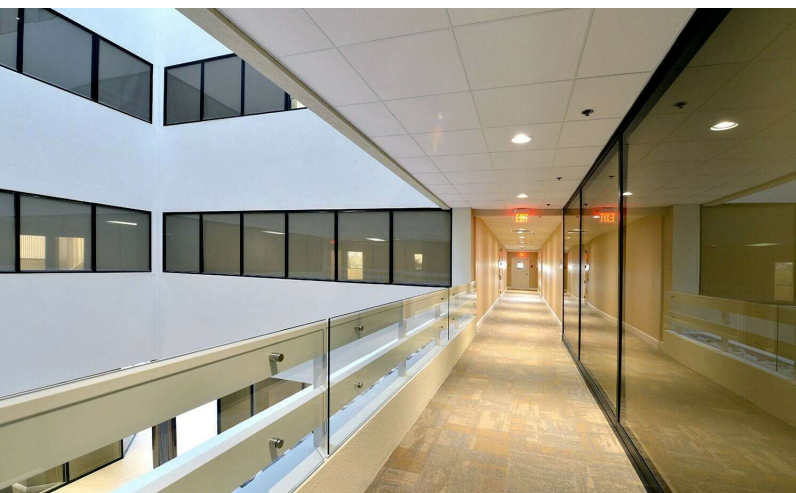
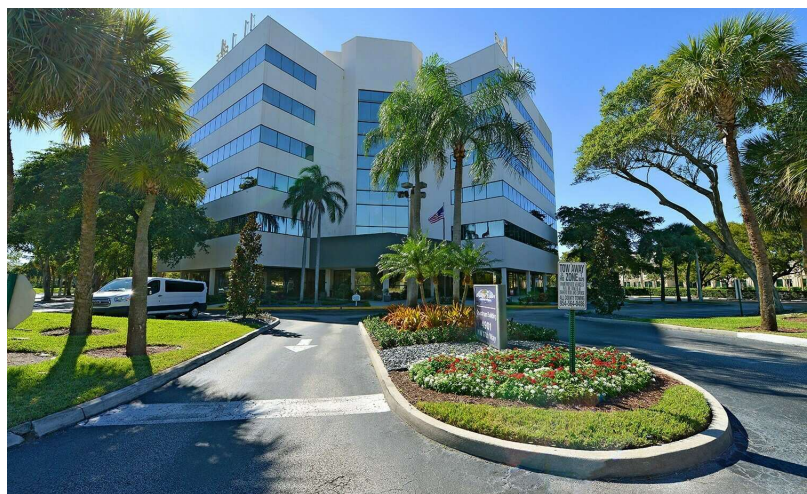
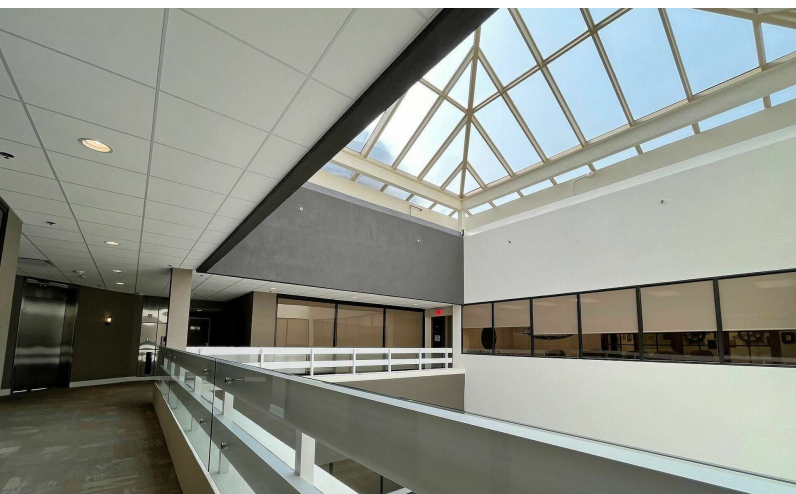
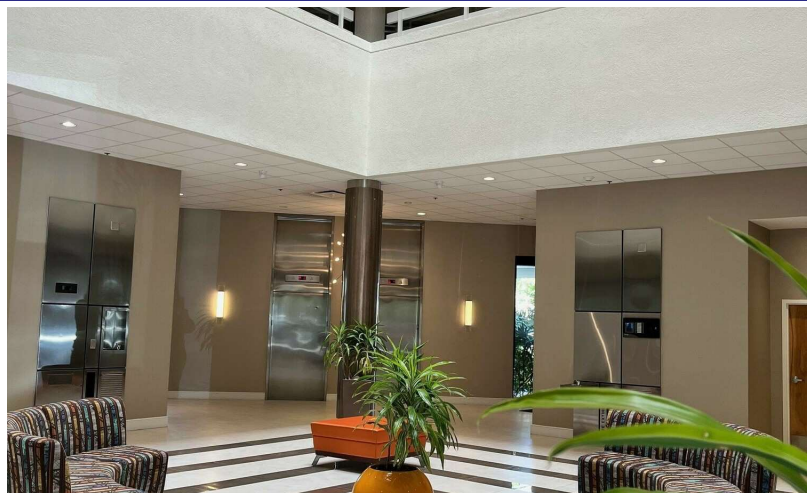
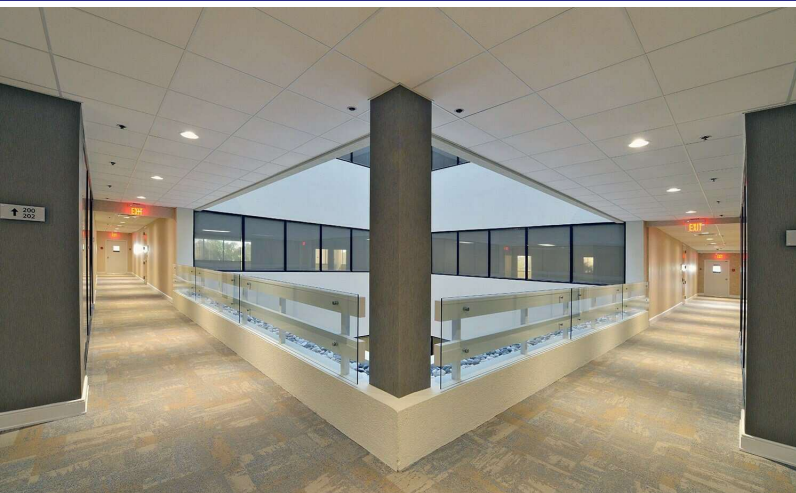
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PROPERTY PHOTOS



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This is a detailed technical site plan for a proposed 6-story structure. The plan shows the building footprint, parking lots, and surrounding streets including E. NW 43rd Street and E. NW 17th Way. It includes various annotations for setbacks, easements, and construction details.

Key Features and Annotations:

- Streets:** E. NW 43rd Street (top), E. NW 17th Way (left), and E. NW 17th Way (bottom).
- Building:** A large, irregularly shaped footprint labeled "6 STORY STRUCTURE".
- Parking:** Multiple parking lots are shown, with individual parking spaces marked. One lot is labeled "ASPHALT".
- Setbacks:** A "SETBACK LINE" is clearly marked around the building footprint.
- Easements:** Various easements are indicated, including "EASEMENT FOR UTILITY", "EASEMENT FOR ACCESS", and "EASEMENT FOR SERVICE".
- Construction Details:** Numerous annotations specify construction materials and methods, such as "CONCRETE", "ASPHALT", "GRAVEL", "CURB", "SLOPE", and "RETAINING WALL".
- Utilities:** Utility lines and manholes are shown, with labels like "WATER MAIN", "SEWER", and "GAS".
- Other Structures:** Smaller structures and areas are labeled, including "EXIST. BUILDING", "EXIST. DRIVE", and "EXIST. LOT".

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